

DOLLAR GENERAL[®]

804 SOUTH SLAUGHTER AVENUE
SUNDOWN, TX

High Yield | Low Rent | Limited Competition

DOLLAR GENERAL[®]

Representative Photo

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Marcus & Millichap
PAPPAS CARDONE
NET LEASE GROUP

DOLLAR GENERAL



**DOLLAR
GENERAL®**

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Executive Summary

Dollar General

804 South Slaughter Ave | Sundown | TX

Offering Price

\$869,000

Cap Rate **8.15%**

Net Operating Income **\$70,825**

Gross Leaseable Area **8,240 SF**

Lot Size **1.52 Acres**

Year Built/Remodeled **2015**

Guarantor **Corporate**



Lease Summary

Lease Type	Double Net (NN)	Original Lease Term	10 Years
Roof/Structure	Landlord Responsibility	Remaining Lease Term	4.5 Years
Lease Commencement	12/16/20	Renewal Options	3, 5-Year
Lease Expiration	12/31/30	Rent Increases	5% In Options

Rent Schedule

Rent Period	Annual Rent	Rent Increase	Cap Rate
Option 1	\$74,996	5%	8.63%
Option 2	\$78,746	5%	9.06%
Option 3	\$82,683	5%	9.51%

Investment Highlights

DOLLAR GENERAL



Passive Income

Double Net Dollar General With Limited Landlord Responsibilities, Positioned Along a Heavily Traveled Stretch of Slaughter Avenue With Over 4,900 Vehicles Passing Daily



Lease Term

Dollar General Has Over 4.5 Years Remaining on the Base Lease Term With Rent Increases at Each Tenant Option, Providing Built In Protection Against Inflation



Corporate Guarantee

Lease Corporately Guaranteed by Dollar General, an American Chain of Variety Stores with Over 20,000 Locations Nationwide and an S&P Credit Rating of BBB



Limited Competition

Subject Property Is Strategically Positioned as the Only Dollar General or Family Dollar Within a 15-Mile Radius, Supporting Long Term Store Stability



Central Location

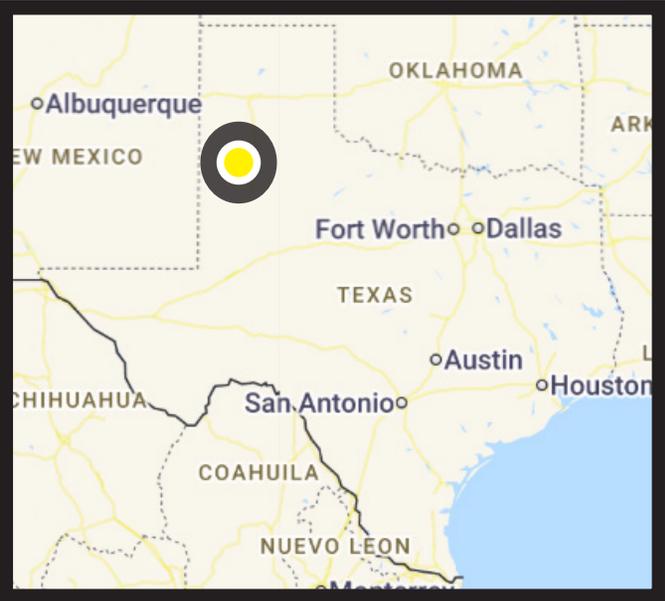
Positioned at the Center of Sundown, Directly Across From Sundown City Hall and the United States Postal Service, Enhancing Store Security and a Long Term Customer Base



