



EMBREE
CAPITAL MARKETS

Dollar General

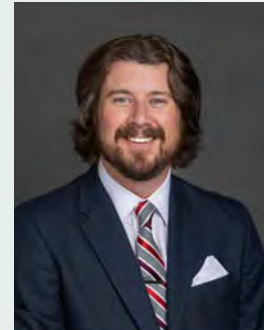
3416 West Loop El Campo, TX 77437

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Exclusively Offered By



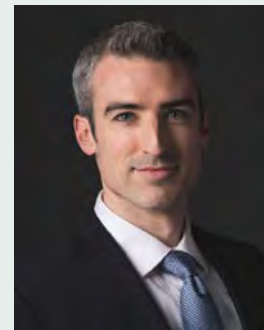
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01

EXECUTIVE SUMMARY

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PROPERTY & LEASE DETAILS

Offering Overview

Embree Capital Markets Group is pleased to offer for sale to qualified investors a unique Dollar General retail store. This is an opportunity for an investor to acquire a build-to-suit, well-located, asset in a desirable Texas geography. The property features a 15-year Absolute NNN Lease that features four, 5-Year options with rental increases of 10% at each option period.



PURCHASE PRICE

\$2,335,000



CAP RATE

5.85%



ANNUAL RENT

\$136,500



LEASE TYPE

ABSOLUTE NNN

THE OFFERING

Address	3416 West Loop El Campo, TX 77437
Tenant	Dolgenercorp of Texas, Inc.
Guarantor	Dollar General Corporation

SITE DESCRIPTION

Year Built	2022
Building SF	Approx. 10,857 SF
Lot Size	Approx. 1.25 Acres

INVESTMENT SUMMARY

Asset Class	Single-Tenant Net-Lease Retail
Ownership Interest	Fee Simple
Annual Rent	\$136,500
Monthly Rent	\$11,375
Cap Rate	5.85%
Purchase Price	\$2,335,000
Rent Commencement	08.26.2022
Lease Expiration	08.31.2037
Lease Term	15-Years
Lease Type	Absolute NNN
Renewal Options	Four, 5-Year
Lease Escalations	10% at Each Option Period
Property Taxes	Landlord Pays, Tenant Reimburses
ROFR	No

AREA OVERVIEW

El Campo, Texas

El Campo is the largest city in Wharton County, Texas. The city is located at the intersection of State Highway 71 and US Route 59, approximately 70 miles southwest of Houston, TX. The population was 12,350 according to the 2020 United States Census Bureau, the city has a total area of 7.5 square miles.

In 1882 a railroad camp was located where El Campo now stands. The camp was first named “Prairie Switch” and then “Pearl of the Prairie” but was later changed by the Mexican Cowboys to “El Campo” which means “the camp.” Ranching was the main industry, and thousands of cattle were shipped annually. At that time El Campo was surrounded by four large ranches; to the north was the Brown Ranch; to the south was the Texas Land and Cattle Company, to the west was the Herder Ranch, and to the east was the Pierce Ranch.

The town was officially incorporated in 1905. The city has seen its job market increase by 2% over the last year. The City of El Campo has been the result of a steady and continual growth by citizens who came and saw the great possibilities that El Campo has to offer.



