

SINGLE TENANT NN

Investment Opportunity

DOLLAR GENERAL®

20-Year Operating History | Corporate Guaranty (S&P: BBB) | Top-Performing Store



900 N. International Boulevard

WESLACO TEXAS

ACTUAL SITE



PATRICK NUTT

**Senior Managing Principal &
Co-Head of National Net Lease**

patrick.nutt@srsre.com

D: 954.302.7365 | M: 703.434.2599

200 SW First Avenue, Suite 970

Fort Lauderdale, FL 33301

FL License No. BK3120739

JAIME SALAZAR

**Senior Associate
National Net Lease**

jaime.salazar@srsre.com

D: 954.703.3602 | M: 786.768.7700

200 SW First Avenue, Suite 970

Fort Lauderdale, FL 33301

FL License No. SL3452271

WILLIAM WAMBLE

**EVP & Principal
National Net Lease**

william.wamble@srsre.com

D: 813.371.1079 | M: 813.434.8278

1501 W. Cleveland Street, Suite 300

Tampa, FL 33606

FL License No. SL3257920



NATIONAL NET LEASE

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

OFFERING SUMMARY



20,582+

LOCATIONS
GLOBALLY

\$40.6B

2025
REVENUE

S&P: BBB

CREDIT
RATING

OFFERING

Pricing	\$988,000
Net Operating Income	\$74,083
Cap Rate	7.50%

PROPERTY SPECIFICATIONS

Property Address	900 N. International Boulevard Weslaco, Texas 78596
Rentable Area	9,014 SF
Land Area	1.15 AC
Year Built	2005
Tenant	Dollar General
Guaranty	Corporate (S&P: BBB)
Lease Type	NN
Landlord Responsibilities	Parking Lot, HVAC Units, Roof, & Structure
Increases	10% at Beg. of Each Option
Options	3 (5-Year)
Rent Commencement	4/1/2005
Lease Expiration	3/31/2029
ROFO/ROFR	No



Tenant Name	Square Feet	LEASE TERM		RENTAL RATES				
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
Dollar General	9,014	4/1/2005	3/31/2029	Current	-	\$6,174	\$74,083	3 (5-Year)
(Corporate Guaranty)							10% Increases at Beg. of Each Option	

20-Year Operating History | Corporate Guaranty | Top-Performing Store | Below Market Rent

- Dollar General has operated at this location for 20 years and has 3 (5-Year) options to extend
- The lease is backed by a corporate guaranty from Dollar General Corporation, an investment-grade retailer (S&P: BBB) with more than 20,582 locations nationwide
- This location ranks in the top 92nd percentile nationally and the 87th percentile within Texas among comparable Dollar General stores, according to Placer.ai
- The in-place rent of \$8 PSF is significantly below the estimated market rent of \$20 PSF

NN Lease | Fee Simple Ownership

- Tenant is responsible for taxes, insurance, and repairs under \$1,000
- Landlord is responsible for the parking lot, HVAC units, roof, structure, and major repairs exceeding \$1,000
- Dollar General provides additional monthly CAM contributions (contact agent for details)

Hard Corner Intersection | I-2 | Excellent Visibility & Access

- Dollar General is strategically positioned at the hard-corner intersection of N International Blvd (23,700 VPD) and E Pike Blvd (3,300 VPD)
- Located off I-2 (61,500 VPD), providing direct access for travelers
- The asset has excellent visibility via street frontage providing ease and convenience for customers

Surrounding Retailers | Adjacent National Guard Center

- The immediate trade area is supported by surrounding retailers such as Walmart, H-E-B, Academy Sports + Outdoor, Lowe's, JCPenney, and more
- The property is directly adjacent to the Texas Army National Guard Readiness Center, a state-operated military facility serving the Weslaco area, which provides a consistent daytime population and reinforces the stability of the surrounding market

New Residential Development | Direct Residential Consumer Base | Strong Demographics In 10-mile Trade Area | Growing Population

