

SINGLE TENANT ABSOLUTE NNN

Investment Opportunity

DOLLAR GENERAL®

Over 4 Years Remaining | Interstate 20 Frontage | Corporate-Guaranteed Lease



6919 N. Service Road

BIG SPRING TEXAS

ACTUAL SITE



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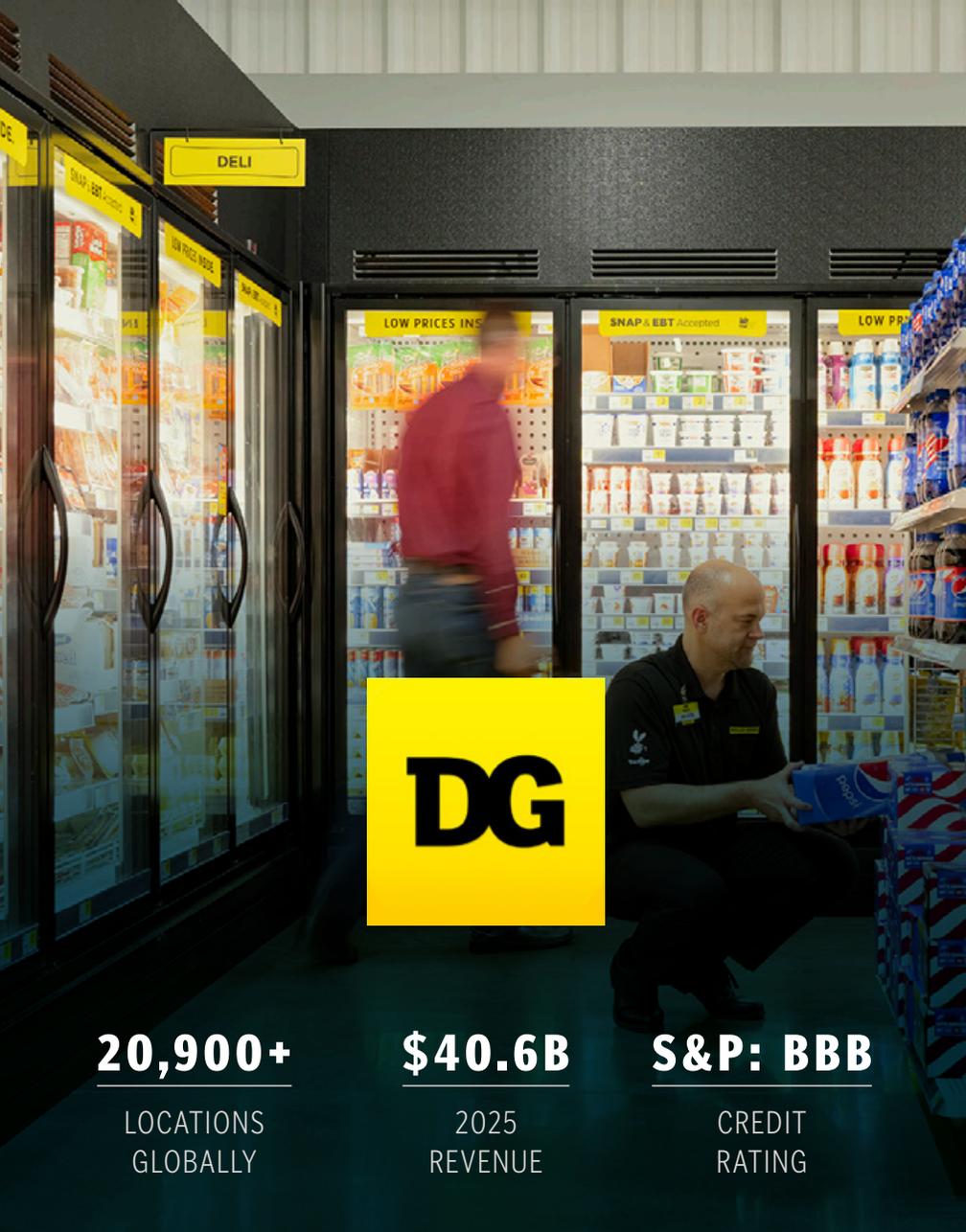
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NATIONAL NET LEASE

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

OFFERING SUMMARY



20,900+

LOCATIONS
GLOBALLY

\$40.6B

2025
REVENUE

S&P: BBB

CREDIT
RATING

OFFERING

Pricing	\$1,229,157
Net Operating Income	\$86,041
Cap Rate	7.00%

PROPERTY SPECIFICATIONS

Property Address	6919 N. Service Road, Big Spring, Texas 79720
Rentable Area	9,026 SF
Land Area	2.38 AC
Year Built	2015
Tenant	Dollar General
Guaranty	Corporate
Lease Type	Absolute NNN*
Landlord Responsibilities	None
Lease Term Remaining	4+ Years
Increases	10% rental increase at the beginning of each option
Options	3 (5-Year)
Rent Commencement	July 1, 2015
Lease Expiration	June 30, 2030