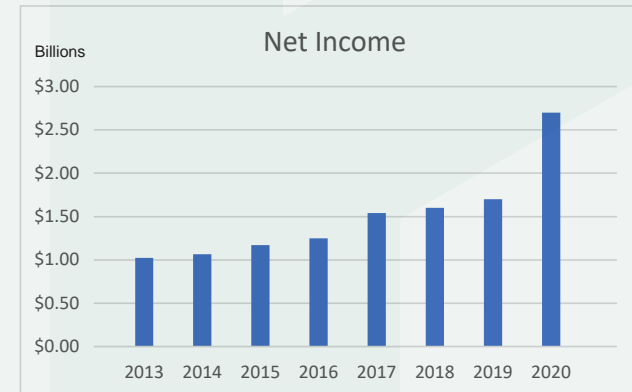
COMPANY OVERVIEW



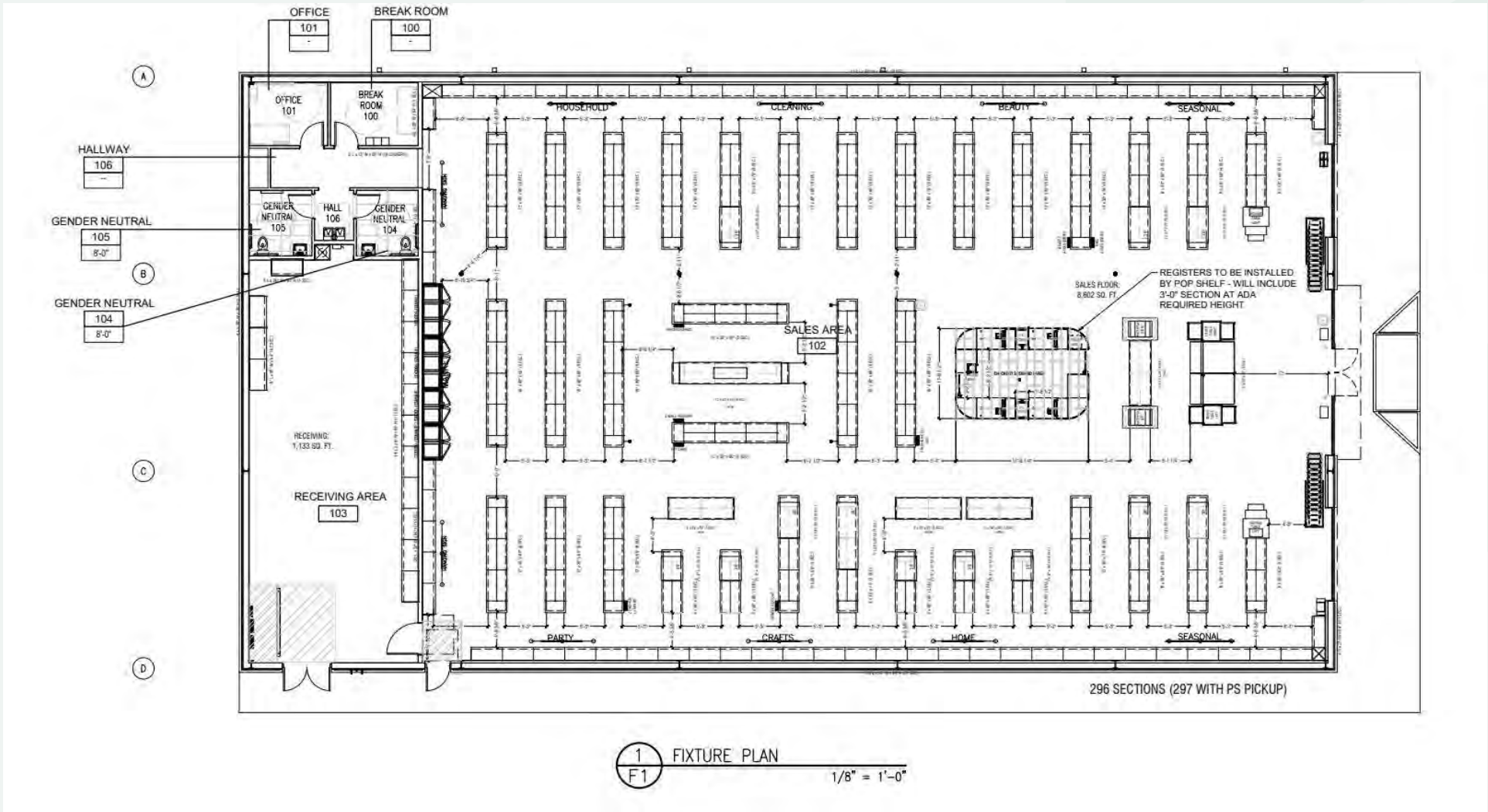
Investment Summary

Company Type	Public (NYSE: DG)
2023 Net Sales	\$38.7 Billion+
2023 Net Income	\$2.4 Billion+
Store Count	20,149+
Employees	185,000+
S&P Credit Rating	BBB
Website	www.DollarGeneral.com

