

ESTABLISHED HIGH PERFORMING DOLLAR GENERAL STORE

1915 Bayou Blue Rd, Houma, LA 70364

FOR SALE



PROPERTY DESCRIPTION

9.26% CAP RATE

Above average sales - contact Broker for more information.

Performance wise, this location sits in the top 5% of all stores in this district or regions of stores.

Located across the street from Bayou Blue Public School Houma is the largest city in, and the parish seat of, Terrebonne Parish in the U.S. state of Louisiana. It is also the largest principal city of the Houma-Bayou Cane-Thibodaux metropolitan statistical area.

Monthly Base Rent: \$4,125.00

Two Options:

1st Option: 8/1/28 - 7/31/33 - \$4,538.00 per month

2nd Option: 8/1/33 - 7/31/38 - \$4,991.00 per month

***Owner is licensed real estate broker in state of Colorado**

JEFFREY HIRSCHFELD, ED.D.

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OFFERING SUMMARY

Sale Price:	\$525,000
Price (PSF):	\$64.62
Annual NOI:	\$48,593.75
Lot Size:	0.826 Acres
Building Size:	8,125 SF
Lease Expiration:	7/31/28
Base Annual Rent:	\$49,500.00
Lease Type:	Double Net

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PROPERTY INFORMATION

- **PROPERTY TAXES:** Paid by Landlord but reimbursed by Tenant
- **INSURANCE:** Paid by Tenant directly
- **ROOF & STRUCTURE:** Landlord responsible
- **HVAC:** Landlord responsible for major repairs and replacements over \$750 per occurrence. Tenant responsible for minor repairs and replacements under \$750 per occurrence. **All four existing HVAC units have been either well maintained and/or replaced by ownership within the last four years.**
- **PARKING LOT MAINTENANCE:** Reimbursed annually by Tenant up to \$0.35 per square foot of the demised premises per annum. Care & maintenance of "parking lot maintenance" shall include lighting, cleaning, snow removal, parking lot striping & utilities, management fees (limited to 3%), security and lawn care

PROPERTY HIGHLIGHTS

- At the 2023 census, 30,994 people lived in the city of Houma. However, many unincorporated areas are adjacent to the city of Houma. The largest, Bayou Cane is an urbanized area commonly referred to by locals as being part of Houma, but it is not included in the city's census counts, and is a separate census - designated place. If the populations of the urbanized census-designated places were included with that of the city of Houma, the total would exceed 60,000 residents.
- Currently, in 2023 Dollar General has profits of \$2.416 Billion on revenue of \$38.7 Billion
- Dollar General Corporation ("DG") is an American chain of variety stores headquartered in Goodlettsville, TN. As of April 29, 2024 Dollar General operates 10,882 stores in the continental United States and Mexico. And employees approximately 185,800 worldwide. Dollar General S & P Rating: BBB
- Upgraded interior completed in last few years to incorporate groceries with a row of new cooler doors.
- The manager of this DG location is exceptional and has managed this location for more than 20 years.
- As testament to this location's success, this store exceeded the national sales average during Covid and thru the hurricane that hit Houma in 2021. Store is consistently one of the top performers in this trade area.
- This property is a single story, rectangular building with a metal clad exterior with a pitched metal standing seam roof system.

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