



RANDALL COMMERCIAL GROUP, LLC

INVESTMENT REAL ESTATE OPTIMIZED



DOLLAR GENERAL | KYLE, TX (AUSTIN MSA)

FOR SALE // \$2,967,080 // 5.75% CAP RATE //

RETAIL PROPERTY // ***SEE PAGE 2 FOR IMPORTANT OWNER-AGENCY DISCLOSURE***

TEXAS DESIGNATED BROKER

ELIZABETH RANDALL, CCIM

662.234.4044

ERANDALL@RANDALLCG.COM



DISCLAIMER

DISCLAIMER / TERMS OF USE FOR OFFERING MEMORANDUM & OWNER-AGENCY DISCLOSURE

The information provided within this Offering Memorandum has been obtained from sources that are believed to be reliable, but Randall Commercial Group, LLC has not verified the information and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. The information may be estimated or generalized and is prepared to provide a summary of highlights and only a preliminary level of information regarding the project. Any interested party must independently investigate the subject property, particularly from a physical, financial, tenant, and overall development standpoint. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. This information is not intended to provide full due diligence on the subject property, as it is the responsibility of the interested buyer to conduct full due diligence with their advisors. The data contained within this offering memorandum is for information purposes only and is not sufficient for evaluation of Property for potential purchase.

Randall Commercial Group, LLC has not performed due diligence pertaining to the physical state of the property nor the property's current or future financial performance. Furthermore, no due diligence has been performed regarding the financial condition or future plans for this location. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. This information may have changed and there may be omissions of material data as this is not intended to provide complete due diligence.

Past, expected or projected performance does not guarantee future performance. Property owners and/or buyers bear the full risk and exposure of all business, events, tenant, credit, and liability associated with such properties. The acreage, size, and square footage of the property and improvements are estimated and should be independently verified. Inherent risk and concentrated exposure are associated with single tenant occupied properties and prospective buyer should fully investigate tenant, lease, market, and all relevant aspects of this property, tenant, and transaction. Unless a fully executed purchase and sale agreement has been executed, seller and Randall Commercial Group, LLC expressly reserves the right, at their sole discretion, to reject any and all expressions and/or interests or offers to purchase the property and to terminate negotiations and discussions with any person or entity reviewing this offering memorandum or making an offer on property unless a purchase and sale agreement of property has been executed and delivered.

In no event shall prospective purchaser or its agent have any claims against Seller or Randall Commercial Group, LLC or any of its affiliates, directors, offices, owners, agents, or licensees for any damages, liability, or any cause of action relating to this solicitation process, the marketing material, marketing process, or sale of property. By reviewing the material contained herein, you are agreeing to the terms and limitations of its use provided herein.

IMPORTANT DISCLOSURE: An owner-agency relationship exists with an Associate Broker of Randall Commercial Group, LLC and the owner of the property located at 1600 Bunton Creek Road, Kyle, TX 78640 (the "Subject Property"). The Associate Broker has an ownership interest in the Subject Property and other business with the Manager of the ownership entity.

INVESTMENT SUMMARY

INVESTMENT SUMMARY

OFFERING PRICE:	\$2,967,080
NET OPERATING INCOME:	\$170,607
YR1 CAP RATE:	5.75%
YEAR BUILT:	2025
BUILDING SIZE:	10,640 SF
LOT SIZE:	1.09 Acres
PRICE PER FOOT SALE PRICE:	\$278.86 psf
PROPERTY ADDRESS	1600 Bunton Creek Road
CITY, STATE, ZIP:	Kyle, TX 78640
3 MILE POPULATION:	59,402

PROPERTY HIGHLIGHTS

- NNN Single Tenant Investment Opportunity
- 15-Year Lease with Five (5), Five (5) Year Options
- 5% Increases Every 5 Years During Primary Term & Renewal Options
- Corporate Guarantee by Dollar General Corporation
- The property is located in a rapidly developing area with a mix of commercial and educational surroundings.
- The property is located directly next to Lehman High School, a large 5A high school.
- The area around Bunton Creek Road also includes residential developments, such as the "Beacon at Bunton Creek" which is a housing community.
- Kyle, TX is part of the Austin, TX MSA and positioned in the "Texas Innovation Corridor" between Austin and San Antonio.
- Kyle is one of the fastest-growing cities in Texas, experiencing significant population and economic expansion.
- Kyle is transforming from a "bedroom community" of Austin to a more self-sustaining economic hub.
- Employment in Kyle grew by 9.14% from 2022 to 2023, indicating robust job creation.

