

OFFERING MEMORANDUM



DOLLAR GENERAL
MESQUITE, TEXAS



SCHUCHERT
RETAIL GROUP

In Association with Brian Brockman & Bang Realty-Texas Inc.
A Licensed Texas Broker #701472



DOLLAR GENERAL

EXCLUSIVELY LISTED BY:

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INVESTMENT SUMMARY



LIST PRICE
\$2,050,000



PROPERTY ADDRESS
**1300 N BELT LINE RD
MESQUITE, TX 75149**



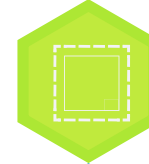
CAP RATE
6.76%



ANNUAL RENT
\$138,526.80



BUILDING SIZE
12,480 SQ. FT.



LAND AREA
1.472 ACRES



OWNERSHIP
FEE SIMPLE



LEASE TYPE
ABSOLUTE NNN



LEASE TERM REMAINING
3.5 YEARS



LEASE EXPIRATION
03/31/2028



RENEWAL OPTIONS
3 - 5 YEAR



RENT INCREASES
10% AT OPTIONS



PARKING
53 SPACES



YEAR BUILT
2013



PARCEL NUMBER
38064250010010000



TRAFFIC COUNTS
20,085 VPD

RENT SCHEDULE

	MONTHLY RENT	ANNUAL RENT	RENT PSF	INCREASE	CAP RATE
Current - 03/31/2028	\$11,543.90	\$138,526.80	\$11.10	-	6.76%
Option 1 - 03/31/2033	\$12,698.29	\$152,379.48	\$12.21	10.00%	7.43%
Option 2 - 03/31/2038	\$13,968.12	\$167,617.44	\$13.43	10.00%	8.18%
Option 3 - 03/31/2043	\$15,364.93	\$184,379.18	\$14.77	10.00%	8.99%

INVESTMENT HIGHLIGHTS

DOLLAR GENERAL CORPORATE LEASE:

- Approximately 3.5 Years Remaining in the Initial 15 Year Lease Term
- 2013 Build to Suit Construction
- 12,480 SF Building - 1.47 Acre Parcel
- Three (3) - Five (5) Year Option Periods at 10% Rent Increases

ABSOLUTE NNN LEASE:

- Absolute NNN Lease with ZERO Management Responsibilities
- Tenant Pays for ALL Operating Expenses, Insurance & Reimburses Property Taxes

HIGHLY UPGRADED CONSTRUCTION:

- Four Sided Concrete Masonry with Brick and Stone
- Monument Signage

DG PLUS STORE:

- 12,480 SF Building - the Largest Prototype Store Size that Dollar General Utilizes

PRESIDENT GEORGE BUSH TURNPIKE (PGBT) EXPANSION:

- The PGBT East Branch Project Will Extend the East Branch of the PGBT - Highway 190 - to I-20 in Mesquite
- Connecting Highway 190 to I-20 in Mesquite Will Allow the Single Highway to Connect Dallas, Collin and Tarrant Counties
- The Project Will Add Another Corridor for the City of Mesquite to Develop as it Continues its Growth South

CITY OF MESQUITE DOLLAR STORE ORDINANCE:

- In July 2018, the City Amended the Zoning Ordinance to Limit the Number and Location of Dollar-Type Stores
- Dollar-Type Variety Stores are Prohibited Unless the Proposed Use is Located More than 5,000 Feet from Another Variety Store

PROXIMITY FROM MESQUITE:

- Garland, TX | 10 Miles
- Dallas, TX | 13 Miles
- Plano, TX | 20 Miles
- Arlington, TX | 33 Miles
- Fort Worth, TX | 45 Miles
- Austin, TX | 206 Miles
- Houston, TX | 245 Miles
- San Antonio, TX | 285 Miles

TRADE AREA DEMOGRAPHICS:

- 1-Mile: 13,612 Residents | \$94,276 Average Household Income
- 3-Mile: 87,279 Residents | \$103,069 Average Household Income
- 5-Mile: 236,567 Residents | \$92,587 Average Household Income
- 7-Mile: 458,438 Residents | \$91,677 Average Household Income

TENANT:

- Dollar General Corporation (NYSE: "DG")
- Strong Investment Grade Credit Rating of "BBB" by Standard & Poor's
- Ranked #111 on the Fortune 500 List (2024)
- 20,345 Stores in 48 States







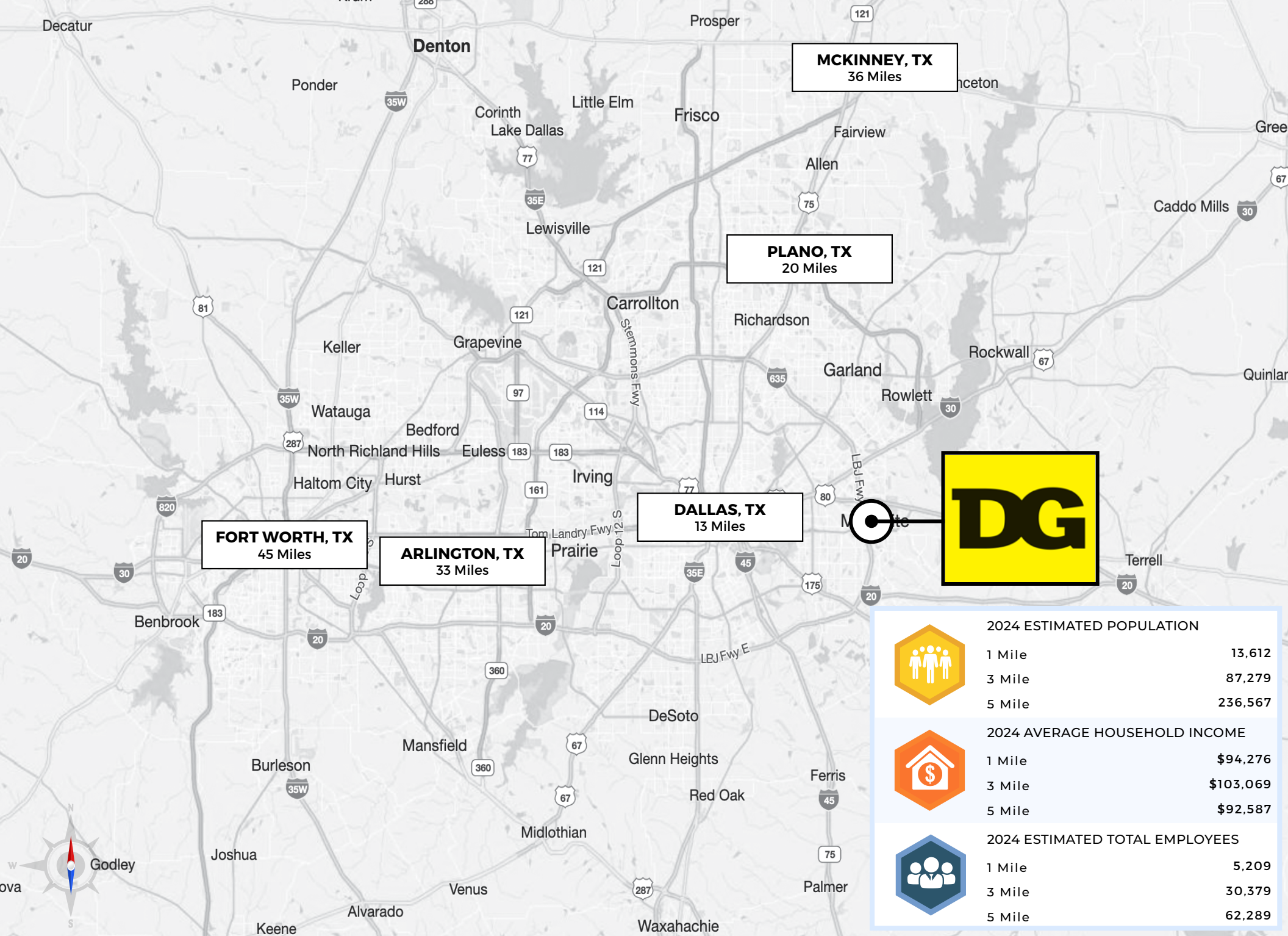






DOLLAR GENERAL





2024 ESTIMATED POPULATION

1 Mile	13,612
3 Mile	87,279
5 Mile	236,567



2024 AVERAGE HOUSEHOLD INCOME

1 Mile	\$94,276
3 Mile	\$103,069
5 Mile	\$92,587



2024 ESTIMATED TOTAL EMPLOYEES

1 Mile	5,209
3 Mile	30,379
5 Mile	62,289

AREA OVERVIEW



MESQUITE, TEXAS

With a population of more than 145,000, Mesquite is one of the largest cities in the Dallas-Fort Worth Metroplex. The City is located just 14 miles east of Dallas and offers accessibility, a large workforce and a diverse economic climate.

A large portion of Mesquite's economy comes from retail shopping, restaurants and entertainment. The City's "Rows of Texas" offers patrons an incredible assortment of shopping, dining, lodging and entertainment options. Home to the 1.3-million-square-foot Town East Mall, AMC 30 Theatre, and the world famous Mesquite Championship Rodeo, the Rows of Texas boasts one of the highest concentrations of retail shops in the region and has more than 100 dining establishments. Many of these businesses are regional, state and national leaders in sales and volume within their industry.

Mesquite also has a very strong industrial base. The Skyline Logistics Hub, one of Dallas County's largest industrial parks, is home to more than 75 businesses including Union Pacific Railroad's Intermodal and Rail Port Hub, Pepsi Bottling Group, United Parcel Service's ground sorting center, IntegraColor, Fritz Industries and Benjamin Moore Paint.

