LIMITED COMPETITION | LOW AFFORDABLE PRICE POINT

DOLLAR GENERAL

804 S. Slaughter Ave
Sundown, TX 79372

EXCLUSIVELY LISTED BY

PRIMARY CONTACT

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ENGVEST GROUP | eXp COMMERCIAL

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EXECUTIVE SUMMARY

The EngVest Group is pleased to present the Dollar General property located at 804 S. Slaughter Ave in Sundown, TX, representing a premier net lease investment opportunity featuring 4.5 years of remaining lease term on a Fee-Simple NN lease with minimal landlord responsibilities. The lease is backed by an investment-grade corporate guaranty from Dollar General Corporation (NYSE: DG | S&P: BBB), providing investors with ultimate security from one of the nation's most recession-resilient essential retailers. Built-in 5% rental increases at each option period offer continuous protection against inflation and predictable income growth over the hold period.

Positioned at an accessible, low-barrier price point, this offering is ideally suited for 1031 exchange buyers seeking passive, defensive cash flow. Dollar General has proven its immunity to economic downturns and e-commerce friction, remaining a dominant force in rural retail. The store enjoys a true retail monopoly, operating as the only national retailer and dollar store within a 10-mile radius. This lack of local competition ensures a highly captive customer base and consistent, long-term store sales from the surrounding trade area.

Strategically located at the hard corner of S. Slaughter Ave and W. Richardson St, the site benefits from high visibility, dual access points, and traffic counts exceeding 3,600 vehicles per day. Positioned as a central civic and community anchor, the property sits directly adjacent to key local drivers including Sundown High School, City Hall, the U.S. Post Office, and emergency services. This rare combination of investment-grade credit, captive market dominance, inflation-hedged income, and prime downtown placement makes 804 S. Slaughter Ave an exceptional commercial real estate acquisition.

INVESTMENT SUMMARY

$745,000
PRICE

9.59%
CAP RATE

$71,425
NET OPERATING INCOME

8,275 SF
BUILDING SIZE:

66,500 SF
LAND SIZE:

NN Fee-Simple
LEASE TYPE

Property Address:	**804 S Slaughter Ave, Sundown, TX 79372**
APN:	**6177; 10141; 16123**
Price/SF	**$90.03**
Land Price/SF	**$11.20**
Year Built:	**2015**
Number of Tenants:	**1**
Occupied:	**100%**

INVESTMENT HIGHLIGHTS

- **Fee-Simple NN Lease Structure:** Low-maintenance investment featuring 4 ½ years of initial term remaining with minimal landlord responsibilities.
- **Strong Corporate Guaranty (S&P: BBB):** Leased to Dollar General Corporation (NYSE: DG), an investment-grade, recession-resilient essential retailer with proven immunity to e-commerce and economic downturns.
- **Captive Regional Market (Monopoly Location):** The only national retailer and dollar store within a 10-mile radius, serving as an essential daily-needs hub for the surrounding trade area.
- **Built-in Inflation Hedge:** 5% rent escalations at each option period, providing steady income growth (next increase occurring in 2031).
- **Low-Barrier Price Point:** Attractive, highly accessible deal size for private investors or 1031 buyers seeking stable passive cash flow.
- **Prime Hard-Corner Site & High Visibility:** Strategically positioned at the hard corner of South Slaughter St. and West Richardson St., benefiting from dual access points and 3,600+ vehicles per day (VPD).
- **Downtown Civic & Community Anchor:** Located in the heart of Sundown, adjacent to key local drivers including Sundown High School, City Hall, the U.S. Post Office, and emergency services.

TENANT PROFILE & RENT ROLL

About Dollar General

Dollar General Corporation (NYSE: DG) is the nation's largest discount retailer by store count, operating over 20,000 locations across 48 U.S. states. Founded in 1939 and headquartered in Goodlettsville, Tennessee, the Fortune 500 company delivers everyday essentials—including packaged food, snacks, health and beauty aids, cleaning supplies, basic apparel, and seasonal goods—primarily to underserved rural and suburban markets. By focusing on small-format, convenient locations situated within a 10-minute drive of its core customer base, Dollar General has established a deeply entrenched retail footprint across rural America.