LEASE SUMMARY

TENANT:	Dolgencorp of Texas, LLC d/b/a Dollar General
LEASE TYPE:	NNN
PRIMARY LEASE TERM:	15-years
ANNUAL RENT:	\$170,607
RENT PSF:	\$16.03 psf
BLDG. DELIVERY DATE:	December 2025
RENT COMM. DATE:	December 12, 2025
RENEWAL OPTIONS:	Five (5), Five (5) Year Options
RENT BUMPS:	5% every 5 years
LEASE GUARANTOR:	Dollar General Corporation



COMPLETE HIGHLIGHTS

Front Elevation



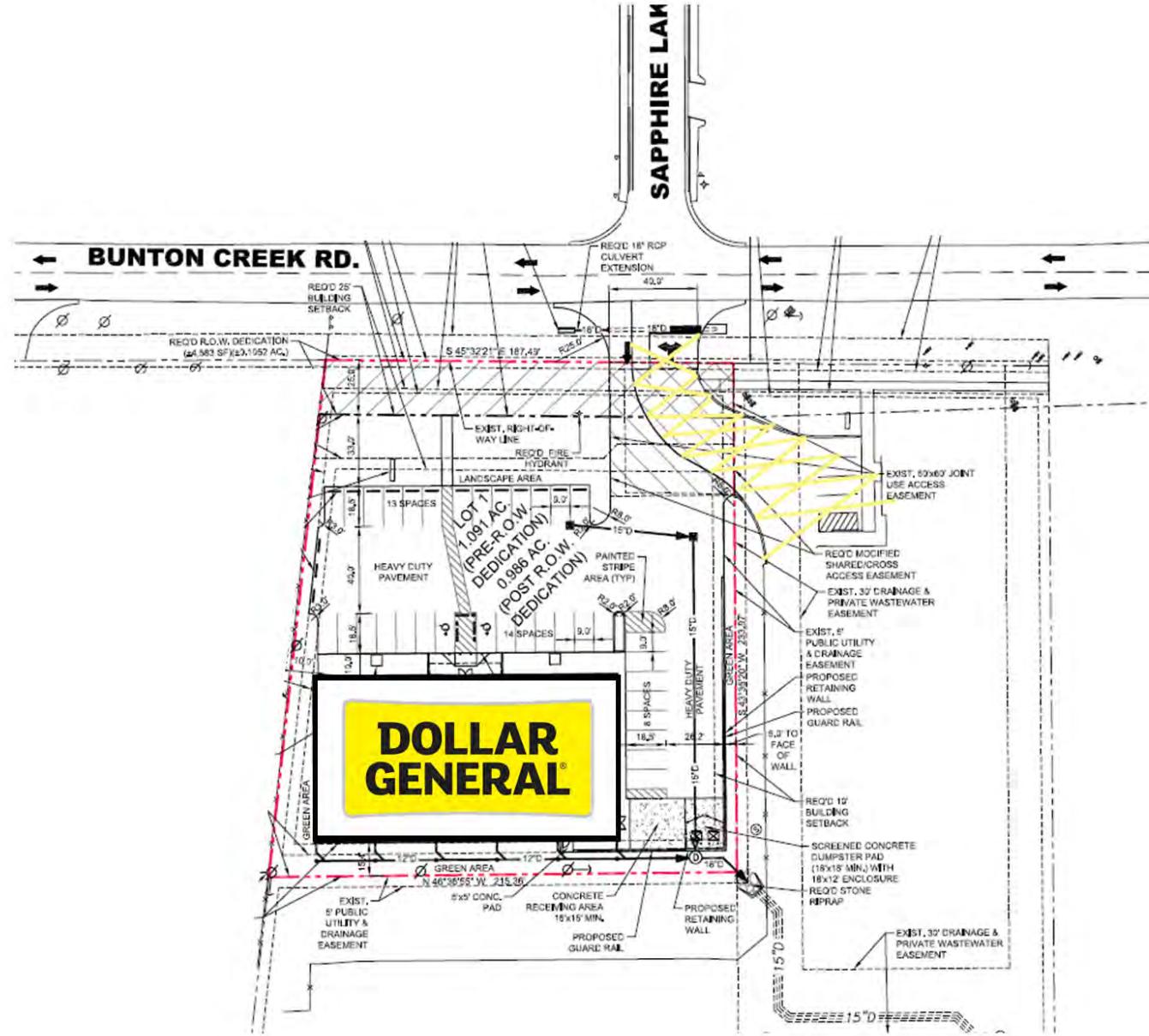
LOCATION INFORMATION

BUILDING NAME	Dollar General Kyle, TX (Austin MSA)
STREET ADDRESS	1600 Bunton Creek Road
CITY, STATE, ZIP	Kyle, TX 78640
COUNTY	Hays

BUILDING INFORMATION

NOI	\$170,607.12
CAP RATE	5.75%
OCCUPANCY %	100.0%
TENANCY	Single
NUMBER OF FLOORS	1
YEAR BUILT	2025
FRAMING	Metal
CONDITION	Excellent
ROOF	Standing Seam Metal Roof
FREE STANDING	Yes
NUMBER OF BUILDINGS	1

SITE PLANS



FOR SALE // RETAIL PROPERTY

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OFFICE: 662.234.4044 // 850 INSIGHT PARK AVE. UNIVERSITY, MS 38677 // RANDALLCOMMERCIALGROUP.COM

TENANT PROFILE



COMPANY HIGHLIGHTS

- 2024 Fiscal Year Net Sales **Increased 5.0% to \$40.6 Billions**
- 2024 Fiscal Year Same-Store Sales **Increased 1.2%**
- 2024 Annual Cash Flows from Operations increased **25.3% to \$3.0 Billion**
- **Ranked #111** on Fortune 500 List
- **20,500+ stores in 48 states**; 34 distribution centers
- **+/- 575** New Stores Planned to Open in 2025
- **+/- 4,885** Total Expected Real Estate Projects in 2025
- Dollar General has been **in business for 83 years** and opened its **19,000th store** in early 2023
- <https://investor.dollargeneral.com/>

