

RANDALL COMMERCIAL GROUP, LLC

INVESTMENT REAL ESTATE OPTIMIZED



DOLLAR GENERAL | SAN ANGELO, TX (ARMSTRONG ST)

FOR SALE // \$2,455,684 // 6.0% CAP RATE //

RETAIL PROPERTY // ***SEE PAGE 2 FOR IMPORTANT OWNER-AGENCY DISCLOSURE***

TEXAS DESIGNATED BROKER:

ELIZABETH RANDALL, CCIM 662.234.4044

ERANDALL@RANDALLCG.COM





DISCLAIMER / TERMS OF USE FOR OFFERING MEMORANDUM & OWNER-AGENCY DISCLOSURE

The information provided within this Offering Memorandum has been obtained from sources that are believed to be reliable, but Randall Commercial Group, LLC has not verified the information and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. The information may be estimated or generalized and is prepared to provide a summary of highlights and only a preliminary level of information regarding the project. Any interested party must independently investigate the subject property, particularly from a physical, financial, tenant, and overall development standpoint. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. This information is not intended to provide full due diligence on the subject property, as it is the responsibility of the interested buyer to conduct full due diligence with their advisors. The data contained within this offering memorandum is for information purposes only and is not sufficient for evaluation of Property for potential purchase.

Randall Commercial Group, LLC has not performed due diligence pertaining to the physical state of the property nor the property's current or future financial performance. Furthermore, no due diligence has been performed regarding the financial condition or future plans for this location. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. This information may have changed and there may be omissions of material data as this is not intended to provide complete due diligence.

Past, expected or projected performance does not guarantee future performance. Property owners and/or buyers bear the full risk and exposure of all business, events, tenant, credit, and liability associated with such properties. The acreage, size, and square footage of the property and improvements are estimated and should be independently verified. Inherent risk and concentrated exposure are associated with single tenant occupied properties and prospective buyer should fully investigate tenant, lease, market, and all relevant aspects of this property, tenant, and transaction. Unless a fully executed purchase and sale agreement has been executed, seller and Randall Commercial Group, LLC expressly reserves the right, at their sole discretion, to reject any and all expressions and/or interests or offers to purchase the property and to terminate negotiations and discussions with any person or entity reviewing this offering memorandum or making an offer on property unless a purchase and sale agreement of property has been executed and delivered.

In no event shall prospective purchaser or its agent have any claims against Seller or Randall Commercial Group, LLC or any of its affiliates, directors, offices, owners, agents, or licensees for any damages, liability, or any cause of action relating to this solicitation process, the marketing material, marketing process, or sale of property. By reviewing the material contained herein, you are agreeing to the terms and limitations of its use provided herein.

IMPORTANT DISCLOSURE: An owner-agency relationship exists with an Associate Broker of Randall Commercial Group, LLC and the owner of the property located at 2588 Armstrong Street, San Angelo, TX 76903 (the "Subject Property"). The Associate Broker has an ownership interest in the Subject Property and other business with the Manager of the ownership entity.



INVESTMENT SUMMARY



INVESTMENT SUMMARY

OFFERING PRICE:	\$2,455,684
NET OPERATING INCOME:	\$147,341
YR1 CAP RATE:	6.0%
YEAR BUILT:	2025
BUILDING SIZE:	10,566 SF
LOT SIZE:	3 Acres
PROPERTY ADDRESS	2588 Armstrong Street
CITY, STATE, ZIP:	San Angelo, TX 76903
3 MILE POPULATION:	14,767

PROPERTY HIGHLIGHTS

- NNN Single Tenant Investment Opportunity
- ±38,000 3-Mile Population (STDB)
- 15-Year Lease with Five (5), Five (5) Year Options
- 5% Increases Every 5 Years During Primary Term & Renewal Options
- Corporate Guarantee by Dollar General Corporation
- San Angelo is in the Permian Basin with Midland and Odessa
- San Angelo is in the Concho Valley region at the confluence of the three branches of the Concho River
- San Angelo is also home to the Goodfellow Air Force Base
- San Angelo is one of the best cities for business due to affordable costs and recent growth in the manufacturing and food processing sectors

LEASE SUMMARY

TENANT:	Dolgencorp of Texas, LLC d/b/a Dollar General
LEASE TYPE:	NNN
PRIMARY LEASE TERM:	15-years
ANNUAL RENT:	\$147,341.04
RENT PSF:	\$13.94
BLDG. DELIVERY DATE:	Est. September 2025
RENT COMM. DATE:	TBD
RENEWAL OPTIONS:	Five (5), Five (5) Year Options
RENT BUMPS:	5% every 5 years
LEASE GUARANTOR:	Dollar General Corporation