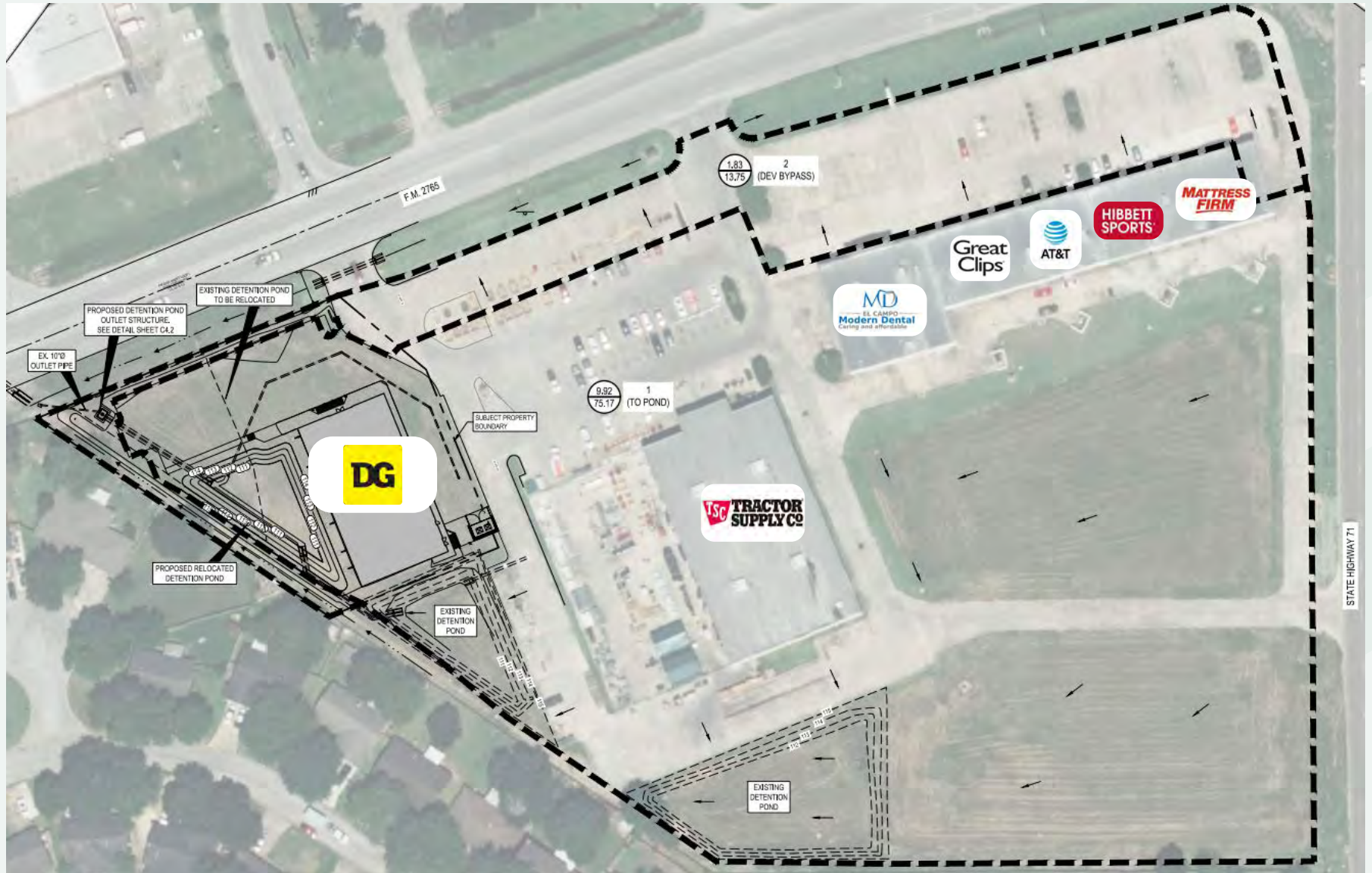
- Dollar General Corporation (NYSE: DG) is the nation’s largest “smallbox” discount retailer, operating over 20,149 stores in 48 states as of May 30, 2024.
- In 2023 the company opened an additional 987 stores, and relocate 105 stores in 2023 for a total of 1,092 real estate projects.
- Based in Goodlettsville, Tennessee, the company was founded in 1939 and has weathered 12 technical recessions.
- The company makes shopping for everyday needs simpler and hassle free by offering a carefully edited assortment of the most popular brands at low everyday prices in small, convenient locations. Dollar General ranks among the largest retailers of top-quality brands made by America’s most-trusted manufacturers, such as Procter & Gamble, Kimberly Clark, Unilever, Kellogg’s, General Mills and Nabisco.
- Dollar General is ranked #111 in the Fortune 500.
- Most of the company’s products are priced at \$10 or less, with approximately 25% priced at \$1 or less. Consumables is their largest category and includes paper and cleaning products, food (including packaged and perishables), beverages and snacks, health and beauty products, and pet supplies.
- Dollar General Corporation (NYSE: DG) has experienced 31 consecutive years of same-store sales growth. The Net Sales increased from \$37.8 Billion in 2022 to \$38.7 Billion in 2023.



