

**OFFERED
FOR SALE**

LISTED BY:

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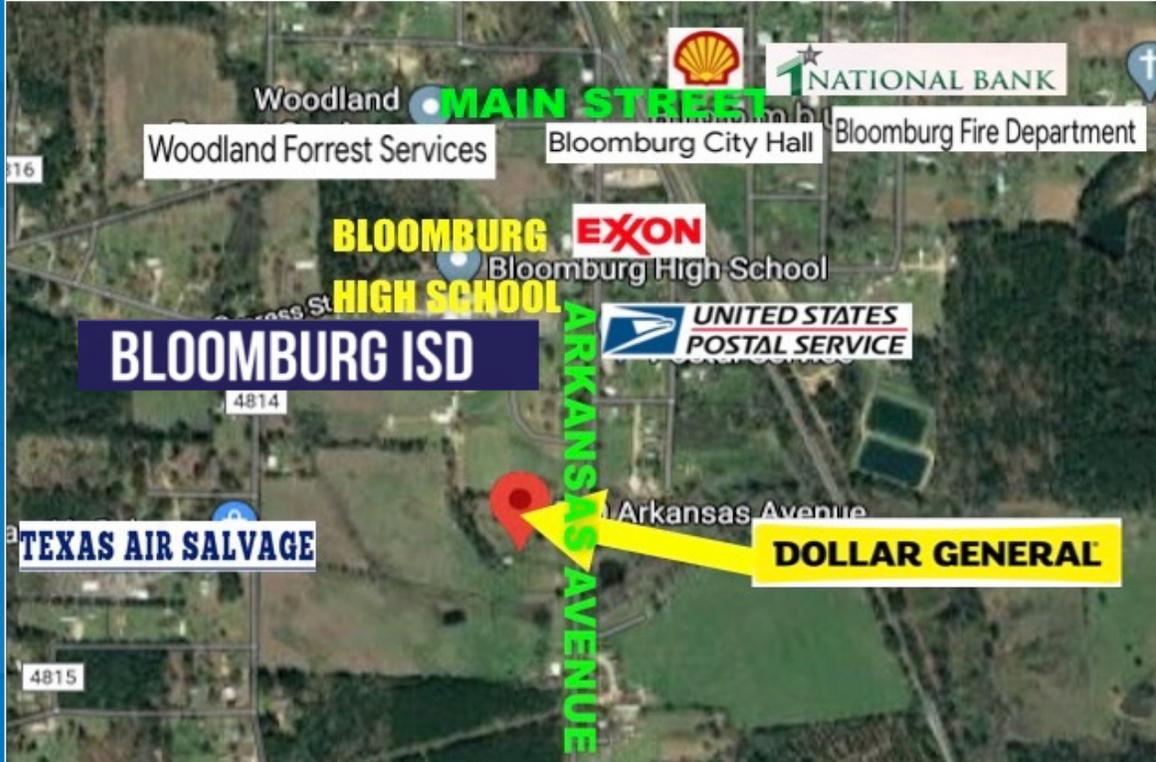
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DOLLAR GENERAL