COMPLETE HIGHLIGHTS



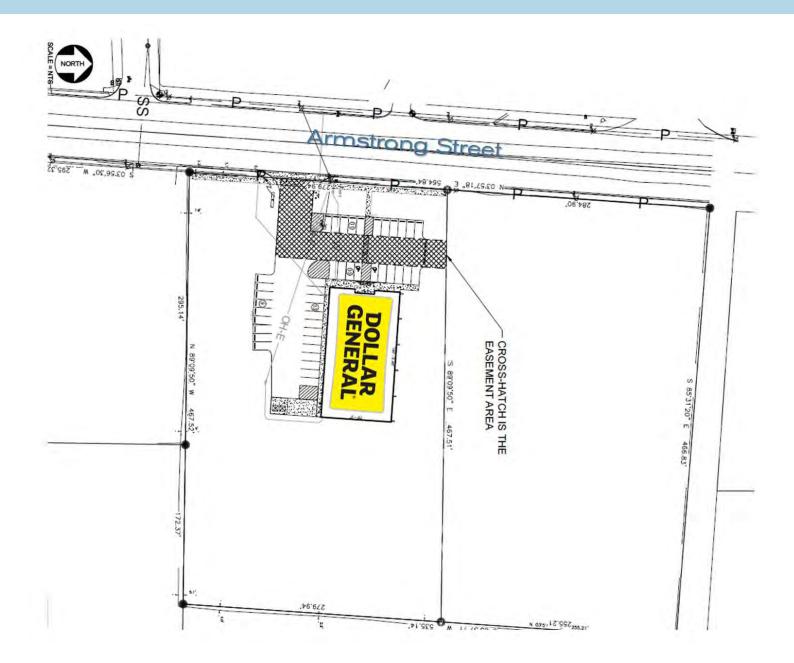




LOCATION INFORMATION	
BUILDING NAME	Dollar General San Angelo, TX (Armstrong St)
STREET ADDRESS	2588 Armstrong Street
CITY, STATE, ZIP	San Angelo, TX 76903
COUNTY	Tom Green
BUILDING INFORMATION	
NOI	\$147,341.04
CAP RATE	6.0%
OCCUPANCY %	100.0%
TENANCY	Single
NUMBER OF FLOORS	1
YEAR BUILT	2025
FRAMING	Metal
CONDITION	Excellent
ROOF	Standing Seam Metal Roof
FREE STANDING	Yes
NUMBER OF BUILDINGS	1











DOLLAR GENERAL





COMPANY HIGHLIGHTS

- 2024 Fiscal Year Net Sales Increased 5.0% to \$40.6 Billions
- 2024 Fiscal Year Same-Store Sales Increased 1.2%
- 2024 Annual Cash Flows from Operations increased 25.3% to \$3.0 Billion
- Ranked #111 on Fortune 500 List
- 20,500+ stores in 48 states; 34 distribution centers
- +/- 575 New Stores Planned to Open in 2025
- +/- 4,885 Total Expected Real Estate Projects in 2025
- Dollar General has been in business for 83 years and opened its 19,000th store in early 2023
- https://investor.dollargeneral.com/

LEASE YEAR	ANNUAL RENT	INCREASE
1	\$197,688.00	
2	\$197,688.00	
3	\$197,688.00	
4	\$197,688.00	
5	\$197,688.00	
6	\$207,564.00	5%
7	\$207,564.00	
8	\$207,564.00	
9	\$207,564.00	
10	\$207,564.00	
11	\$217,944.00	5%
12	\$217,944.00	
13	\$217,944.00	
14	\$217,944.00	
15	\$217,944.00	
OPTION 1	\$228,840.00	5%
OPTION 2	\$240,288.00	5%
OPTION 3	\$252,300.00	5%
OPTION 4	\$264,912.00	5%
OPTION 5	\$278,160.00	5%