Sound Demographics

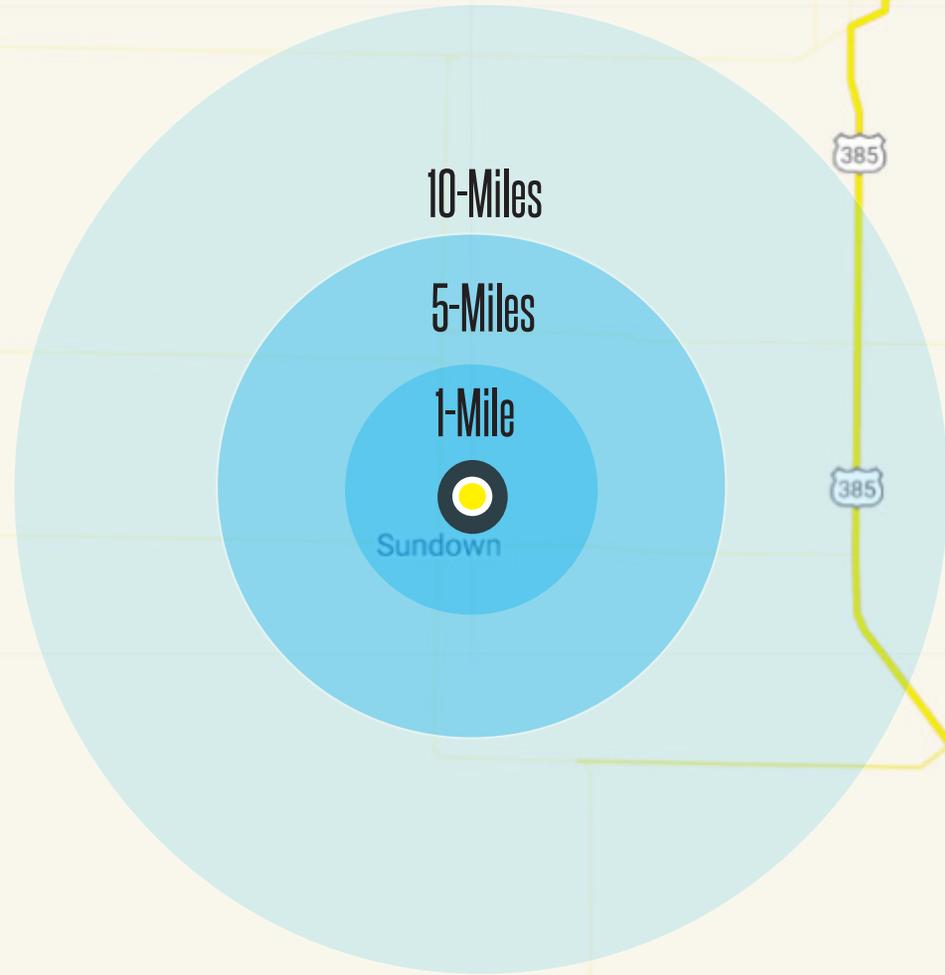
Situated in a Dense Area with Over 2,300 People Living Within a 10-Mile Radius with an Average Annual Household Income Exceeding \$87,000 and a Stable Population within a 1, 3, and 5-Mile Radius

Regional Map



Demographics

	1 Mile	5 Miles	10 Miles
POPULATION			
2030 Projection	1,269	1,396	2,349
2025 Estimate	1,268	1,395	2,342
Projected Growth 2025-2020	0.07%	0.07%	0.31%
INCOME			
Average	\$85,589	\$85,499	\$87,213
Median	\$71,612	\$71,512	\$73,033
Per Capita	\$30,675	\$30,668	\$31,926
HOUSEHOLD			
2030 Projection	456	494	859
2025 Estimate	454	492	855
Projected Growth 2025-2030	0.37%	0.38%	0.47%

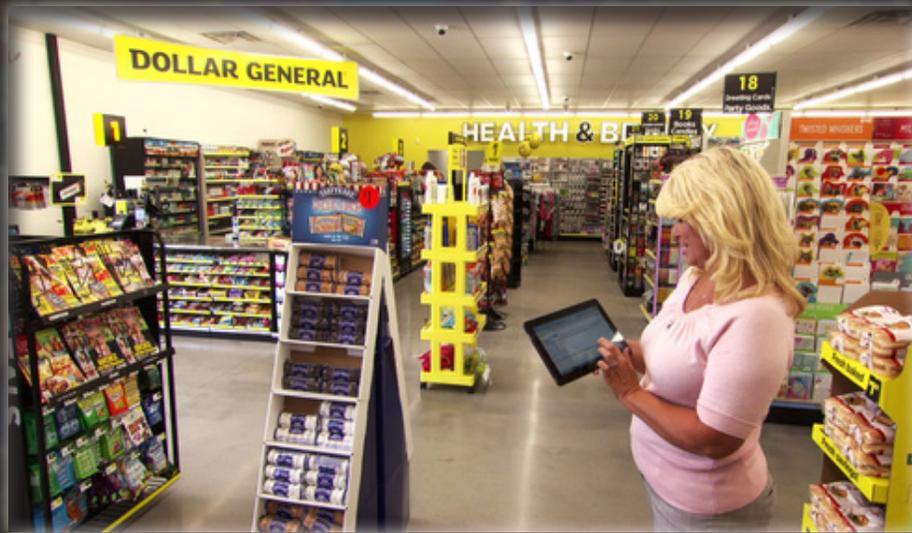


Tenant Overview

**DOLLAR
GENERAL®**

Dollar General has become a staple in communities across the country by offering affordable prices on everyday essentials in a convenient, easy-to-shop format. With over 20,000 stores nationwide, they've built a loyal customer base by focusing on value, simplicity, and accessibility. Their stores carry a carefully curated mix of trusted national brands and private-label products across categories like groceries, cleaning supplies, health and beauty, and seasonal goods. Dollar General's ability to provide low prices without sacrificing quality makes them especially popular in rural and underserved areas where retail options are limited.

