

# SINGLE TENANT NN

Investment Opportunity

**DOLLAR  
GENERAL®**

3+ Years Remaining | Scheduled Rental Increases | Dense Retail Corridor



4406 S. Raul Longoria Road

**EDINBURG TEXAS**

ACTUAL SITE

 **SRS** | CAPITAL  
MARKETS

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NATIONAL NET LEASE

Broker of Record: Ryan Johnson, SRS Real Estate Partners-Southwest, LLC | TX License No. 525292

## OFFERING

<b>Pricing</b>	\$1,083,000
<b>Net Operating Income</b>	\$75,792
<b>Cap Rate</b>	7.00%

## PROPERTY SPECIFICATIONS

<b>Property Address</b>	4406 S. Raul Longoria Road Edinburg, Texas 78542
<b>Rentable Area</b>	9,125 SF
<b>Land Area</b>	0.92 AC
<b>Year Built</b>	2005
<b>Tenant</b>	Dollar General
<b>Guaranty</b>	Corporate
<b>Lease Type</b>	NN
<b>Landlord Responsibilities</b>	Roof, Structure, HVAC, & Parking Lot
<b>Lease Term Remaining</b>	3+ Years
<b>Increases</b>	10% Every 5 Years
<b>Options</b>	2 (5-Year)
<b>Rent Commencement</b>	Feb. 1, 2015
<b>Lease Expiration</b>	Feb. 28, 2030
<b>ROFO/ROFR</b>	No



[CLICK HERE FOR A FINANCING QUOTE](#)

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## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>2025 Population</b>	8,417	73,919	208,185
<b>2025 Households</b>	2,523	22,996	68,572
<b>2025 Average Household Income</b>	\$75,520	\$85,168	\$80,771
<b>2025 Median Age</b>	28.2	31.4	32.0
<b>2025 Total Businesses</b>	65	1,415	6,264
<b>2025 Total Employees</b>	668	17,435	72,045

Tenant Name	Square Feet	LEASE TERM		RENTAL RATES				
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
Dollar General	9,125	2/1/2015	2/28/2030	Current	-	\$6,316	\$75,792	2 (5-Year)
(Corporate Guaranty)								10% Increases at Beg. of Each Option

### 10-Year Operating History | 3+ Years Remaining | Scheduled Rental Increases | Corporate Guaranteed

- Dollar General has operated at this location for 10+ years and has 3+ years remaining on their current lease with 2 (5-year) options to extend
- The lease features 10% rental increases at the beginning of each option, growing NOI and hedging against inflation
- The lease is corporate guaranteed by Dollar General, Corp., an investment grade (S&P: BBB), nationally recognized, and an established discount store with more than 20,580 location as of May 2025

### NN Lease | Fee Simple Ownership | Limited Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- DG pays for all minor repairs up to \$1,000; all major repairs are responsibility of the Landlord
- Landlord responsibilities limited to roof, structure, HVAC replacement and Parking Lot
- Ideal, low-management investment for a passive investor

### Near Signalized, Hard Corner Intersection | Interstate 69C | Surrounding Retailers | Excellent Visibility & Access | Edinburg High School

- The site is near the signalized, hard corner intersection of E Trenton Rd and S Raul Longoria Rd which combined average 34,000 VPD
- The asset benefits from nearby direct on/off ramp access to Interstate 69C, a major thoroughfare that averages 83,300 VPD
- The immediate trade area is supported by surrounding retailers such as Walmart Supercenter, Chick-fil-A, O'Reilly Auto Parts, Ulta, Petco, Marshall's, Academy, Burlington, and many more
- The Dollar General is in close proximity to Edinburg High School which has 2,352 students
- The asset has excellent visibility via street frontage providing ease and convenience for customers

### Local Demographics in 5-mile Trade Area

- More than 208,000 residents and 72,000 employees support the trade area, providing a direct consumer base from which to draw
- \$80,771 average household income