AERIAL MAP

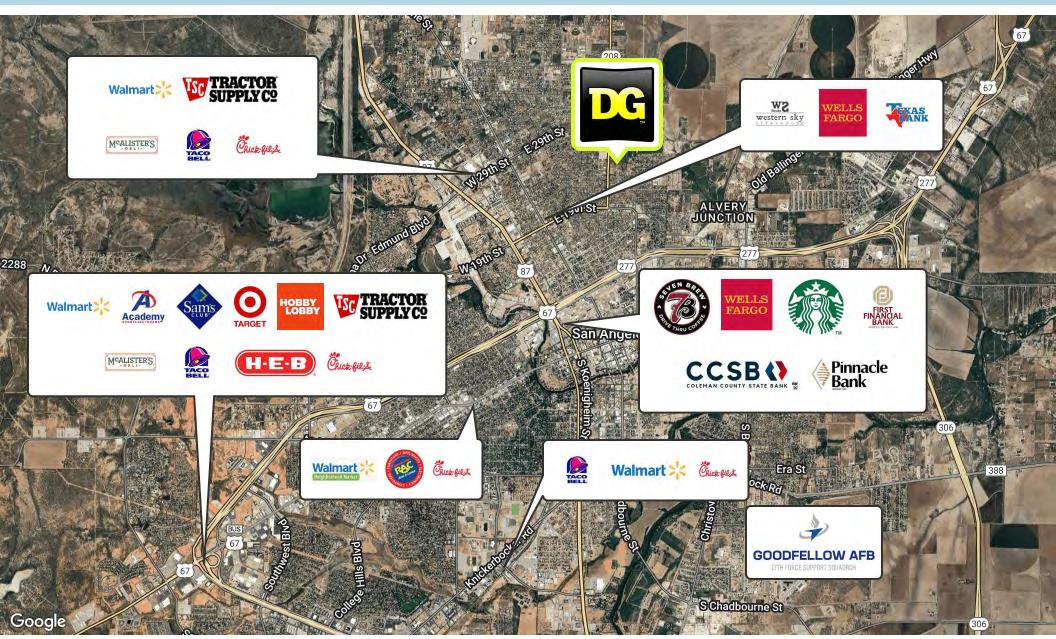






LOCATION MAP







REGIONAL MAP





SAN ANGELO, TX ECONOMY





ECONOMY

- San Angelo, TX is **one of the best small cities for business** due to affordable costs and recent growth in the manufacturing and food processing sectors
- Located in Tom Green county, San Angelo is home to a steady prosperous community and a robust workforce in a central location for cost-effective distribution
- Major employers include Ethicon, Hirschfeld Industries, Lone Star Beef Processing, and Performance Financial
- San Angelo is #10 cheapest places to live in Texas according to Apartment List
- San Angelo has seen a 2% city population growth since 2020 according to World Population Review
- Total population in San Angelo is **121.84K**, and total employment is **55.70K**
- San Angelo's infrastructure provides access to great Texas and beyond with Route 87, Route 277, and San Angelo Regional Airport
- Source: businessintexas.com/texas-regions/west-texas/san-angelo/





SAN ANGELO, TX EDUCATION



ANGELO STATE UNIVERSITY

- Angelo State University, ASU, was founded in 1928 and has grown from a junior college to a four-year institution with more than 44,000 alumni around the globe
- ASU has 10,826 students and 441 faculty
- Academic programs at ASU include 49 undergraduate degrees, 28 master's degrees and 4 doctoral degrees
- 19:1 student-to-faculty ratio, with award-winning faculty
- ASU has over 100 registered student organizations and 29 intramural and club sports teams
- Residence halls at ASU ranked Top 10 in the "2020 Best College Dorms in Texas"
- Athletics at ASU include 15 NCAA Division II teams
- The ASU Distinguished Scholarship Program provides scholarships for one in every three ASU students and has awarded more than \$87 million to students since 1981
- Source: angelo.edu





HOWARD COUNTY JUNIOR COLLEGE DISTRICT

- Howard College is a **2-year, public community college** with **4,264** total undergraduate students and a **25:1** student-to-faculty ratio
- Howard College's service area includes 13 counties and hosts 29 independent school districts
- Howard College has 4 campuses in Big Spring, Lamesa, San Angelo, and Southwest College for Deaf (SWCD)
- Howard College is accredited by the Southern Association of Colleges and Schools Commission on Colleges (SACSCOC) to award associate degrees
- Howard College offers associate degree transfer programs that prepare students for further education at 4-year colleges or universities, as well as career technical education and health professions programs that equip students with the skills and knowledge needed for successful placement in a career field
- Sources: nces.edu.gov, howardcollege.edu, catalog.howardcollege.edu

SAN ANGELO, TX HEALTHCARE





SHANNON MEDICAL CENTER

- Shannon Medical Center has served West Texans for **over 90 years** and is the largest locally based healthcare provider for the Concho Valley and the surrounding region
- Shannon is licensed for **600+ beds**, provides a variety of clinical services, and provides access to **more than 250** providers in **40** medical specialties across **25** locations
- Shannon's services include nationally recognized cardiac and stroke programs with the AirMed air ambulance, a designated Level III Trauma Facility, and a designated Women's & Children's Hospital certified as a Level II NICU facility
- November 2023 marks 100 years of Shannon healthcare in downtown San Angelo
- In the Fall of 223, Shannon was awarded an "A" hospital safety grade for the second time from the Leapfrog Group
- Recently, Shannon Medical Center was recognized as 1 of 153 U.S. hospitals named to the 2023 "Great Community Hospitals" list by Becker's Hospital Review
- Source: shannonhealth.com



