



Dollar General Market

\$2,641,000 | 6.40% CAP

1212 US-287 BUS, Iowa Park, TX 76367

- ✓ Rent Commencement: December 1, 2024 (Estimated)
- ✓ Brand New 15 Year Corporate Absolute NNN Lease with 5% Rent Increases Every Five Years
- ✓ High-Visibility Location on BUS 287J with Strong Traffic Counts
- ✓ 1.5 Miles from Wichita Valley Airport
- ✓ 7 Miles from Sheppard Air Force Base

Dollar General Corp. engages in retailing of **merchandise**, including **consumable items**, **seasonal items**, home products and apparel. Its **brands** include Clorox, Energizer, Procter & Gamble, Hanes, **Coca-Cola**, **Mars**, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills, and **PepsiCo**.



INVESTMENT OVERVIEW

DOLLAR GENERAL IOWA PARK, TX



FILE PHOTO

CONTACT FOR DETAILS

Edward Benton

Executive Vice President
(713) 263-3981

ebenton@securenetlease.com

Bob Moorhead

Managing Partner
(214) 522-7210

bob@securenetlease.com

\$2,641,000

6.40% CAP

NOI

\$168,979

Building Area

±12,687 SF

Land Area

±1.451 AC

Year Built

2024

Lease Type

Absolute NNN

Occupancy

100%

- ✓ **Rent Commencement:** December 1, 2024 (Estimated)
- ✓ **15-Year Corporate NNN Lease, Plus (5), 5-Year Options to Extend & 5% Rental Increases Every 5 Years, In Primary Term & Options**
- ✓ **High-Visibility Location on BUS 287J with Strong Traffic Counts:** this Dollar General benefits from an average daily traffic count of approximately 2,000 vehicles per day, ensuring a constant flow of potential customers. Nearby tenants include Pizza Hut, Conoco, Ace Hardware, Sonic, McDonalds, & many more.
- ✓ **This Site is 1.5 Miles from Wichita Valley Airport.** It is a small, public-use airport in Wichita County. This airport primarily serves general aviation and is used by private pilots, flight training schools, and for recreational flying.
- ✓ **7 Miles from Sheppard Air Force Base.** It is the largest training base and most diversified in Air Education and Training Command with over 6,400 employees. Sheppard Air Force Base brings an economic impact of over \$3.5B to the local economy.
- ✓ **E-Commerce Resistant Retailer Experiencing Explosive Growth** - One month after opening its 20,000th store, Dollar General said that it plans to open 800 more new stores, remodel 1,500 locations and relocate 85 stores this year — 2,385 real estate projects overall. This year's store openings will include 30 Popsheff-format locations and up to 15 stores in Mexico.
- ✓ **Iowa Park, TX is Just Outside of Wichita Falls, TX.** Wichita Falls is located midway between Oklahoma City and the Dallas/Fort Worth Metroplex. Located 130 miles from Dallas and OKC and 100 miles from Fort Worth. Also only about 15 miles from the Oklahoma-Texas border.

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

SECURE
NET LEASE

TENANT OVERVIEW

DOLLAR GENERAL IOWA PARK, TX

Dollar General

Lessee: Dolgencorp of Texas, Inc.

Guarantor: DOLLAR GENERAL CORPORATION

REVENUE

\$37.885 B

CREDIT RATING

BBB

STOCK TICKER

DG

LOCATIONS

20,022+

DOLLAR GENERAL

dollargeneral.com

Dollar General Corporation has been delivering value to shoppers for over 80 years. Dollar General helps shoppers Save time. Save money.

Every day!® by offering products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, clothing for the family, housewares and seasonal items at **low everyday prices** in convenient neighborhood locations. Dollar General operates more than **18,100 stores in 46 states** as of **January 2022**. In addition to high quality private brands, Dollar General sells products from America's most-trusted brands such as Procter & Gamble, Kimberly-Clark, Unilever, Kellogg's, General Mills, Nabisco, Hanes, **PepsiCo** and Coca-Cola.

STRATEGY

Dollar General sells similar products as wholesale retailers **Wal-Mart (WMT) and Target (TGT)**, but typically at **lower prices**. Because of this, during harsh **economic conditions**, many consumers may make the change of shopping at Dollar General instead of a regular wholesale retailer. Dollar General's (DG) business strategy revolves around driving profitable top line **growth** while enhancing its **low-cost operator** position and capturing new growth opportunities. The company attempts to drive profitable top line growth through strategies like improving the in-stock position of its stores and continuously offering products at **competitive prices**.