*Real Estate Taxes are fully reimbursed by the Tenant. All other expenses are paid directly by the Tenant

[CLICK HERE FOR A FINANCING QUOTE](#)

JORDAN YAROSH

Vice President, Debt & Equity

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Tenant Name	Square Feet	LEASE TERM		RENTAL RATES				
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
Dollar General	9,026	7/1/2015	6/30/2030	Current	-	\$7,170	\$86,041	3 (5-Year)
(Corporate Guaranty)				Option 1	10%	\$7,877	\$94,645	
				Option 2	10%	\$8,676	\$104,109	
				Option 3	10%	\$9,544	\$114,521	

10% Increase Beg. of Each Option

10-Year Operating History | 4+ Years Remaining | Corporate Guaranteed | Options to Extend

- Dollar General has operated at this location for 10 years and has 4 years remaining on their current lease
- 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 20,900 locations as of October 31, 2025
- The lease offers three (5-year) options to extend, with 10% rental increases at the beginning of each option period

Absolute NNN | Fee Simple Ownership | Zero Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment for a passive investor

Fronting Interstate 20 | Surrounding Employers | Excellent Visibility & Access | Limited Competition

- Dollar General is strategically positioned along Interstate 20, a major thoroughfare that connects key cities across Texas
- Interstate 20 sees an average of over 26,000 vehicles per day, generating strong traffic flow to the site
- The asset has excellent visibility via street frontage providing ease and convenience for customers
- Surrounded by industrial and energy-related employers driving consistent consumer demand, including Alon Refinery and Big Spring Refinery
- Limited presence of competing national discount retailers within the immediate trade area

Local Demographics In 5-mile Trade Area

- More than 6,000 residents and 2,000 employees support the trade area
- \$115,017 average household income



DOLLAR GENERAL

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, finance.yahoo.com

LOCATION



Big Spring, Texas
Howard County

ACCESS



N. Moss Lake Road: 1 Access Point

TRAFFIC COUNTS



Interstate 20: 26,800 VPD

IMPROVEMENTS



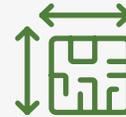
There is approximately 9,026 SF of existing building area

PARKING



There are approximately 30 parking spaces on the owned parcel.
The parking ratio is approximately 3.32 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 291592
Acres: 2.38
Square Feet: 103,673