- The subject property is in close proximity to numerous established residential communities and new residential developments, including multifamily communities such as the newly constructed Heron's Landing (295 units), The Coves at Weslaco (24 units), La Estancia Apartments (128 units), and Verona Apartments (80 units), providing a direct and growing residential consumer base
- More than 220,000 residents and 47,000 employees support the trade area
- \$66,860 average household income
- The population within the 3-mile trade area is projected to grow 2.68% between 2025 and 2030

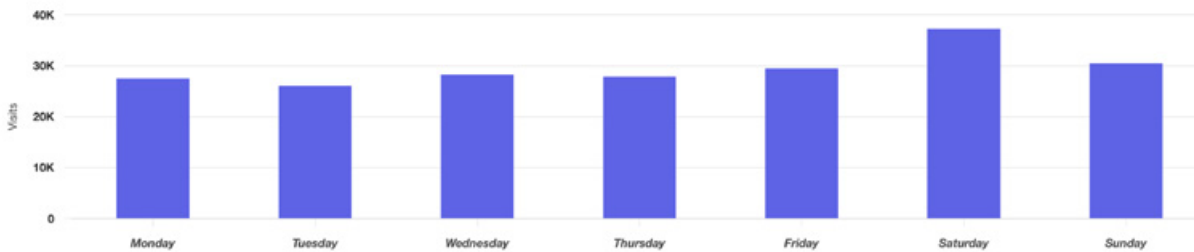


DOLLAR GENERAL | 900 N INTERNATIONAL BLVD, WESLACO, TX

METRICS

Visits	207.2K	Avg. Dwell Time	12 Min
Visits / sq ft	21.1	Panel Visits	28.1K
Size - sq ft	9.8K	Visits YoY	+2.2%
Visitors	41K	Visits Yo2Y	-22.5%
Visit Frequency	5.05	Visits Yo3Y	-29.6%

DAILY VISITS



March 3, 2025 - March 3, 2026

This data was provided by Placer.ai, a company that tracks consumer data via smartphone apps. Currently, there are over 20 million active devices and various platforms and metrics to compare industry trends and analyze trade areas.

RANKING OVERVIEW

Nationwide

1,486 / 19,490

[View List](#)

Texas

226 / 1,838

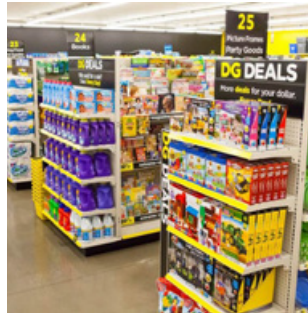
[View List](#)

Local: 15mi

23 / 57

[View List](#)





DOLLAR GENERAL

dollargeneral.com

Company Type: Public (NYSE: DG)

Locations: 20,582+

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 May 2, 2025, the Company's 20,582 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: newscenter.dollargeneral.com, finance.yahoo.com

LOCATION



Weslaco, Texas
Hidalgo County

PARKING



There are approximately 30 parking spaces on the owned parcel.
The parking ratio is approximately 3.33 stalls per 1,000 SF of leasable area.