The Mesquite Independent School District (MISD) is made up of 32 elementary schools, 8 middle schools, 5 high schools and an alternative education campus. Encompassing an area of approximately 60 square miles, MISD serves more than 40,000 students and has repeatedly been voted one of the best employers in the DFW Metroplex. In addition to a wonderful school district, Mesquite is also home to Eastfield College, a member of the Dallas County Community College District. Eastfield College is an excellent resource to local businesses and industries with a robust corporate training and continuing education program.

AREA DEMOGRAPHICS



POPULATION	1 MILE	3 MILE	5 MILE	7 MILE
2024 Population	13,612	87,279	236,567	458,438
2029 Projected Population	13,196	85,592	232,564	458,575
2020 Census Population	14,044	89,206	240,751	456,646



HOUSEHOLDS	1 MILE	3 MILE	5 MILE	7 MILE
2024 Households	4,542	28,862	77,233	148,279
2029 Projected Households	4,369	27,999	75,184	147,922
2020 Census Households	4,679	29,580	79,157	149,615
Average Household Size	2.99	3.01	3.05	3.08



INCOME	1 MILE	3 MILE	5 MILE	7 MILE
2024 Average Household Income	\$94,276	\$103,069	\$92,587	\$91,677
2024 Median Household Income	\$66,368	\$75,519	\$67,647	\$66,671
2024 Per Capita Income	\$31,480	\$34,117	\$30,254	\$29,683



HOUSING	1 MILE	3 MILE	5 MILE	7 MILE
2024 Housing Units	4,542	28,862	77,233	148,279
2024 Owner-Occupied Units	2,372	17,329	42,677	85,358
2024 Renter Occupied Housing Units	2,171	11,534	34,556	62,921



PLACE OF WORK	1 MILE	3 MILE	5 MILE	7 MILE
2024 Businesses	466	3,211	7,002	12,525
2024 Employees	5,209	30,379	62,289	101,566