CONSTRUCTION



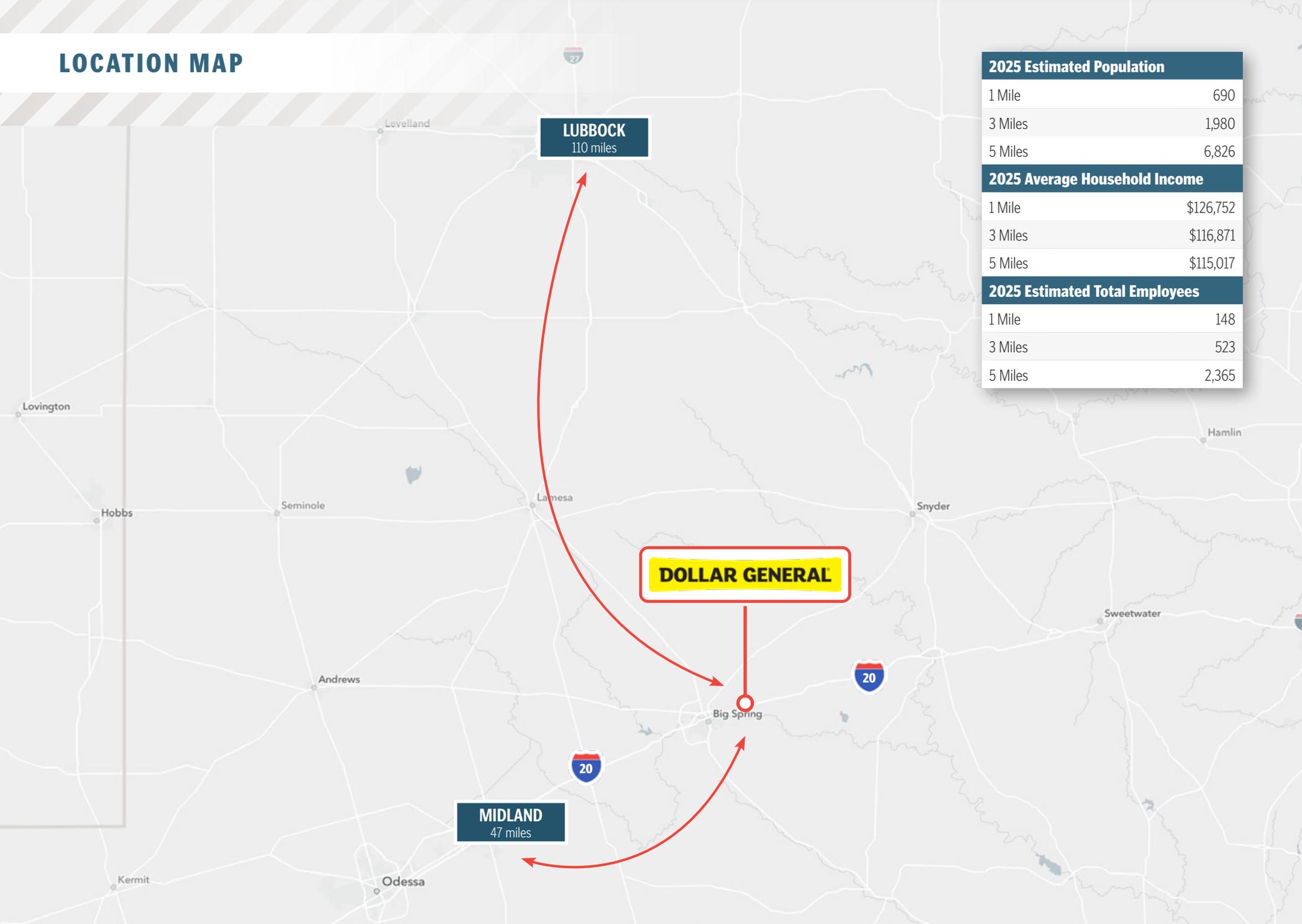
Year Built: 2015

ZONING



HC – Heavy Commercial

LOCATION MAP



2025 Estimated Population	
1 Mile	690
3 Miles	1,980
5 Miles	6,826
2025 Average Household Income	
1 Mile	\$126,752
3 Miles	\$116,871
5 Miles	\$115,017
2025 Estimated Total Employees	
1 Mile	148
3 Miles	523
5 Miles	2,365



DOLLAR GENERAL

Big Spring Refinery

MOTION TECH SERVICES

TARGET HOSPITALITY

Whiting Oil & Gas Corporation

Intoxalock IGNITION INTERLOCK

Suburban East RV Park

Midway Baptist Church

Our Place RV Park

Jode Trucking Inc, Towing Services

ALON

WHIP'IN RV PARK

Red Diamond Well Service

MIDWAY RD

Rockhouse RV Park Big Spring Texas

Big Star RV Park

Big Spring CABINS & RV

26,800 VPD

20

FARM ROAD 37

S MOSS LAKE RD





DOLLAR GENERAL



N MOSS LAKE ROAD

Pylon Sign

N SERVICE ROAD



21,800 VPD



	1 Mile	3 Miles	5 Miles
Population			
2025 Estimated Population	690	1,980	6,826
2030 Projected Population	663	1,911	6,612
2025 Median Age	41.8	41.6	37.8
Households & Growth			
2025 Estimated Households	327	830	2,672
2030 Projected Households	322	819	2,642
Income			
2025 Estimated Average Household Income	\$126,752	\$116,871	\$115,017
2025 Estimated Median Household Income	\$83,620	\$78,406	\$85,044
Businesses & Employees			
2025 Estimated Total Businesses	13	40	215
2025 Estimated Total Employees	148	523	2,365



BIG SPRING, TEXAS

Big Spring, city, seat of Howard county, western Texas, U.S., at the foot of the Caprock Escarpment, 111 miles west-southwest of Abilene. It is the largest city between Midland to the west, Abilene to the east, Lubbock to the north and San Angelo to the South. The City of Big Spring had a population of 22,499 as of July 1, 2025.

Unlike many Texas communities of similar size, Big Spring’s economy is not reliant on 1 or 2 industries. Even though oil related industry and agriculture played an important role in Big Spring and Howard County economies of the past, only about 8% of the employed persons in 1990 reported that they were employed in these 2 groups. Today the community’s economy is more diverse, consisting of varied industry and commercial types. The economy has seen improvement in recent years as the fortunes of the oil and gas industry have improved. Additionally, the construction of the Texas State Veterans Home, a large expansion of the VA hospital and expansions at Alon refinery have boosted the economy. Public-sector institutions such as Howard College, the Federal Correctional Institution, the Veterans Administration Hospital, the Big Spring State Hospital are major employers in the area. Other noted large-scale employers in Big Spring are several private prisons, HEB, and Wal-Mart.

West Texas is known for its wide-open expanses and novel points of interest, and Big Spring has plenty of both. The city’s parks and outdoor venues are beautiful places to enjoy the “big sky” naturescape in what is usually sunny weather. It’s also a standout destination for lovers of arts and culture. Attractions near Big Spring are Big Spring State Park, Comanche Trail Municipal Golf Course, Comanche Trail Park, Hangar 25 Air Museum, Heritage Museum, Howard County Library, Moss Creek Lake, Roy Anderson Sports Complex, Russ McEwen Family Aquatic Center.



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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