ACCESS



N. International Boulevard: 1 Access Point

PARCEL



Parcel Number: D6112-00-000-0001-00
Acres: 1.15
Square Feet: 50,016

TRAFFIC COUNTS



N. International Boulevard: 23,700 VPD
E. Pike Boulevard: 3,300 VPD
Interstate 2/U.S. Highway 83: 61,500 VPD

CONSTRUCTION



Year Built: 2005

IMPROVEMENTS



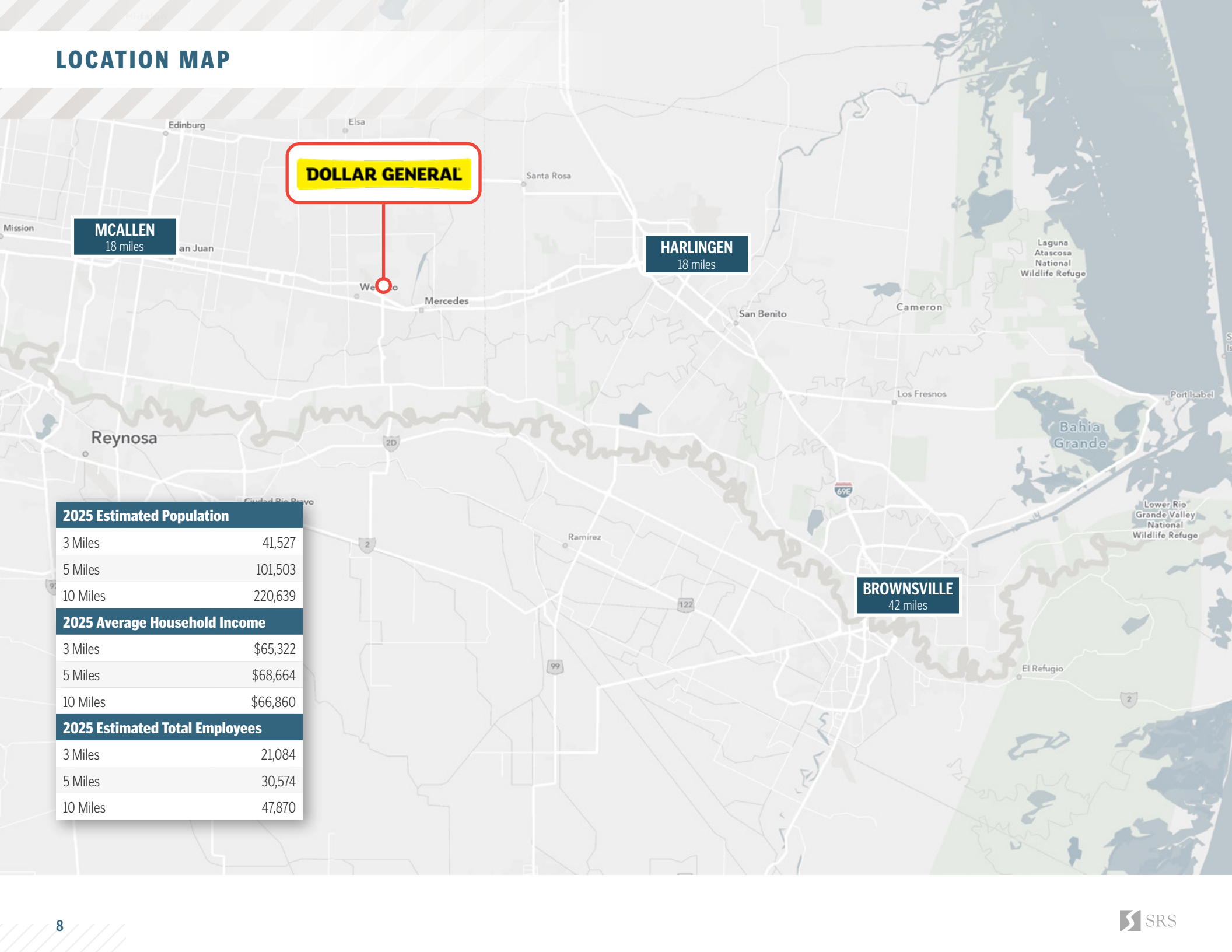
There is approximately 9,014 SF of existing building area

ZONING



B-2: Secondary & Highway District

LOCATION MAP



DOLLAR GENERAL

MCALLEN
18 miles

HARLINGEN
18 miles

BROWNSVILLE
42 miles

2025 Estimated Population	
3 Miles	41,527
5 Miles	101,503
10 Miles	220,639
2025 Average Household Income	
3 Miles	\$65,322
5 Miles	\$68,664
10 Miles	\$66,860
2025 Estimated Total Employees	
3 Miles	21,084
5 Miles	30,574
10 Miles	47,870

TJ-maxx
LOWE'S
Academy SPORTS • OUTDOORS
SportClips HAIRCUTS
petco
crumbl
Olive Garden
LONGHORN STEAKHOUSE
GameStop
SUPERCUTS REAL SMART HAIR





