



DOLLAR GENERAL®

GOLDTHWAITE, TEXAS

Marcus & Millichap
OVANESS-ROSTAMIAN GROUP

2310 PRIDDY ROAD, GOLDTHWAITE, TEXAS 76844





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Marcus & Millichap
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Marcus & Millichap
OVANESS-ROSTAMIAN GROUP

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www.marcusmillichap.com

OFFERING SUMMARY



DOLLAR GENERAL
GOLDTHWAITE, TEXAS



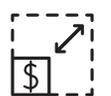
ADJACENT LAND



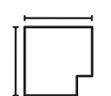
COMBINED

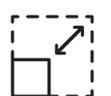
 **OFFERING PRICE:**
\$830,000

 **CURRENT CAP RATE:**
7.13%

 **DOLLAR GENERAL
LAND PRICE PSF:**
\$11

 **CURRENT NOI:**
\$59,220

 **TOTAL BUILDING SIZE:**
9,100 SF

 **TOTAL LOT SIZE:**
76,665 SF

 **OFFERING PRICE:**
\$195,000

 **LAND PRICE PSF:**
\$1.15

 **PROJECTED GROUND
LEASE RENT:**
\$19,500

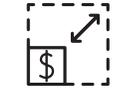
 **PROJECTED GROUND
LEASE CAP RATE:**
10%

 **TOTAL LOT SIZE:**
169,449 SF

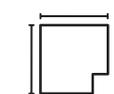
 **OFFERING PRICE:**
\$1,025,000

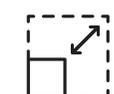
 **BLENDED CURRENT
CAP RATE:**
5.78%

**BLENDED PROFORMA
CAP RATE:**
7.68%

 **TOTAL LAND PRICE PSF:**
\$4

 **CURRENT NOI:**
\$59,220
PROFORMA NOI:
\$78,720

 **TOTAL BUILDING SIZE:**
9,100 SF

 **TOTAL LOT SIZE:**
246,114 SF

DOLLAR GENERAL RENT ROLL

CURRENT RENT ROLL:

NN Lease with Minimal Landlord Responsibilities (Roof & Structure) / Recent Roof Replacement

Approximately 2.5+ Years Remaining on Primary Lease Term

Multiple 5-Year Extension Options with 5-10% Increase Per Option

	Start	End	Annual Rent	Rent PSF /Yr.	Rent PSF /Mo.	Increases
Current Term	Apr-5-2005	Jul-31-2028	\$59,220	\$6.51	\$0.54	
Option 1	Aug-2028	Jul-2033	\$62,040	\$6.82	\$0.57	5%
Option 2	Aug-2033	Jul-2038	\$68,244	\$7.50	\$0.62	10%
Option 3	Aug-2038	Jul-2043	\$75,068	\$8.25	\$0.69	10%

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property. Marcus & Millichap Real Estate Investment Services is a service mark of Marcus & Millichap Real Estate Investment Services, Inc.

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TENANT PROFILE

DOLLAR GENERAL®



Headquarters	Goodlettsville, TN
Number of Locations	± 20,000
Founded	1939
States	48 States
Guarantor	Dollar General Corporation
NYSE	DG
Credit Rating	BBB
2024 Net Sales	\$40.6 Billion
Main Website	www.dollargeneral.com

Dollar General is proud to be America's neighborhood general store, striving to make shopping hassle-free and affordable. With more than 20,000 convenient, easy-to-shop locations in 48 states, Dollar General offers everyday low prices on a wide range of products, including food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares, seasonal items, paper products, and much more. The company carries both trusted national brands and high-quality private brands, providing value and convenience to its customers.

Since its founding in 1939, Dollar General has remained committed to its mission of Serving Others. The company has consistently focused on delivering value to customers, providing career opportunities to employees, and contributing to the communities it serves, particularly in areas like literacy and education. Through these efforts, Dollar General continues to support its core mission of improving lives and making a positive impact wherever it operates.

Source: <https://www.dollargeneral.com/about-us>

INVESTMENT HIGHLIGHTS

NNN Dollar General: 2.5+ Years Term Remaining (Modified NNN) with Minimal Landlord Responsibilities | Brand New Roof w/ 15 Year Warranty.

Excellent Hedge Against Inflation: Three 5-Year Options w/ Rental Increases at each Option Period.