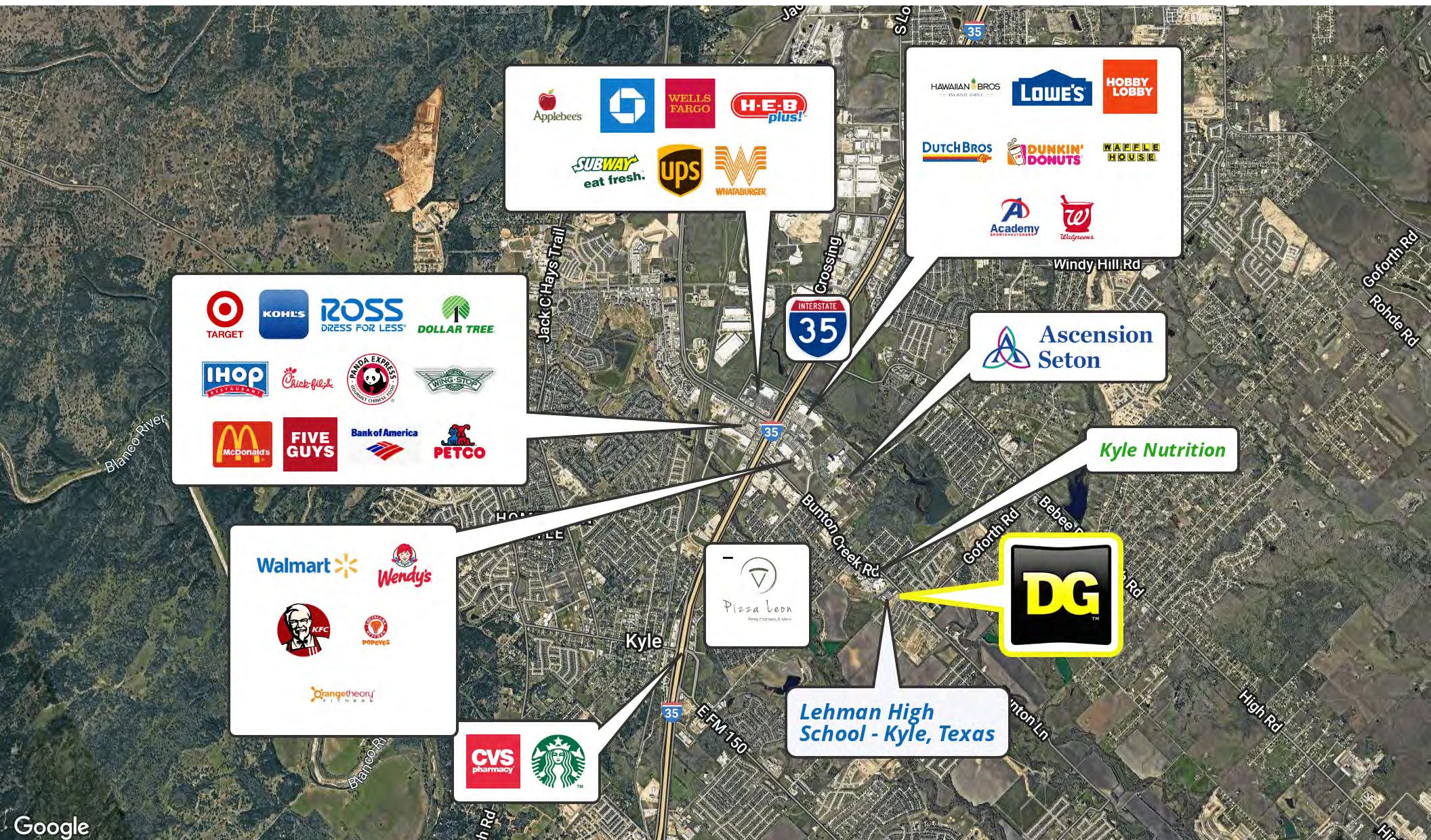
CUSTOM TABLE HEADLINE

LEASE YEAR	ANNUAL RENT	INCREASE
1	\$170,607	
2	\$170,607	
3	\$170,607	
4	\$170,607	
5	\$170,607	
6	\$179,137	5%
7	\$179,137	
8	\$179,137	
9	\$179,137	
10	\$179,137	
11	\$188,094	5%
12	\$188,094	
13	\$188,094	
14	\$188,094	
15	\$188,094	
OPTION 1	\$197,499	5%
OPTION 2	\$207,374	5%
OPTION 3	\$217,743	5%
OPTION 4	\$228,630	5%
OPTION 5	\$240,061	5%