PASO DEL MORTE

COMMERCIAL DR

Mid Valley Airport-KTXW

Verona Apartments

Creally AUTO PARTS

DOLLAR GENERAL

National Guard

E PIKE BLVD

3,300 VPD

The Coves

Heron's Landing

La Estancia Apartments

The Coves At Weslaco

61,500 VPD

Airport Elementary School



Jack in the box

CIRCLE K

F. D. Roosevelt Elementary

AIRPORT DR



HE-B
TACO BELL
DQ
WARHOUSE MEAT MARKET
TEXAS SOUTHWEST
WSS Shoes Style Selection
Freddy's STEAKBURGERS
COLD STONE CREAM
Spectrum






23,700 VPD

N. INTERNATIONAL BLVD.



PYLON SIGN



DOLLAR GENERAL

E PIKE BLVD

3,300 VPD



	3 Miles	5 Miles	10 Miles
Population			
2025 Estimated Population	41,527	101,503	220,639
2030 Projected Population	42,638	105,282	228,699
2025 Median Age	34.8	33.1	31.7
Households & Growth			
2025 Estimated Households	13,982	31,627	65,529
2030 Projected Households	14,665	33,484	69,304
Income			
2025 Estimated Average Household Income	\$65,322	\$68,664	\$66,860
2025 Estimated Median Household Income	\$50,580	\$55,214	\$51,692
Businesses & Employees			
2025 Estimated Total Businesses	1,607	2,438	3,898
2025 Estimated Total Employees	21,084	30,574	47,870



WESLACO, TEXAS

Nestled in the heart of the Rio Grande Valley, Weslaco is a vibrant city that proudly embodies its identity as the “Gateway to Mexico” and the hub of the Mid-Valley. Today, while still surrounded by vast fields of citrus and vegetables that supply the nation, Weslaco has blossomed into a dynamic community blending commerce, culture, and a strong sense of family. Weslaco has a 2025 population of 44,675.

The economy of Weslaco, TX is diverse and steadily expanding, driven by sectors such as agriculture, healthcare, education, retail, and international trade. Historically rooted in farming and produce distribution, Weslaco remains an agricultural hub while also embracing new industries fueled by its strategic location along the U.S.–Mexico border. The city benefits from its proximity to major ports of entry, making it a key player in logistics and cross-border commerce.

Weslaco, TX offers a range of attractions that highlight its natural beauty, culture, and community spirit. One of its most popular destinations is Estero Llano Grande State Park, part of the World Birding Center network, which draws nature enthusiasts and birdwatchers from across the country. The Weslaco Museum showcases the city’s rich history and cultural heritage through engaging exhibits and local artifacts. Downtown Weslaco features charming shops, local eateries, and community events like the Texas Onion Fest, celebrating the city’s agricultural roots and the famous 1015 onion. Visitors can also enjoy nearby attractions such as the Valley Nature Center, a lush six-acre urban preserve offering walking trails and native wildlife. Combined, these sites make Weslaco a lively and welcoming destination for both residents and visitors.

The nearest major airport to Weslaco, TX is the McAllen Miller International Airport (MFE), located approximately 25 miles to the east.



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



© 2026 SRS Real Estate Partners, LLC. All rights reserved.

All information in this document and related marketing materials is confidential and intended solely for the recipient and their authorized representatives. This document was prepared by SRS Real Estate Partners, LLC (“SRS”) and approved for distribution. While reasonable efforts were made to ensure accuracy, SRS and those represented by SRS make no guarantees, representations, or warranties—express or implied—regarding the completeness or accuracy of the information provided, whether in this document or any other form of communication. Documents have been referred to in summary and should not be considered legal analysis. This material is not all-inclusive and may not contain all the information you require. Any financial projections are provided for reference only and reflect assumptions as of the date of preparation. They may not account for changes in economic performance, market conditions, or future activities related to the property. These materials were created for marketing purposes only and no recipient should make any investment decision predicated on the information contained within. Recipients are strongly encouraged to conduct their own independent evaluation and analysis of any received information and of the subject property.

SRSRE.COM/CapitalMarkets