

DOLLAR GENERAL®

DOLLAR GENERAL | 10,640 SF

15 YEAR NNN | New Boston, Texas

Texarkana, Texas MSA (90,000 People in Bowie County)

5% Rent Increases | Opening 2/15/2025

1100 S McCoy Blvd, New Boston, Texas 75570

Excellent demographics: 1,800 people in 1 mile radius
with average income of \$99,700.



Representative Photo



DOLLAR GENERAL

OFFERED
FOR SALE

LISTED BY:
Gavin M Kam
Brad F Kam

972.375.3437

NNN Retail Advisors
18208 Preston Road
Suite #D9-278
Dallas, Texas 75252

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

OFFERING SUMMARY

PRICING SUMMARY:



Asking Price: \$1,933,300

Selling CAP 6.85%

Year Built: 2025

Rent: \$132,432

Building Size: 10,640 SF

Lot Size: 3.07 Acres

TENANT SUMMARY:

Tenant Name: Dollar General

Guaranty Type: Corporate

Lease Type: Absolute NNN

Lease Term: 15 Years

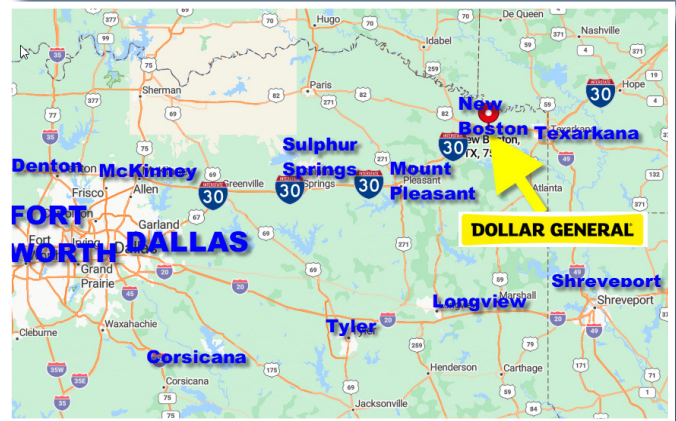
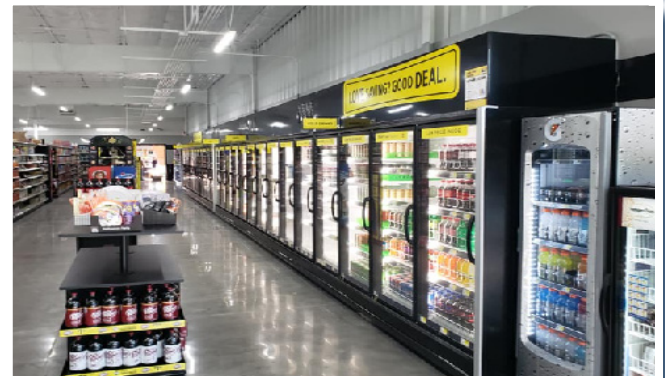
Rent Increase in Primary Term: 5% Rent Increase in Year 6, Year 11

Options: 5/5 Year Options
5% Increases

Lease Start: 2/15/2025-2/28/2040

INVESTMENT HIGHLIGHTS

- Brand New Dollar General Store, 15 year absolute NNN Lease, 5% rent increases every 5 years, Planned store opening in February of 2025, **Excellent demographics: 1,800 people in 1 mile radius with average income of \$99,700.**
- Bowie County. with county seat and courthouse in New Boston, has population of 92,800 people. The county is part of the Texarkana metropolitan statistical area. The county is named for James Bowie, the legendary knife fighter who died at the Battle of the Alamo.
- New Boston (population: 4,400 people) is known for its Pioneer Days Festival and Rodeo. Residents and tourists gather annually at the T&P Trailhead Park for entertainment such as carnival rides, street dances, and live musical and comedy presentations
- Larger format Dollar General "Plus" store: Combines Includes additional fresh produce, dairy products, fresh meat, and bakery items.
- Dollar General: S&P BBB+ Rated, publicly trades on New York Stock Exchange as symbol DG | Market capitalization exceeds \$17 Billion