Potential for Owner Carry - Seller Willing to Consider Carrying a Loan - Contact Agent for Details

Significantly Below Market Rent: Dollar General is Paying \$0.54 Per Sq. Ft Per Month at this Location.

Proven Operational Success: The Subject Dollar General Boasts an Impressive 20-Year Operating History Demonstrating Successful Operations at the Location.

Store Refresh Set for Q2 2026: Part of the Tenant's Capital Improvement Initiatives.

Limited Internal Competition – Essential Use: The Subject Property is the Only Dollar General Convenience Only Store in a 20-Mile Radius. Located in the Northern Neighborhood of the City, a New DG Market Opened in 2023 on the South Side of Town Focused on Grocery Sales.

Historic Texas City with Rich Heritage: Goldthwaite, Texas, is a Small City Located in Mills County, Approximately 120 Miles Northwest of Austin and 70 Miles Southwest of Waco. The Local Economy is Primarily Driven by Agriculture, Ranching, and Small Businesses, with Tourism Bolstered by Various Community Events, Including Festivals and Rodeos that Celebrate its Cultural Heritage.

INVESTMENT OVERVIEW



The Ovaness-Rostamian Group of Marcus & Millichap is delighted to introduce an investment opportunity in Goldthwaite, Texas, featuring a single-tenant Modified Net-Net-Net (NNN) Dollar General property. This listing offers a blend of stability and growth potential, with over 2.5 years remaining on the lease from Dollar General, a company recognized for its operational strength and rated BBB by S&P. The tenant is paying significantly below market rent currently at \$0.54 per square foot per month. The lease includes renewal options with incremental rent increases, providing a hedge against inflation. Additionally, the property has recently undergone upgrades, including a new roof with a 15-year warranty, which minimizes future maintenance expenses. The seller is also willing to carry a loan, offering flexible financing options for qualified buyers. The property is currently scheduled for a store refresh in April 2026 as part of the tenant's capital improvement initiatives, a testament to Dollar Generals commitment and the strength of this location.

This Dollar General holds a unique market position as the sole convenience-focused store within a 20-mile radius, ensuring a consistent customer base. The presence of a DG Market in town, which focuses on different product categories, complements rather than competes with this location. Goldthwaite's advantageous location between Austin and Waco supports a robust local economy, driven by agriculture, small businesses, and tourism, enriched by its cultural heritage.

Investing in this property means more than financial returns; it represents a stake in a community where tradition meets economic opportunity. The Modified NNN lease structure simplifies property management responsibilities, making it an attractive option for investors seeking a low-maintenance investment with a hedge against inflation.



DOLLAR GENERAL
GOLDTHWAITE, TEXAS





DOLLAR GENERAL
GOLDTHWAITE, TEXAS



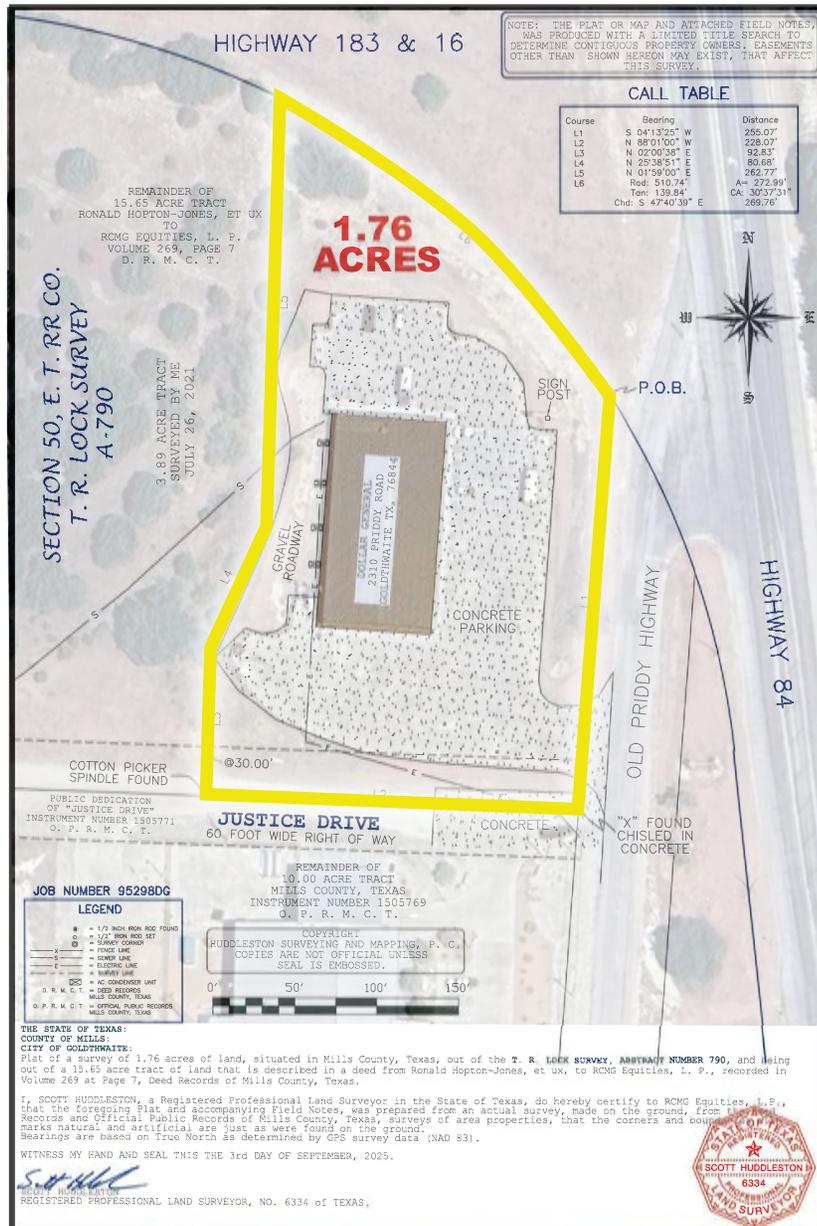
**LAND W/ DEVELOPMENT
OR GROUND LEASE
POTENTIAL**