15 YEAR ABSOLUTE NNN LEASE

**8.75 Years Remaining on Primary Term
Close Proximity to Texarkana, Texas**

700 S Arkansas Avenue | Bloomburg, Texas 75979



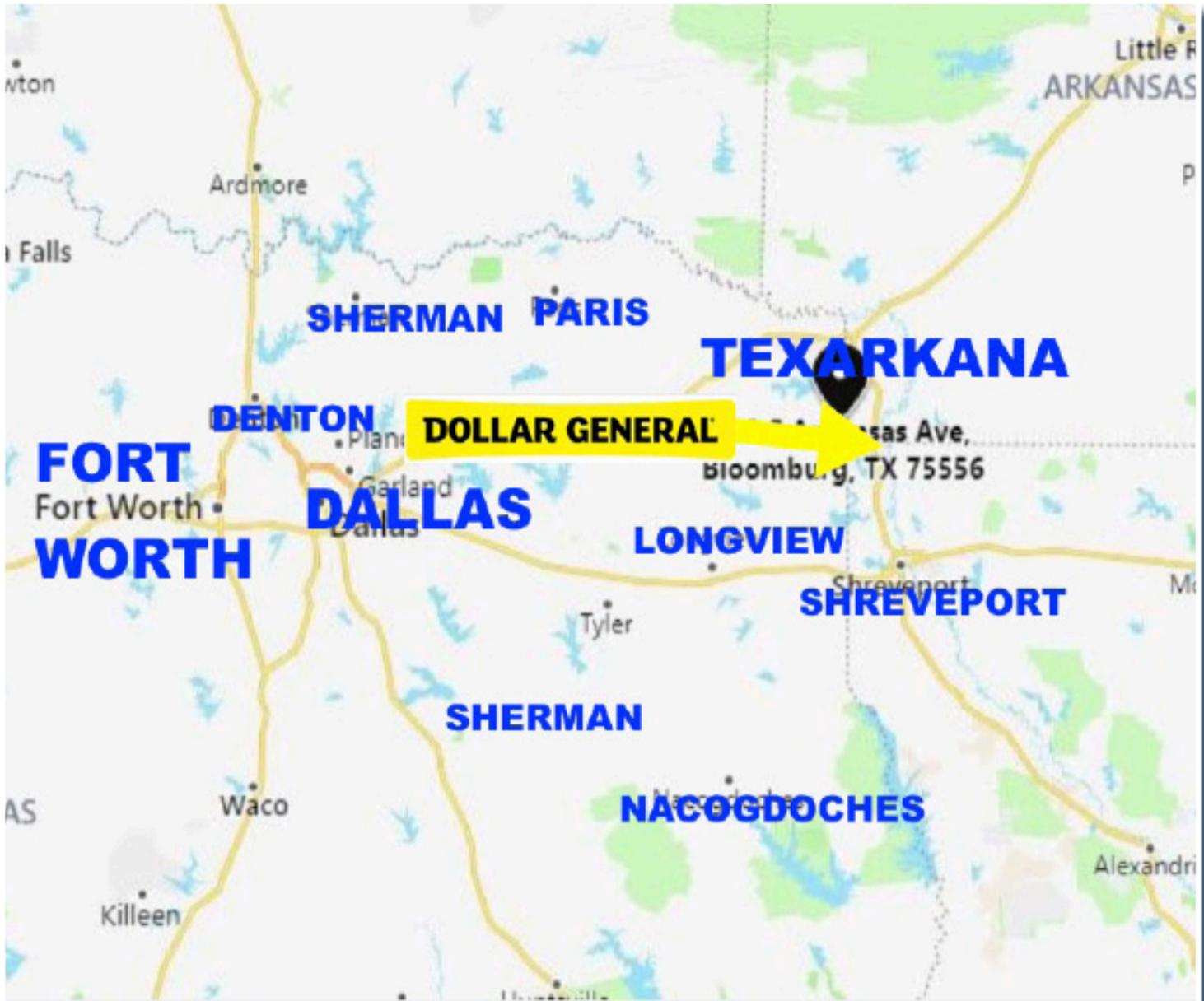
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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONSULT LISTING AGENT FOR MORE DETAILS.

PROPERTY MAP



OFFERING SUMMARY



PRICING SUMMARY:

Asking Price:	\$1,116,600
Selling CAP	7.0%
Year Built:	2019
Rent:	\$78,163
Building Size:	9,100 SF
Lot Size:	1.49 Acres

TENANT SUMMARY:

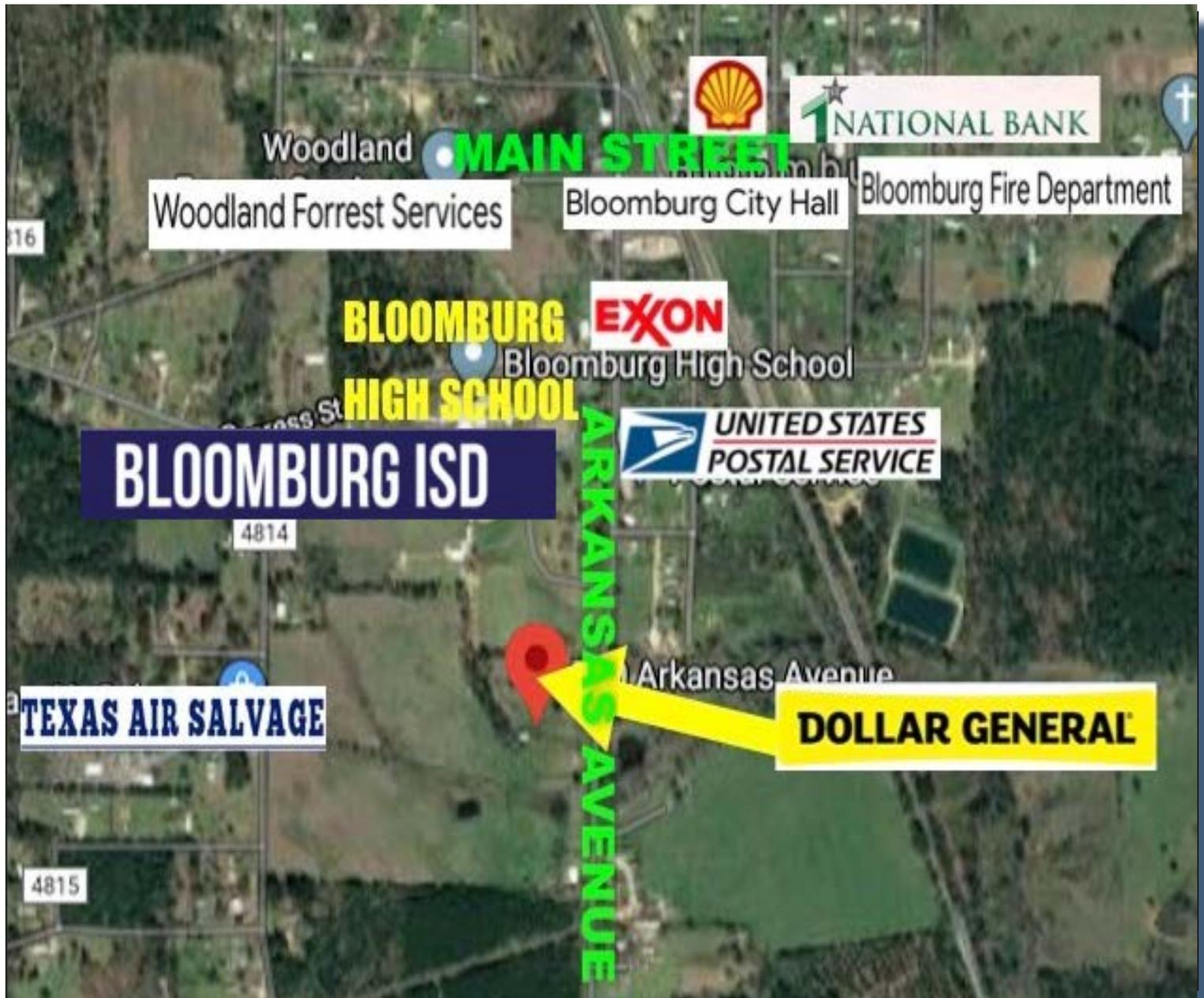
Tenant Name:	Dollar General
Guaranty Type:	Corporate
Lease Type:	Absolute NNN
Lease Term:	15 Years 8.75 Years Remaining
Options:	3/5 Year Options 10% Increases
Lease Start:	November 1st, 2019
Lease Term:	October 31st, 2034

INVESTMENT HIGHLIGHTS

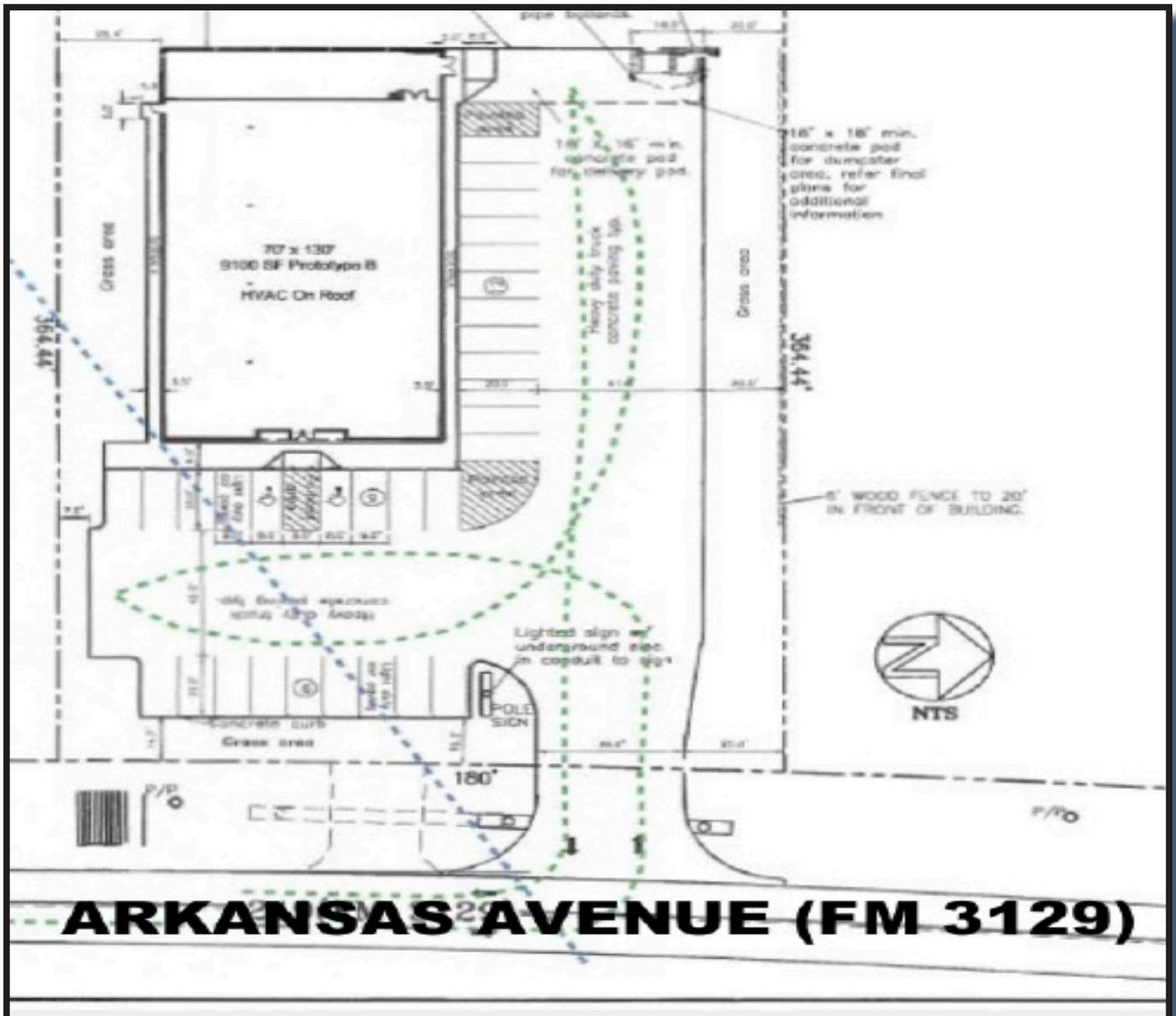
- 8.75 years remaining on original 15 Year absolute NNN lease, Store opened in November of 2019
- Close Proximity to Bloomburg ISD schools, City of Bloomburg High School and Elementary
- Northeast Texas has consistently been a very strong market for Dollar General. Bloomburg is located 27 miles south of Texarkana, Texas (Texarkana has an MSA population of 67,500 people)
- Texas Air Salvage Co. (www.texasairsalvage.com) is based in Bloomburg. The company offers aircraft parts, aircraft salvage, used aircraft engines, used avionics, project aircraft and complete flying airplanes.
- Bloomburg is home to the Cullen Baker Country Fair, held every year on the first Saturday in November. This large family event and has a parade, craft/food booths, a pageant, and rodeo.
- Dollar General: S&P BBB+ Rated, publicly trades on New York Stock Exchange as Symbol DG | Market Capitalization Exceeds \$40 Billion