AERIAL MAP



LOCATION MAP



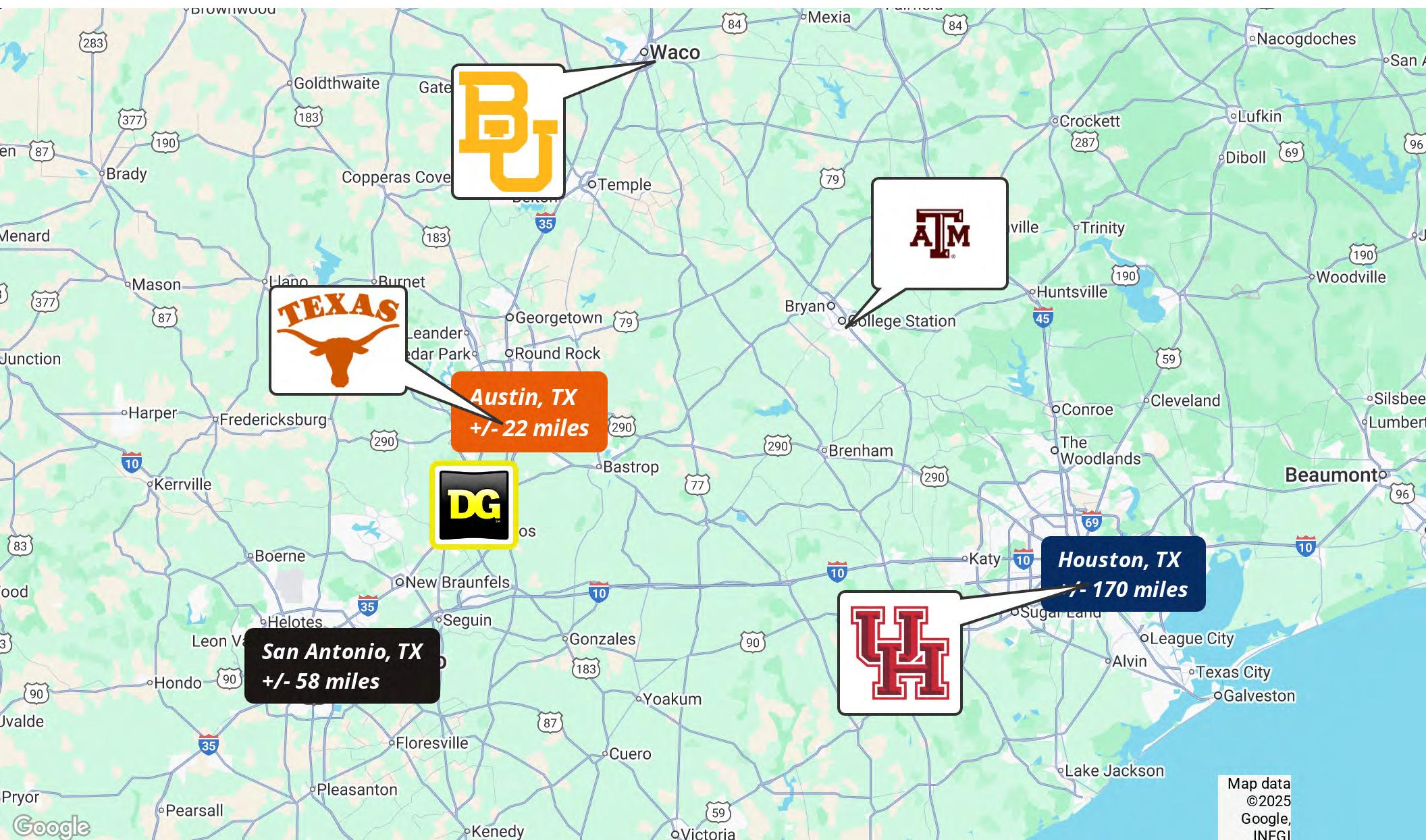
Google

FOR SALE // RETAIL PROPERTY

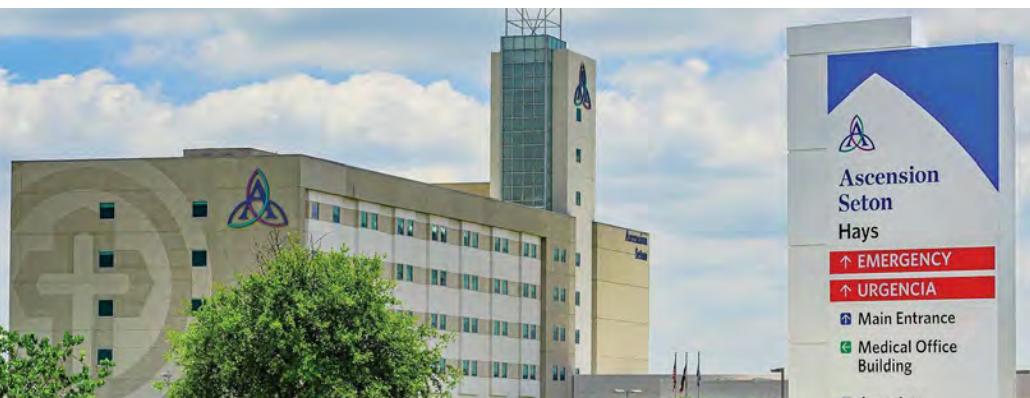
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REGIONAL MAP



KYLE, TX



KYLE, TX - QUICK FACTS

- Kyle is one of the fastest-growing cities in Texas, experiencing significant population and economic expansion.
- Kyle is transforming from a "bedroom community" of Austin to a more self-sustaining economic hub.
- Positioned in the "Texas Innovation Corridor" between Austin and San Antonio, Kyle benefits from its proximity to major metropolitan areas and the I-35 corridor, making it attractive for various businesses.
- Distribution & Logistics: Major employers like FedEx, Lowe's Distribution, and Amazon Sorting Facility highlight its strength as a logistics hub due to highway access.
- Manufacturing: Kyle is attracting high-tech manufacturing, including automotive (Tesla, Plastikon Automotive, Simwon NA Corp), semiconductor, and medical equipment.
- Healthcare: Rapidly growing with institutions like Ascension Seton Hays and upcoming St. David's HealthCare, becoming a hub for healthcare innovation.
- Employment in Kyle grew by 9.14% from 2022 to 2023, indicating robust job creation.
- As of May 2025, Kyle's unemployment rate was 2.90%, lower than the long-term average, suggesting a healthy job market.
- Kyle is home to Lehman High School, a large high school classified as a 5A high school by the University Interscholastic League.
- Ascension Seton Hays Hospital in Kyle, Texas is a regional hospital with 24/7 emergency care and is certified as a level II trauma center and as a primary stroke center.
- Sources: *Ascension Seton Hays, Lehman High School, Kyle Chamber, Gemini*