TENANT OVERVIEW

DOLLAR GENERAL®



STOCK
NYSE: DG



CREDIT RATING
S&P: BBB



MARKET CAP
\$17.96 Billion



FORTUNE 500
#111



YEAR FOUNDED
1939



HEADQUARTERS
Goodlettsville, TN



STORES
20,345



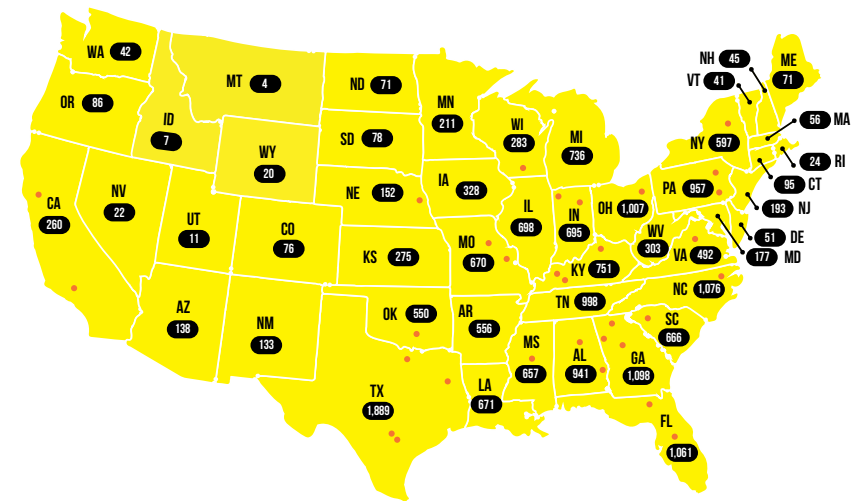
NO. EMPLOYEES
186,000

ABOUT

Dollar General Corporation (NYSE: DG) is proud to serve as America's neighborhood general store. Founded in 1939, Dollar General lives its mission of Serving Others every day by providing access to affordable products and services for its customers, career opportunities for its employees, and literacy and education support for its hometown communities. As of August 2 2024, the company's 20,345 Dollar General, DG Market, DGX and pOpshelf stores across the United States and Mi Súper Dollar General stores in Mexico provide everyday essentials including food, health and wellness products, cleaning and laundry supplies, self-care and beauty items, and seasonal décor from our high-quality private brands alongside many of the world's most trusted brands such as Coca Cola, PepsiCo/Frito-Lay, General Mills, Hershey, J.M. Smucker, Kraft, Mars, Nestlé, Procter & Gamble and Unilever.

20,345 STORES | IN 48 STATES | AS OF 08/02/2024

● STORES
● DISTRIBUTION CENTER



CONFIDENTIALITY & DISCLAIMER STATEMENT

The information contained in this Offering Memorandum is strictly confidential. It is intended to be reviewed only by the party receiving it from Schuchert Retail Group and should not be made available to any other person or entity without the written consent of Schuchert Retail Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Schuchert Retail Group has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, the compliance with State or Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable. However, Schuchert Retail Group, has not and will not verify any of this information, nor has Schuchert Retail Group conducted any investigation regarding these matters. Schuchert Retail Group makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided

As the buyer of a net leased property or retail property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Offering Memorandum is not a substitute for a Buyer's thorough due diligence investigation of this investment opportunity. Schuchert Retail Group expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions or estimates used in this Offering Memorandum are for example only and do not represent the current or future performance of this property. The value of a net leased or retail property to a Buyer depends on factors that should be evaluated by a Buyer and their tax, financial and legal advisor(s). Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased or retail property to determine their satisfaction with the suitability of the property for their needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

Owner and Schuchert Retail Group expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered. Schuchert Retail Group is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Schuchert Retail Group, the property, or the seller by such entity.

By accepting this Offering Memorandum, you agree to release Schuchert Retail Group or any agent and hold them harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
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_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
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_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
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_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone
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Buyer/Tenant/Seller/Landlord Initials

Date