FILE PHOTO



IN THE NEWS

DOLLAR GENERAL IOWA PARK, TX

Dollar General Says It's on Track To Open Roughly 800 Stores This Year

LINDA MOSS, MARCH 15, 2024 (COSTAR)

Dollar General, based in Goodlettsville, Tennessee, reiterated its plans Thursday to execute 2,385 real estate projects in fiscal 2024, including the opening of 800 stores, remodeling 1,500 and relocating 85 stores.

The retailer hit the **20,000-store** mark late last month, when it celebrated the grand opening of its location at 2115 W. Front St. in Alice, Texas. The firm is expanding its capital spending from **\$1.3 billion to \$1.4 billion** this year.

Dollar General's discussion of its aggressive expansion strategy was in contrast to the plans that its competitor, Chesapeake, Virginia-based Dollar Tree, laid out on Wednesday. Dollar Tree said it would shut **1,000 stores**, nearly all of them Family Dollar locations with just a few dozen of its namesake locations on the list. The **first 600** of those store closings are slated for this year, with the rest coming as store leases expire.

Expansion Plans Come a Day After Rival Dollar Tree Says It'll Close 1,000 Family Dollar Locations

"Customers are continuing to feel the impact of the last two years of inflation, which we believe is driving them to make trade-offs in the store," Dollar General CEO Todd Vasos said on a fiscal **fourth-quarter earnings** call Thursday. "We see this manifested in the continued pressure on sales in discretionary categories, as well as accelerated **share growth** and penetration **in private brand sales.**"

Last year, Dollar General and Dollar Tree **ranked No. 1 and No. 2** in U.S. store openings, according to retail analytics firm Coresight Research. But now Dollar Tree is grappling with a challenge that Dollar General doesn't have, how to turn around the troubled chain it acquired in **2015**, Family Dollar. Dollar Tree is working to rid its **store fleet** of poorly performing and **outdated Family Dollar locations.**

EXPLORE ARTICLE



Dollar General Surpasses Milestone of 5,000 Stores Nationwide Offering Fresh Produce

JANUARY 30, 2024 (BUSINESSWIRE)

More than 5,000 Dollar General stores carry the top 20 produce items typically sold in traditional grocery stores, which cover approximately 80 percent of the produce categories most grocery stores traditionally provide.

Dollar General (NYSE: DG) has surpassed its **latest milestone**, now offering fresh produce options in more than **5,000 stores** across the country. With this achievement, the retailer has more individual points of **produce distribution** than any other U.S. mass retailer or grocer. DG stores that carry produce provide consumers with a **curated assortment** of fresh fruits and vegetables, including tomatoes, onions, apples, strawberries, potatoes, sweet potatoes, lemons, limes, salad mixes, and more.

With more individual points of produce distribution than any other U.S. mass retailer or grocer, the Company provides access to fresh fruits and vegetables in thousands of communities

First announced in the Company's Q4 2022 earnings last March, DG has continued to make strides toward reaching this milestone and now, more than **5,000 DG stores** also carry the top **20 items typically** sold in traditional grocery stores which cover approximately **80 percent** of the produce categories most grocery stores traditionally provide.

"We are constantly looking for ways to better serve our customers and one of our top priorities is to ensure the communities we call **home have access** to fresh, affordable, and convenient food options," said Emily Taylor, executive vice president and chief merchandising officer at Dollar General.