GREATER AUSTIN METROPOLITAN AREA



GREATER AUSTIN METRO AREA

The Greater Austin Metropolitan Area is one of the most popular and fastest growing areas of the country. In recent years, Austin has been a hotbed for technology, startups, and innovation earning itself the nickname "Silicon Hills". Austin also has a highly educated workforce, thanks in part to the University of Texas and other local universities. There's no personal income tax, and the city has more affordable housing than on the coasts, from which it pulls a lot of its transplants (source: Forbes). Austin is a special place with an appealing culture. It has a lot of great parks, river access, hike and bike trails, good food, and great music.

QUICK FACTS - AUSTIN-ROUND ROCK MSA

- Austin is the state capital of Texas
- Between 2017-2019, Austin was named the best place to live in the United States each year
- Ranked 4th in WalletHub's "Best Large Cities to Start a Business"
- Austin is the 11th-most populous city in the US, the 4th-most populous city in Texas, and the 2nd-most populous state capital
- Dell Technologies Corporate Headquarters is based in Round Rock; the Company employs approximately 11,500 people in its Round Rock Facility
- In 2019, Apple broke ground on its new \$1 billion, 3-million-square-foot Austin Campus
- Home to IBM Research Facility; Austin is one of 12 IBM research laboratories worldwide
- Austin is where Whole Foods was founded and is still home to its Corporate Headquarters
- Austin is home to The University of Texas at Austin ("UT"); with approximately 52,000 total students, UT consistently ranks as one of the top public universities nationwide
- Sources: usnews.com, wallethub.com, wikipedia.com, apple.com, reasearch.ibm.com, wholefoodsmarket.com, utexas.edu

SURROUNDING HEALTHCARE

ASCENSION SETON HAYS HOSPITAL

- Ascension Seton Hays Hospital in Kyle, Texas is a regional hospital with 24/7 emergency care and is certified as a level II trauma center and as a primary stroke center.
- Ascension Seton Hays has also been awarded the Silver Plus Level Performance Award from the American Heart Association – Get with the Guidelines Program for providing advanced stroke care.
- The campus is a destination for specialty care including heart and vascular health, and musculoskeletal, plastic and neurological surgical care, among others. Find out more about all the services available on this campus
- Sources: healthcare.ascension.org, supportseton.org



DELL CHILDREN MEDICAL CENTER

- The **only** dedicated freestanding pediatric facility in the region serving **46-county area**
- Dell Children Medical Center is the only American College of Surgeons Level 1 pediatric trauma center in Central Texas, an accredited Medical Transportation System, a Magnet Designated hospital, Level IV NICU, Epilepsy Level IV Designation, AARC recipient, and a nationally recognized food allergy center of excellence
- Dell Children's Medical Center plans to invest **more than \$300 million** over three years to expand pediatric care
- More than 1.7 million** patients have visited in the last decade
- Sources: supportdellchildrens.org, dellchildrens.net, ascension.org



ST. DAVID'S NORTH AUSTIN MEDICAL CENTER

- The hospital was newly built in 2016 estimating **\$275 million**
- St. David's North Austin Medical Center, a part of St. David's Healthcare, is a **441-bed** multi-specialty, acute care facility dedicated to the highest level of women's health services
- St. David's North Austin Medical Center was named one of the **Nation's 100 Top Hospitals** by Thomson Reutuers
- Estimated revenue of **\$369.66 million** with 1,000 employees
- Sources: healthcarefinancenews.com, dnb.com, stdavids.com