FIXTURE PLAN



SITE PLAN



EXTERIOR PHOTOS



AERIAL PHOTOS



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MAPS & AERIALS

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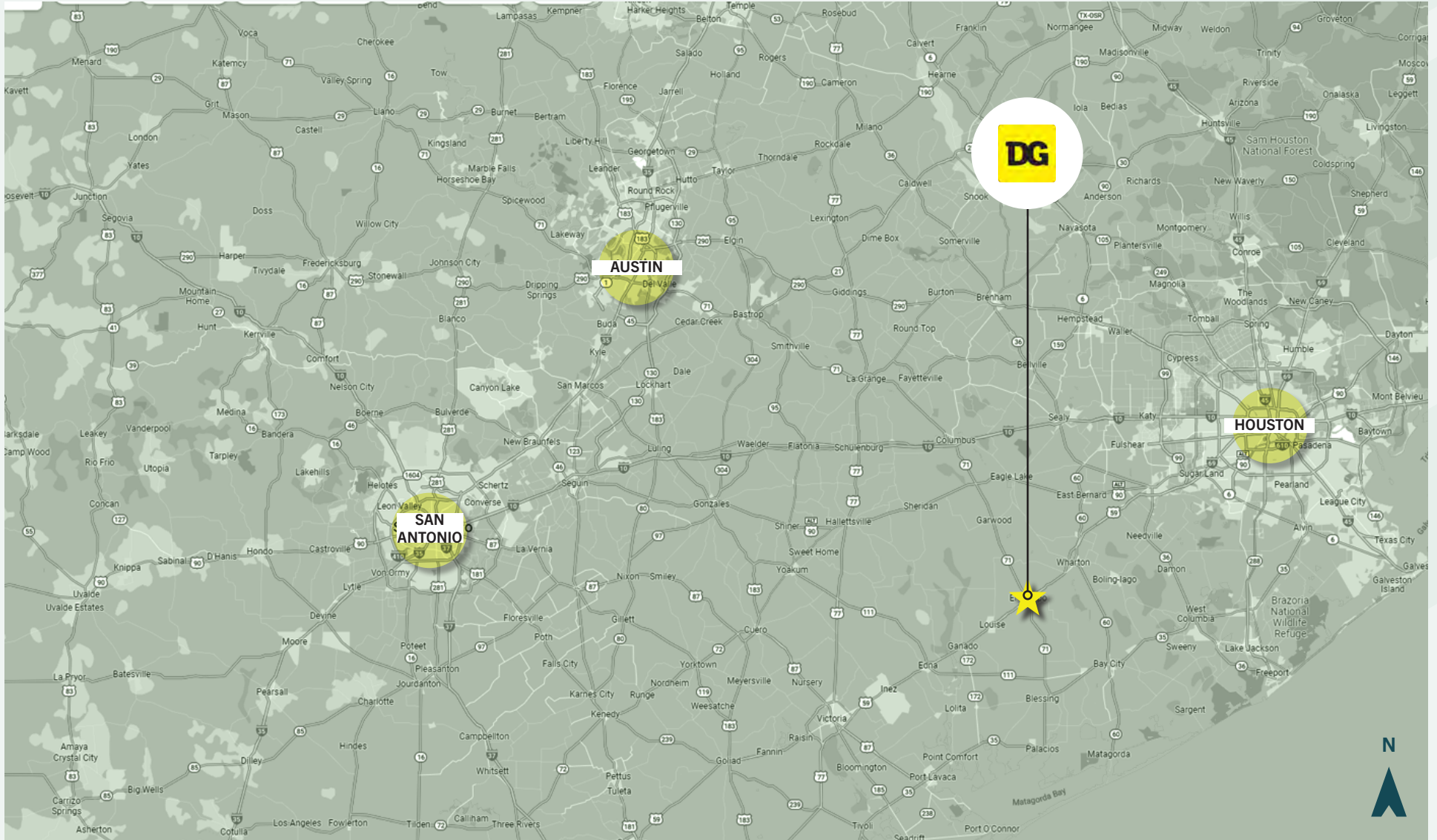
SITE AERIAL



SURROUNDING AERIAL



LOCAL CONTEXT



HOUSTON, TX (71 MILES); AUSTIN, TX (130 MILES) AND SAN ANTONIO (162 MILES)

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ANALYTICS

Demographic Analysis 17

DEMOGRAPHIC ANALYSIS



POPULATION	3 MILE	5 MILES	10 MILES
2027 Projection	13,626	15,741	18,407
2022 Estimate	13,653	15,739	18,465



HOUSEHOLDS	3 MILE	5 MILES	10 MILES
2027 Projection	4,880	5,594	6,519
2022 Estimate	4,890	5,595	6,540



AVG. HOUSEHOLD INCOME	3 MILE	5 MILES	10 MILES
Average Household Income	\$70,188	\$70,475	\$70,137
Less than \$25,000	1,292	1,463	1,722
\$25,000 - \$50,000	1,036	1,213	1,413
\$50,000 - \$75,000	720	800	953
\$75,000 - \$100,000	554	660	750
\$100,000 - \$125,000	566	637	750
\$125,000 - \$150,000	324	347	381
\$150,000 - \$200,000	293	347	377
More than \$200,000	105	129	163

ABOUT EMBREE GROUP

Embree Group provides nationwide turnkey real estate services, specializing in build-to-suit development, design/build, general construction, program management, and capital markets for specialty retail, financial, automotive, restaurant, healthcare and senior living facilities. Embree's fully integrated, in-house services allow us to become an extension of the client's organization. Since 1979, Embree's foundation has been built on developing tailored programs for 350+ national clients. The firm is headquartered near Austin, Texas. Over the past 45 years, Embree's executive team has developed, built, or transacted more than 20,000 assets in all 50 states, Puerto Rico, and Canada with a total market value in excess of \$10 billion.

Contact Details

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