AERIAL



SITE PLAN



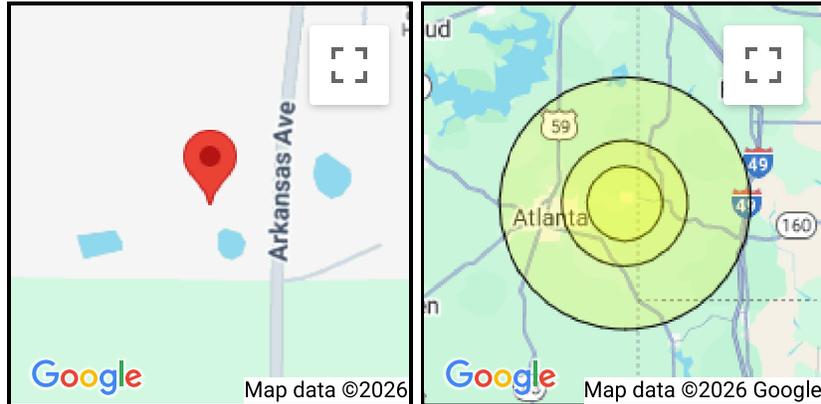
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EASI Updated Site Selection Reports & Analysis Summary Report

Latitude: 33° : 07' : 52"

Longitude: -94° : 03' : 40"



Description	3 Miles	5 Miles	10 Miles
DEMOGRAPHIC OVERVIEW			
Population	1,492	2,923	13,921
Households	623	1,199	5,813
Total Household Income (\$)	49,830,250	105,048,671	448,382,804
Median Household Income (\$)	71,778	66,486	60,848
Median Age	38.9	39.1	43.1
POPULATION BY RACE			
White Population	1,310	2,558	10,096
Black Population	64	109	2,484
Asian, Pacific Islander Population	6	11	96
American Indian and Alaska Native Population	9	28	124
Other Race Alone Population	20	46	248
Two or More Races Population	83	171	873
POPULATION BY ETHNICITY			
Hispanic Population	56	119	624
White Non-Hispanic	1,284	2,509	9,773
BLOCK GROUP COUNT	1	2	15

Footnotes:

© 2025 Easy Analytic Software, Inc. Easy Analytic Software, Inc. (EASI) is the source of all updated estimates. All other data are derived from the US Census and other official government sources. Consumer Expenditure data are derived from the Bureau of Labor Statistics and is presented in thousands of dollars per year.

All estimates are as of 1/1/2025 unless otherwise stated.

Easy Analytic Software, Inc.
101 Haag Avenue, Bellmawr, NJ 08031



Information About Brokerage Services

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.

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.

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. A broker who acts 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.

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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date