Pridy Road

U.S. Highway 84

Fisher Street

DOLLAR GENERAL SURVEY





PROPERTY DETAILS

TOTAL BUILDING SF	TOTAL LAND SF	APN	ZONING	LOCATION	YEAR BUILT
 9,100	 246,114	 R000006505 R000006485	 C	 Goldthwaite, TX	 2005



**DEVELOPMENT
OR GROUND LEASE
POTENTIAL**

SUBJECT

7,433 
CARS PER DAY

DOLLAR GENERAL
GOLDTHWAITE, TEXAS

FAMILY DOLLAR



8,262 
CARS PER DAY

 **Goldthwaite
Elementary School**

U.S. Highway 84 

EXXON

 **Goldthwaite
High School**



2,803 
CARS PER DAY

**Goldthwaite
City Park**

DG market
**TEXAS AUTO
EXCHANGE**

16

Texas Highway 16

Priddy Road

Fisher Street



U.S. Highway 84

Priddy Road



**LAND W/ DEVELOPMENT
OR GROUND LEASE
POTENTIAL**

8,262 
CARS PER DAY

DOLLAR GENERAL
GOLDTHWAITE, TEXAS

7,433 
CARS PER DAY

Fisher Street



7,433  
CARS PER DAY

Fisher Street

U.S. Highway 84

8,262  
CARS PER DAY

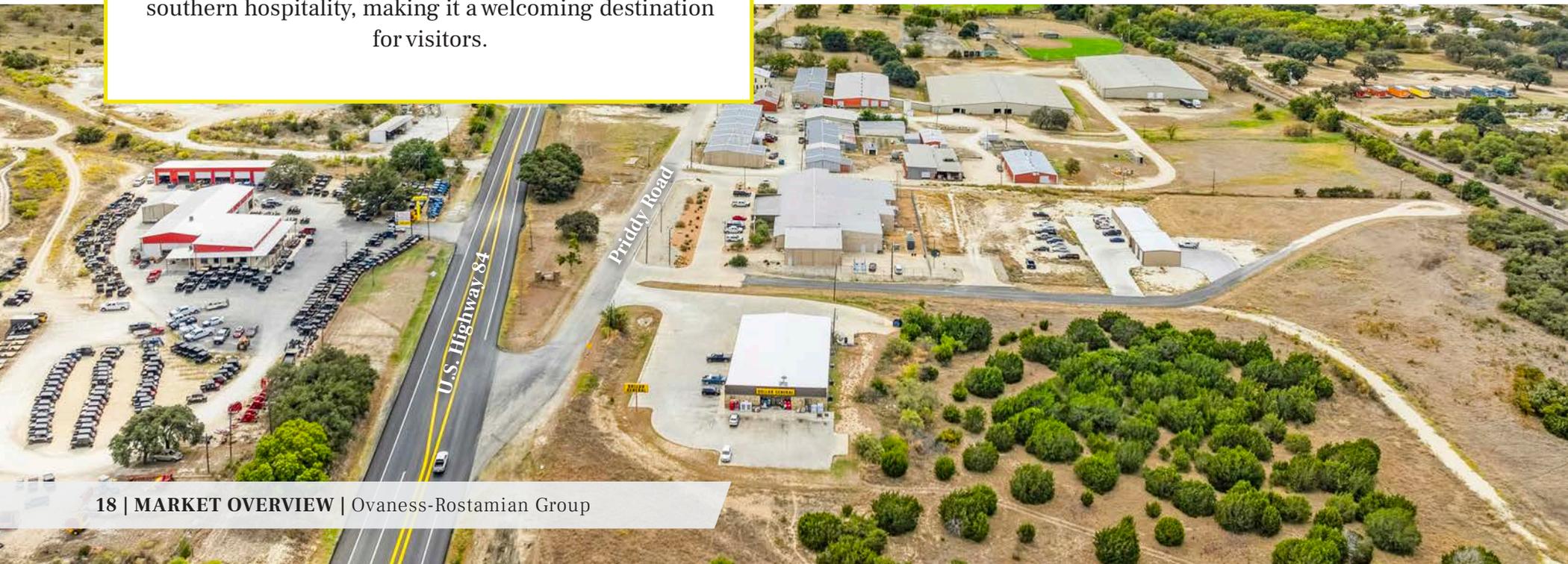
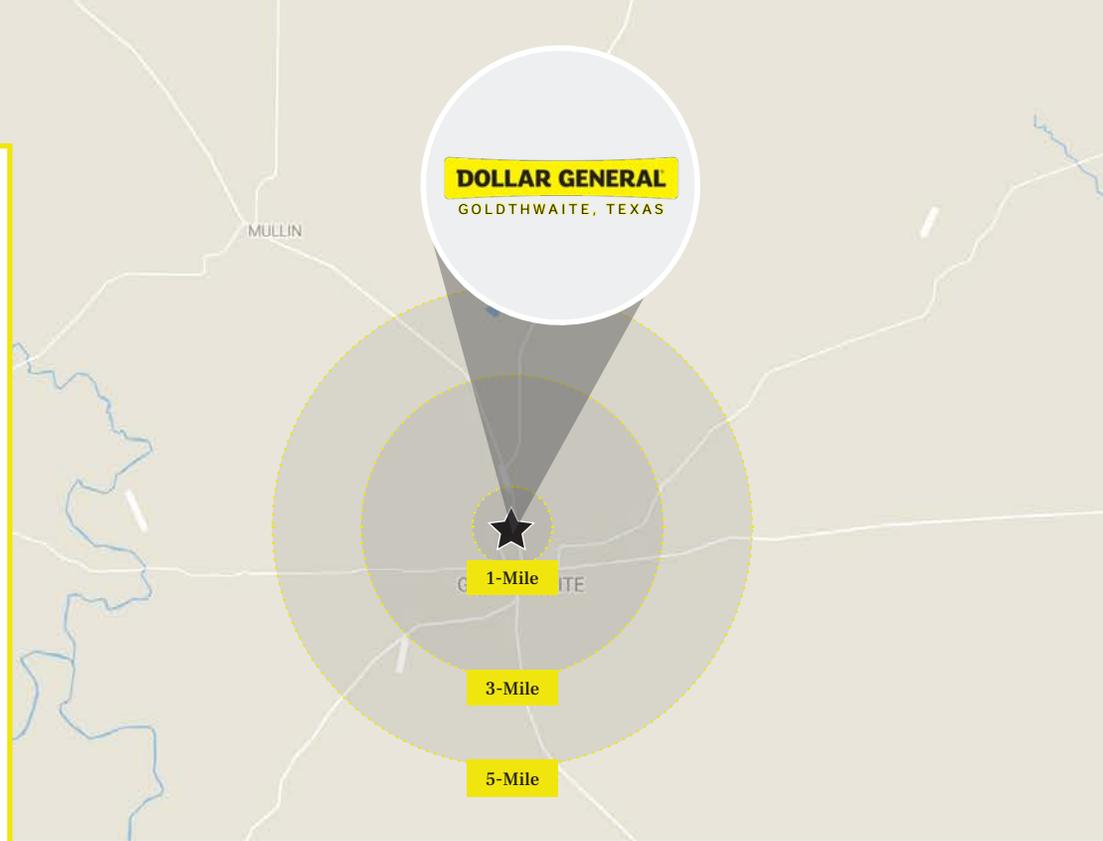
**LAND W/ DEVELOPMENT
OR GROUND LEASE
POTENTIAL**