**2025 Estimated Population**

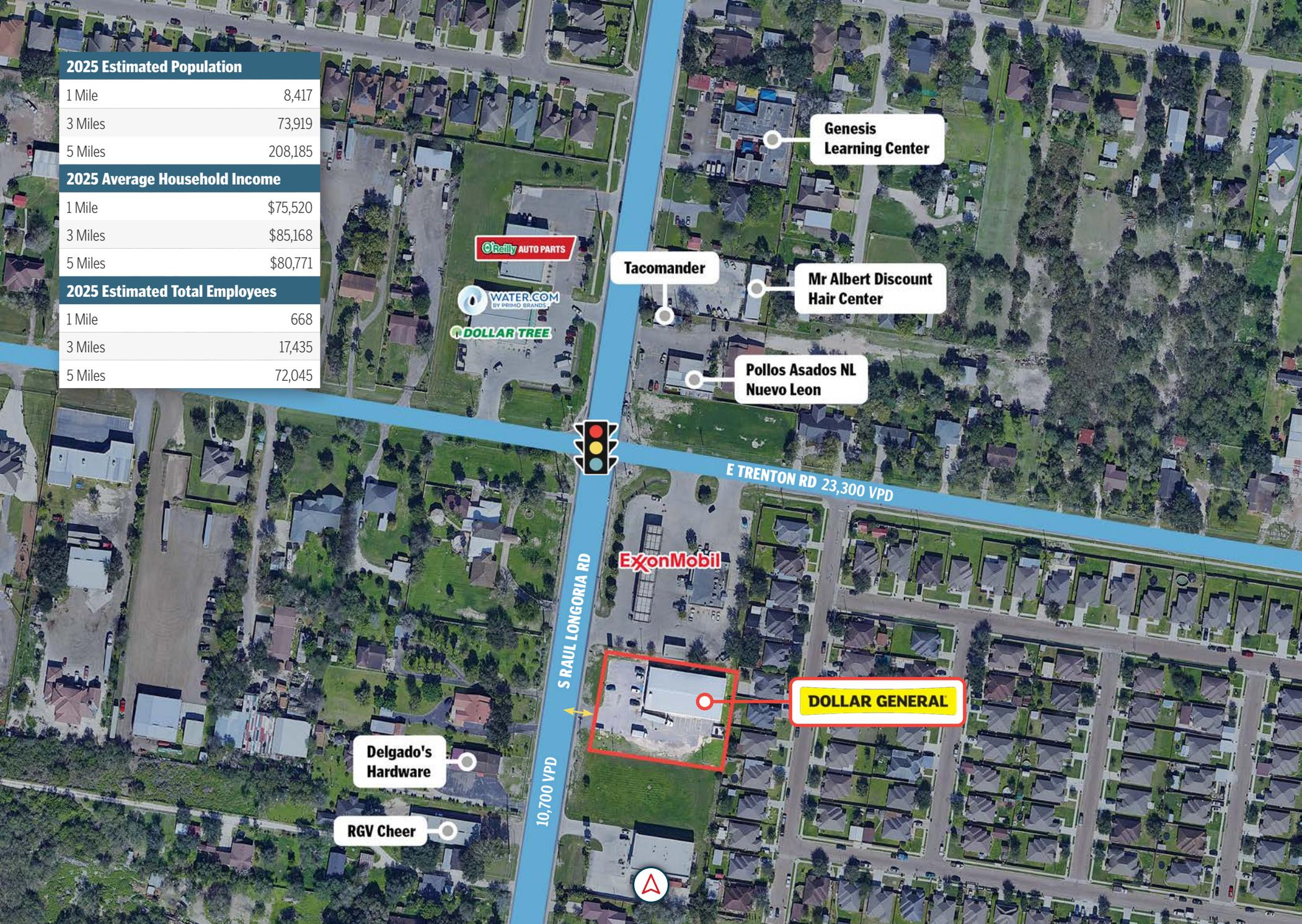
1 Mile	8,417
3 Miles	73,919
5 Miles	208,185

**2025 Average Household Income**

1 Mile	\$75,520
3 Miles	\$85,168
5 Miles	\$80,771

**2025 Estimated Total Employees**

1 Mile	668
3 Miles	17,435
5 Miles	72,045





Shoppes at Rio Grande Valley

Academy SPORTS+OUTDOORS | five BELOW | ROSS DRESS FOR LESS  
Durlington SHOE DEPT. | THE CHILDREN'S PLACE  
T.J. MAXX | carter's  
Michaels | SALLY.  
petco | Melrose | ULTA BEAUTY  
DOLLAR TREE

AMC THEATRES

Walmart Supercenter

AVID STORAGE

ROYAL METAL BUILDING COMPONENTS

CHRYSLER

Jeep

RAM

goodwill

FARMERS INSURANCE

J & R Auto Parts & Sales

Edinburg High School

Seminario Bíblico Río Grande

U.S. Border Patrol Sector Headquarters

O'Reilly AUTO PARTS

DOLLAR TREE

WATER.COM BY PRIMO BRANDS

Pollos Asados NL Nuevo Leon

Delgado's Hardware

DOLLAR GENERAL

SUBARU | VOLVO | MAZDA

CADILLAC

NISSAN

S RAUL LONGORIA RD 10,700 VPD



Pylon Sign



DOLLAR GENERAL





## DOLLAR GENERAL

[dollargeneral.com](http://dollargeneral.com)

**Company Type:** Public (NYSE: DG)

**Locations:** 20,900+

**2025 Employees:** 194,200

**2025 Revenue:** \$40.61 Billion

**2025 Net Income:** \$1.13 Billion

**2025 Assets:** \$31.13 Billion

**2025 Equity:** \$7.41 Billion

**Credit Rating:** S&P: BBB

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 October 31, 2025, the Company's 20,901 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.

Source: [investor.dollargeneral.com](http://investor.dollargeneral.com), [finance.yahoo.com](http://finance.yahoo.com)



## THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

**300+**

TEAM  
MEMBERS

**29**

OFFICES

**\$6.5B+**

TRANSACTION  
VALUE

company-wide  
in 2025

**930+**

CAPITAL MARKETS  
PROPERTIES

SOLD  
in 2025

**\$3.5B+**

CAPITAL MARKETS  
TRANSACTION

VALUE  
in 2025



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