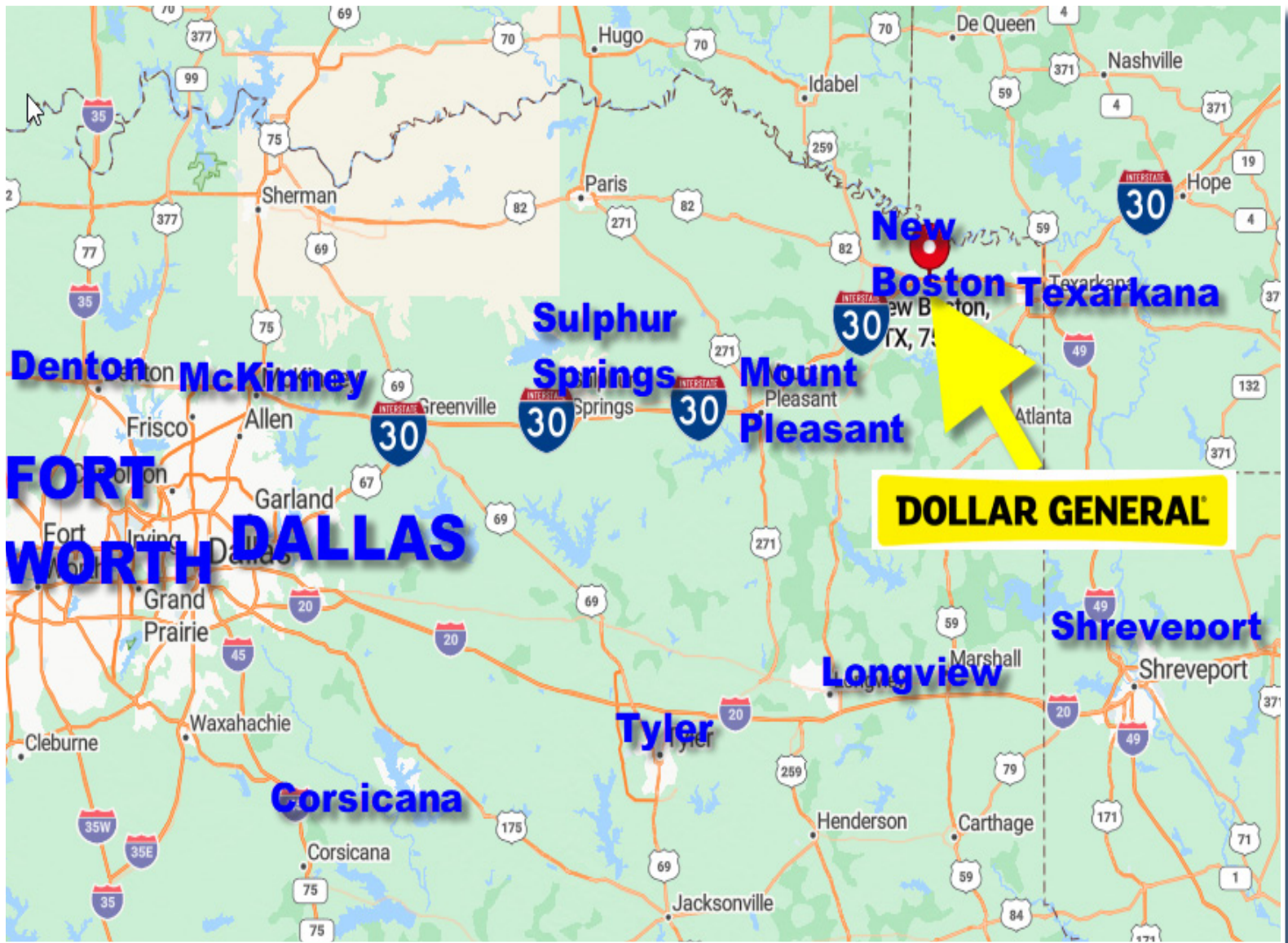


Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	1,826	5,306	9,658
2024 Estimate	1,834	5,326	9,714
2020 Census	1,857	5,360	10,117
2024 Population by Hispanic Origin			
	94	295	1,249
2024 Population	1,834	5,326	9,714
White	1,413 77.04%	3,825 71.82%	6,001 61.78%
Black	220 12.00%	995 18.68%	2,204 22.69%
Am. Indian & Alaskan	7 0.38%	22 0.41%	31 0.32%
Asian	14 0.76%	42 0.79%	60 0.62%
Hawaiian & Pacific Island	39 2.13%	54 1.01%	96 0.99%
Other	142 7.74%	389 7.30%	1,322 13.61%
U.S. Armed Forces	0	0	1
Households			
2029 Projection	735	2,203	2,890
2024 Estimate	739	2,213	2,914
2020 Census	749	2,229	2,997
Owner Occupied	392 53.04%	1,233 55.72%	1,825 62.63%
Renter Occupied	347 46.96%	980 44.28%	1,089 37.37%
2024 Households by HH Income			
	738	2,213	2,915
Income: <\$25,000	96 13.01%	494 22.32%	591 20.27%
Income: \$25,000 - \$50,000	177 23.98%	501 22.64%	614 21.06%
Income: \$50,000 - \$75,000	151 20.46%	500 22.59%	695 23.84%
Income: \$75,000 - \$100,000	85 11.52%	245 11.07%	360 12.35%
Income: \$100,000 - \$125,000	65 8.81%	134 6.06%	173 5.93%
Income: \$125,000 - \$150,000	46 6.23%	90 4.07%	123 4.22%
Income: \$150,000 - \$200,000	16 2.17%	112 5.06%	214 7.34%
Income: \$200,000+	102 13.82%	137 6.19%	145 4.97%
2024 Avg Household Income	\$99,757	\$75,691	\$77,117
2024 Med Household Income	\$67,887	\$55,309	\$59,115

PROPERTY MAP



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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.

Net Realty Advisors LLC	596860	info@netrealtyadvisors.com	972 661 8476
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Gavin M Kam	493003	gavin@netrealtyadvisors.com	972 661 8476
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