Priddy Road



City Of GOLDTHWAITE

Goldthwaite is a charming small town located in Central Texas, known for its friendly atmosphere and rich history. Nestled in Mills County, it offers a glimpse into traditional Texan life with its quaint downtown area, local shops, and community events. Surrounded by picturesque landscapes, Goldthwaite also serves as a gateway to outdoor activities, including hiking and fishing in the nearby Hill Country. The town is often celebrated for its strong sense of community and southern hospitality, making it a welcoming destination for visitors.



DEMOGRAPHICS



2,509

2025 Total Population
within 5-Mile Radius



\$84,965

2025 Average Household Income
within 5-Mile Radius



\$54,810

Total Household Retail Expenditure
within a 5-Mile Radius

POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	891	2,131	2,510
2025 Estimate			
Total Population	892	2,132	2,509
2020 Census			
Total Population	874	2,087	2,463
2010 Census			
Total Population	945	2,257	2,669
Daytime Population			
2025 Estimate	904	2,074	2,383
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Households	342	842	984
2025 Estimate			
Total Households	339	836	977
Average (Mean) Household Size	2.4	2.4	2.3
2010 Census			
Total Households	334	825	964
2010 Census			
Total Households	354	876	1,023
Occupied Units			
2030 Projection	433	1,087	1,289
2025 Estimate	430	1,080	1,282
HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2025 Estimate			
\$150,000 or More	14.4%	13.7%	14.0%
\$100,000-\$149,999	11.5%	13.2%	13.2%
\$75,000-\$99,999	9.5%	10.8%	11.6%
\$50,000-\$74,999	19.3%	20.0%	20.4%
\$35,000-\$49,999	15.8%	12.7%	12.4%
Under \$35,000	29.5%	29.6%	28.5%
Average Household Income	\$86,044	\$84,761	\$84,965
Median Household Income	\$56,837	\$59,811	\$61,029
Per Capita Income	\$35,527	\$35,125	\$35,356

HOUSEHOLDS BY EXPENDITURE	1 Mile	3 Miles	5 Miles
Total Average Household Retail Expenditure	\$52,964	\$53,969	\$54,810
Consumer Expenditure Top 10 Categories			
Housing	\$19,113	\$19,444	\$19,743
Transportation	\$10,420	\$10,608	\$10,782
Food	\$7,879	\$7,898	\$7,965
Personal Insurance and Pensions	\$6,085	\$6,257	\$6,367
Entertainment	\$2,784	\$2,895	\$2,932
Cash Contributions	\$1,875	\$1,971	\$2,046
Apparel	\$1,441	\$1,493	\$1,518
Education	\$838	\$820	\$830
Personal Care Products and Services	\$783	\$799	\$812
Alcoholic Beverages	\$401	\$407	\$414
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2025 Estimate Total Population	892	2,132	2,509
Under 20	24.7%	23.9%	23.3%
20 to 34 Years	18.5%	17.1%	16.4%
35 to 39 Years	4.1%	4.2%	4.1%
40 to 49 Years	10.7%	10.4%	10.3%
50 to 64 Years	19.9%	20.2%	20.4%
Age 65+	22.1%	24.2%	25.5%
Median Age	42.0	44.0	45.0
Population 25+ by Education Level			
2025 Estimate Population Age 25+	616	1,498	1,783
Elementary (0-8)	12.7%	10.2%	9.3%
Some High School (9-11)	4.2%	4.8%	5.4%
High School Graduate (12)	36.4%	36.4%	35.0%
Some College (13-15)	22.6%	22.6%	22.4%
Associate Degree Only	6.7%	6.2%	6.3%
Bachelor's Degree Only	12.7%	13.3%	14.6%
Graduate Degree	4.8%	6.5%	7.1%



**EXCLUSIVELY
LISTED BY:**

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DOLLAR GENERAL®

GOLDTHWAITE, TEXAS

TIM SPECK

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License: 9002994

Marcus & Millichap
OVANESS-ROSTAMIAN GROUP

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.

11-2-2015

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.

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_____	_____	_____	_____
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
_____	_____	_____	_____
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date