Backed by an investment-grade credit rating (S&P: BBB / Moody's: Baa2) and generating over $38 billion in annual sales, Dollar General stands as one of the most financially resilient corporate tenants in the retail sector. The company's value-driven, consumable-centric model generates consistent store traffic and stable cash flows regardless of broader macroeconomic shifts. Through continuous supply chain optimization, strategic private-label expansion, and aggressive store growth, Dollar General maintains a dominant market share in the value channel, making it a premier corporate guarantor for commercial real estate assets.

LEASE SUMMARY

Guarantor:	*Corporate Guarantee – Dollar General Corporation*
Lease Type:	*NN Fee-Simple Lease*
Landlord Responsibilities:	*Roof, Structure, Parking Lot*
Tenant:	*Property Tax, Insurance, Non-Structural Maintenance, HVAC*
Lease:	*4½ Years Remaining*
Increases:	*Next Increase in Next Option Period (January 2031)*
Options:	*Three (5) Year Options*

Tenant	SF	Lease Type	Lease Start Date	Lease End Date	Begin	Annual NOI	Monthly NOI	Rent / SF	Increases	Option Periods
Dollar General	8,275 SF	NN Fee-Simple	9/1/2020	12/31/2030	Current	$71,425	$5,952	$8.63	-	Three (5) Year Options
			1/1/2031	12/31/2035	Option 1	$74,996	$6,250	$9.06	5.00%	
			1/1/2036	12/31/2040	Option 2	$78,746	$6,562	$9.52	5.00%	
			1/1/2041	12/31/2045	Option 3	$82,683	$6,890	$9.99	5.00%	
Total	8,275 SF					$71,425	$5,952	$8.63		

AERIAL OVERVIEW

AERIAL MAP

303
Sundown Library
South Slaughter Ave
2,160 + CPD
Roughneck Range Sundown Golf Course
Sundown Fire Department
Sundown Police Department
Bent Tree Apartments
TEXACO
Sundown High School (188 Students)
Sundown Elementary School (379 Students)
Sundown Church
LOWE'S
UNITED STATES POSTAL SERVICE
301
301
West Richardson Steet
1,440+ CPD
West Richardson Steet
1,440+ CPD
301
PHILLIPS 66
DG SUBJECT
Sundown City Hall
South Slaughter Ave
2,160 + CPD
303


DOLLAR GENERAL


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Save time. Save money. Every day!


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DEMOGRAPHICS

HOUSEHOLDS	1 Mile	3 Miles	10 Miles
2020 Households	296	349	777
2025 Households	186	220	610
2030 Household Projection	163	193	580
Annual Growth 2020-2025	0.7%	0.7%	0.6%
Annual Growth 2025-2030	-2.5%	-2.5%	-1.0%
Owner Occupied Households	130	153	470
Renter Occupied Households	34	40	110
POPULATION			
2020 Population	858	1,012	2,179
2025 Population	540	637	1,689
2030 Population Projection	475	561	1,599
Annual Growth 2020-2025	-7.4%	-7.4%	-4.5%
Annual Growth 2025-2030	-2.4%	-2.4%	-1.1%
Median Age	36.9	37	39
Bachelor's Degree or Higher	18%	18%	19%
INCOME			
Avg Household Income	$96,858	$96,249	$103,520
Median Household Income	$87,500	$86,931	$88,432
HOUSING			
Median Home Value	$141,860	$96,239	$161,510
Median Year Built	1980	1980	1979

LOCATION

THE CITY OF SUNDOWN

Situated in Hockley County within the West Texas Permian Basin region, Sundown, TX represents an attractive, business-friendly industrial market fueled by energy production, agriculture, and local manufacturing. Located roughly 40 miles southwest of Lubbock, the municipality provides strategic regional access to major West Texas commercial hubs and trade routes via State Highway 300 and Farm to Market roads. Commercial real estate in Sundown offers investors low tax burdens, competitive asset valuations, and strong opportunities for industrial, energy-services, or flex-space developments. Supported by a skilled local workforce with an above-average median household income of roughly $84,000, the town maintains a stable economic base driven by the oil and gas sector alongside educational services. Offering low operating overhead, a business-favorable Texas tax climate, and close proximity to the expanding Lubbock metropolitan area, Sundown serves as an ideal footprint for commercial expansion, industrial operations, and net-lease investment options.

City of SUNDOWN TEXAS

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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.

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Buyer/Tenant/Seller/Landlord Initials   Date