In addition to serving communities, Dollar General has also been a consistent performer in the retail sector. The company has a strong track record of growth, with annual expansion into hundreds of new markets and a focus on innovation through their DG Fresh initiative, which improves their supply chain for perishable items. They've also invested in digital tools like the DG app and self-checkout to enhance the customer experience. Their steady performance during both strong and challenging economic times shows how well their model resonates with consumers looking for convenience and value.



Industry | Dollar Store
Locations | 20,000+

Headquarter | Goodlettsville, TN
Credit Rating | BBB (S&P)

Employees | 185,000
Website | www.dollargeneral.com

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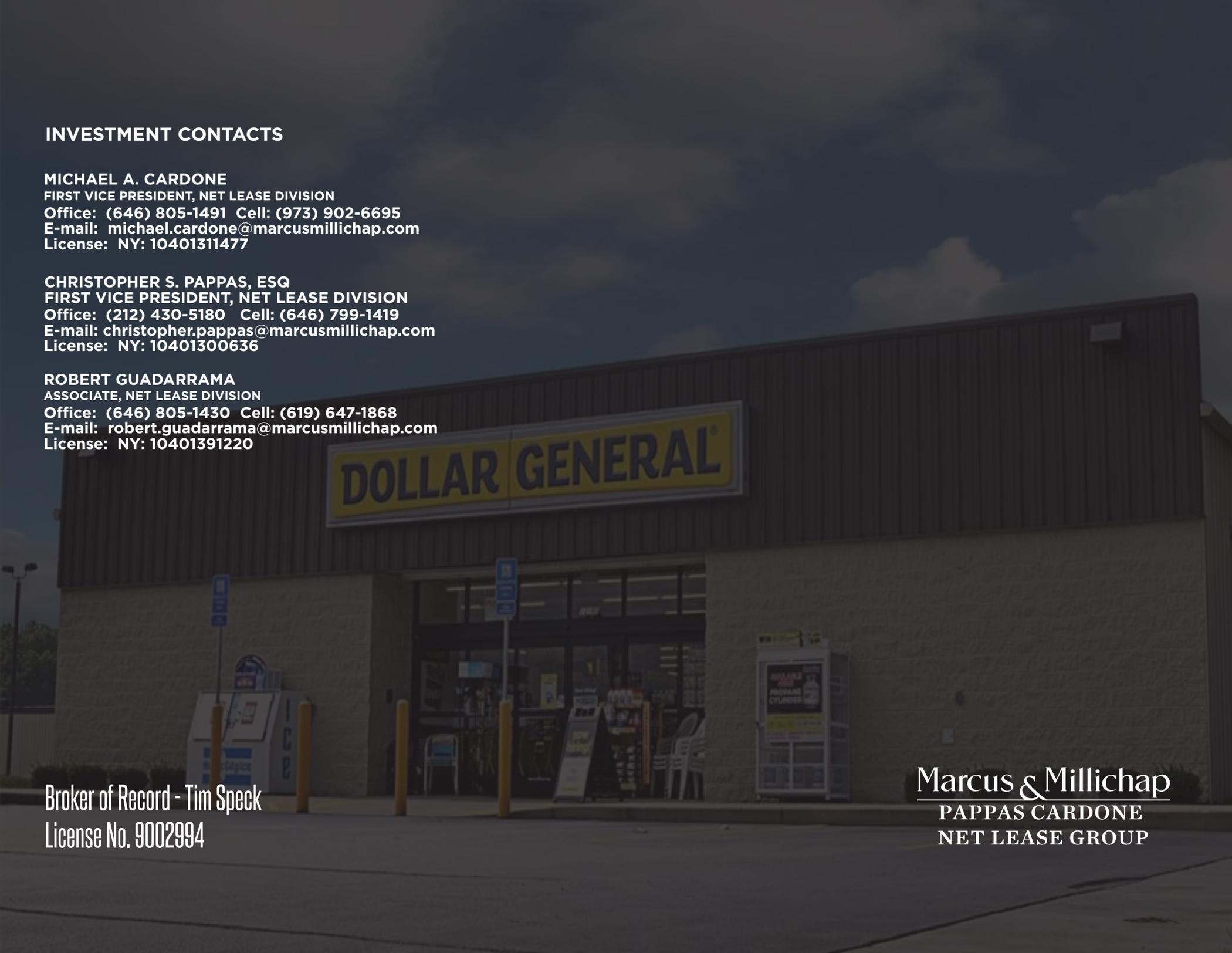
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