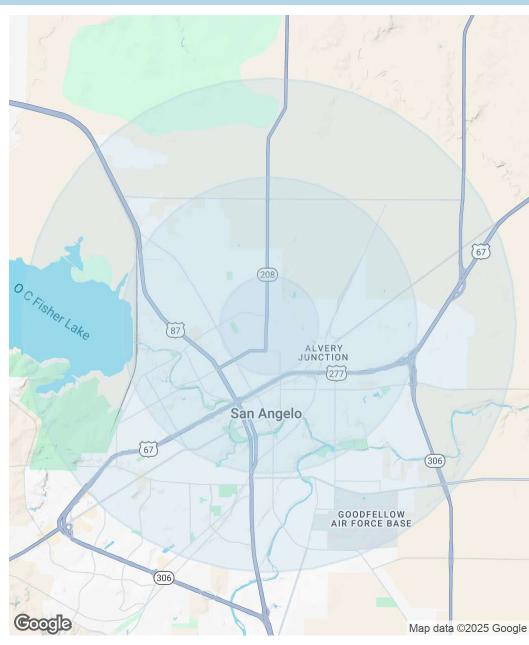


DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,951	38,530	72,349
AVERAGE AGE	39	39	38
AVERAGE AGE (MALE)	38	38	37
AVERAGE AGE (FEMALE)	40	40	39
HOUSEHOLDS & INCOME			
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1 MILE 2,524	3 MILES	5 MILES 27,581
TOTAL HOUSEHOLDS	2,524	14,767	27,581

Demographics data derived from AlphaMap







RANDALL COMMERCIAL GROUP, LLC

Elizabeth Johnson Randall, CCIM

President, Designated Broker

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ABOUT RANDALL COMMERCIAL GROUP, LLC

Randall Commercial Group, LLC is a boutique commercial real estate investment brokerage and consulting firm focused on properties and development opportunities in the southeastern United States for clients located throughout the country. Through a myriad of brokerage services, we serve institutional and individual investors as well as end users, tenant, and developers on deals ranging up to \$50 million in estimated market value.

Our proprietary research, continual education, creativity, and perseverance allow us to focus on creating client wealth by optimizing real estate strategies for businesses and investors while building meaningful, long-term relationships. The majority of our business results from expanding our client relationships and referrals from clients and peers. We believe the reward for hard work well done is the opportunity to do more of it; for this, we thank you for your trust and belief in our methodology.

Our corporate strategy is simple: client first. We do not desire to be all things to all clients, but we are singularly focused on being all things investment real estate.



INFORMATION ABOUT BROKERAGE SERVICES (NEW)





Information About Brokerage Services

2-10-2025

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. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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.

- 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.

Randall Commercial Group, LLC	9010607	erandall@randallcg.com	662-234-4044
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Elizabeth Johnson Randall	755728	erandall@randallcg.com	662-234-4043
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent	License No.	Email	Phone
Sales Agent/Associate	License No.		Phone

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-



TREC CONSUMER PROTECTION NOTICE



THE TEXAS REAL ESTATE COMMISSION (TREC) REGULATES REAL ESTATE BROKERS AND SALES AGENTS, REAL ESTATE INSPECTORS, HOME WARRANTY COMPANIES, EASEMENT AND RIGHT-OF-WAY AGENTS, AND TIMESHARE INTEREST PROVIDERS

YOU CAN FIND MORE INFORMATION AND CHECK THE STATUS OF A LICENSE HOLDER AT

WWW.TREC.TEXAS.GOV

YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO TREC
A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE

TREC ADMINISTRERS TWO RECOVERY FUNDS WHICH MAY BE SED TO SATSIFY A CIVIL COURT JUDGEMENT AGAINST A BROKER, SALES AGENT, REAL ESTATE INSPECTOR, OR EASEMENT OR RIGHT-OF-WAY AGENT, IF CERTAIN REQUIREMENTS ARE MET.

REAL ESTATE INSPECTORS ARE REQUIRED TO MAINTAIN ERRORS AND OMISSIONS INSURANCE TO COVER LOSSESS ARISING FROM THE PERFORMANCE OF A REAL ESTATE INSEPCTION IN A NEGLIGENT OR INCOMPETENT MANNER.

PLEASE NOTE: INSPECTORS MAY LIMIT LIABILITY THROUGH PROVISIONS IN THE CONTRACT OR INSPECTION AGREEMENT BETWEEN THE INSPECTOR AND THEIR CLIENTS. PLEASE BE SURE TO READ ANY CONTRACT OR AGREEMENT CAREFULLY. IF YOU DO NOT UNDERSTAND ANY TERMS OF PROVISIONS, CONSULT AN ATTORNEY.

IF YOU HAVE QUESTIONS OR ISSUES ABOUT THE ACTIVITIES OF A LICENSE HOLDER, THE COMPLAINT PROCESS, OR THE RECOVERY FUNDS, PLEASE VISIT THE WEBSITE OR CONTACT TRECT AT



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