UNIVERSITY OF TEXAS AT AUSTIN



UT AUSTIN

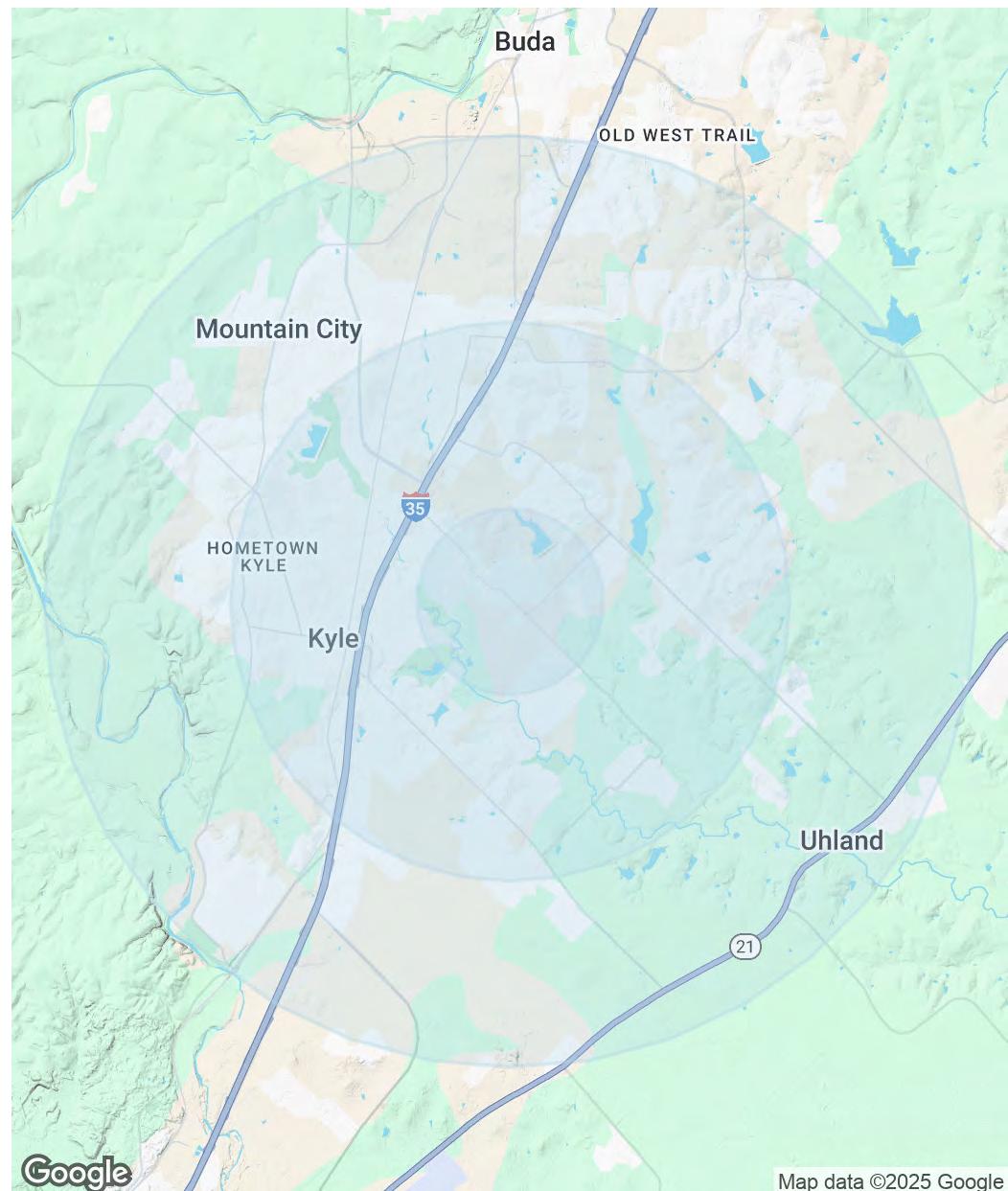
- Austin is home to The University of Texas at Austin ("UT") with approximately **52,000 total** students, UT consistently ranks as one of the top public universities nationwide
- UT Austin's was ranked **No. 1 for the 14th consecutive year**
- In 2020, Business First ranked UT Austin **#7**
- UT Austin generates annually **\$8.2 Billion** in business activity and \$2.4 Billion in personal income
- UT Austin's students provide an annual economic boost of **\$823 million** into the local economy
- Ranked **#15** Most Innovative Schools by U.S News & World Report
- In 2021 edition of Best Colleges is National Universities UT Austin ranked **#42**
- UT Austin approved a **\$100 million** expansion plan
- Source: *utexas.edu, U.S News & World Report, U.S. Public Colleges, utsystem.edu, admissions.utexas.edu*



DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,875	59,402	93,746
AVERAGE AGE	35	35	35
AVERAGE AGE (MALE)	34	34	34
AVERAGE AGE (FEMALE)	36	36	36
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,932	19,551	30,622
# OF PERSONS PER HH	3	3	3.1
AVERAGE HH INCOME	\$114,436	\$104,607	\$104,412
AVERAGE HOUSE VALUE	\$252,269	\$322,272	\$343,050

Demographics data derived from AlphaMap



RANDALL COMMERCIAL GROUP, LLC

Elizabeth Johnson Randall, CCIM

President, Designated Broker

Direct: 662-234-4043 | Office: 662-234-4044

Email: erandall@randallcg.com

ABOUT RANDALL COMMERCIAL GROUP, LLC

Randall Commercial Group, LLC is a boutique commercial real estate investment brokerage and consulting firm focused on properties and development opportunities in the southeastern United States for clients located throughout the country. Through a myriad of brokerage services, we serve institutional and individual investors as well as end users, tenant, and developers on deals ranging up to \$50 million in estimated market value.

Our proprietary research, continual education, creativity, and perseverance allow us to focus on creating client wealth by optimizing real estate strategies for businesses and investors while building meaningful, long-term relationships. The majority of our business results from expanding our client relationships and referrals from clients and peers. We believe the reward for hard work well done is the opportunity to do more of it; for this, we thank you for your trust and belief in our methodology.

Our corporate strategy is simple: client first. We do not desire to be all things to all clients, but we are singularly focused on being all things investment real estate.

INFORMATION ABOUT BROKERAGE SERVICES (NEW)



Information About Brokerage Services

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Randall Commercial Group, LLC	9010607	erandall@randallcg.com	662-234-4044
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Elizabeth Johnson Randall	755728	erandall@randallcg.com	662-234-4043
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent	License No.	Email	Phone
Sales Agent/Associate	License No.	Email	Phone

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1



TREC CONSUMER PROTECTION NOTICE

THE TEXAS REAL ESTATE COMMISSION (TREC) REGULATES REAL ESTATE BROKERS AND SALES AGENTS, REAL ESTATE INSPECTORS, HOME WARRANTY COMPANIES, EASEMENT AND RIGHT-OF-WAY AGENTS, AND TIMESHARE INTEREST PROVIDERS

YOU CAN FIND MORE INFORMATION AND CHECK THE STATUS OF A LICENSE HOLDER AT

WWW.TREC.TEXAS.GOV

YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO TREC

A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE

TREC ADMINISTRERS TWO RECOVERY FUNDS WHICH MAY BE USED TO SATISFY A CIVIL COURT JUDGEMENT AGAINST A BROKER, SALES AGENT, REAL ESTATE INSPECTOR, OR EASEMENT OR RIGHT-OF-WAY AGENT, IF CERTAIN REQUIREMENTS ARE MET.

REAL ESTATE INSPECTORS ARE REQUIRED TO MAINTAIN ERRORS AND OMISSIONS INSURANCE TO COVER LOSSES ARISING FROM THE PERFORMANCE OF A REAL ESTATE INSPECTION IN A NEGLIGENT OR INCOMPETENT MANNER.

PLEASE NOTE: INSPECTORS MAY LIMIT LIABILITY THROUGH PROVISIONS IN THE CONTRACT OR INSPECTION AGREEMENT BETWEEN THE INSPECTOR AND THEIR CLIENTS. PLEASE BE SURE TO READ ANY CONTRACT OR AGREEMENT CAREFULLY. IF YOU DO NOT UNDERSTAND ANY TERMS OF PROVISIONS, CONSULT AN ATTORNEY.

IF YOU HAVE QUESTIONS OR ISSUES ABOUT THE ACTIVITIES OF A LICENSE HOLDER, THE COMPLAINT PROCESS, OR THE RECOVERY FUNDS, PLEASE VISIT THE WEBSITE OR CONTACT TREC AT



**TEXAS REAL ESTATE COMMISSION
P.O. BOX 12188
AUSTIN, TEXAS 78711-2188
(512) 936-3000**