EXPLORE ARTICLE



LEASE OVERVIEW

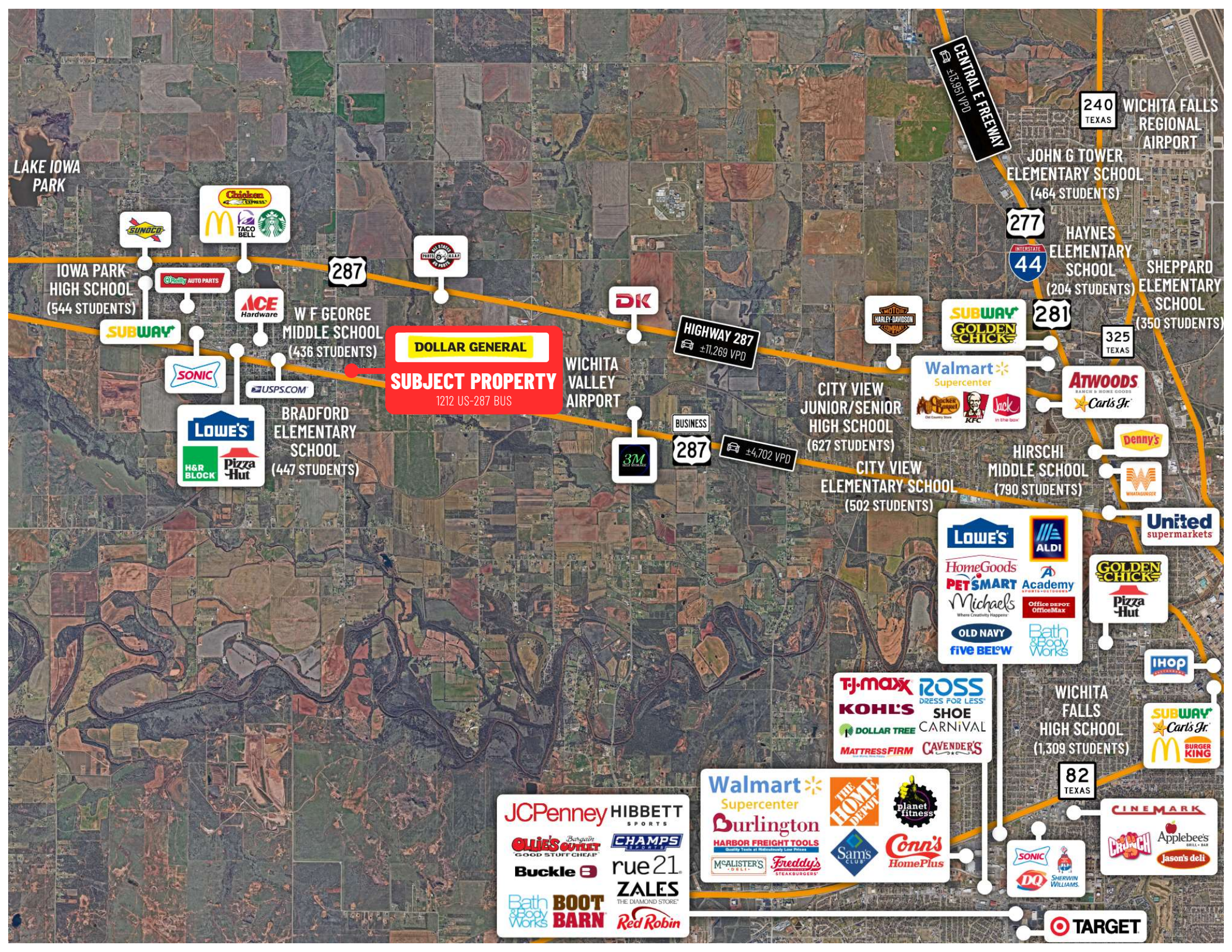
DOLLAR GENERAL IOWA PARK, TX

Initial Lease Term	15-Years, Plus (5), 5-Year Options to Extend
Rent Commencement	December 1, 2024 (Estimated)
Lease Expiration	November 30, 2039 (Estimated)
Lease Type	Corporate NNN Lease
Rent Increases	5% Every 5 Years, In Primary Term & Options
Annual Rent YRS 1-5	\$168,978.72
Annual Rent YRS 6-10	\$177,427.68
Annual Rent YRS 11-15	\$186,299.04
Option 1	\$195,614.04
Option 2	\$205,394.76
Option 3	\$215,664.48
Option 4	\$226,447.68
Option 5	\$237,770.04

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.



FILE PHOTO



SUBJECT PROPERTY
1212 US-287 BUS

DOLLAR GENERAL

IOWA PARK HIGH SCHOOL
(544 STUDENTS)

W F GEORGE MIDDLE SCHOOL
(436 STUDENTS)

BRADFORD ELEMENTARY SCHOOL
(447 STUDENTS)

WICHITA VALLEY AIRPORT

CITY VIEW JUNIOR/SENIOR HIGH SCHOOL
(627 STUDENTS)

CITY VIEW ELEMENTARY SCHOOL
(502 STUDENTS)

HIRSCHI MIDDLE SCHOOL
(790 STUDENTS)

WICHITA FALLS HIGH SCHOOL
(1,309 STUDENTS)

240 TEXAS WICHITA FALLS REGIONAL AIRPORT

JOHN G TOWER ELEMENTARY SCHOOL
(464 STUDENTS)

HAYNES ELEMENTARY SCHOOL
(204 STUDENTS)

SHEPPARD ELEMENTARY SCHOOL
(350 STUDENTS)

325 TEXAS

ATWOODS
Carli's Jr.

Penny's

Walmart Supercenter

United supermarkets

GOLDEN CHICK
Pizza Hut

IHOP

SUBWAY
Carli's Jr.
BURGER KING
McDonald's

82 TEXAS

CINEMARK

Applebees
Jason's deli

SONIC
DQ
SHERWIN WILLIAMS

TARGET

JCPenney HIBBETT SPORTS
OLLIE'S OUTLET
Buckle
Bath & Body Works
BOOT BARN
CHAMPS
rue21
ZALES
Red Robin

Walmart Supercenter
Burlington
HARBOR FREIGHT TOOLS
McALISTER'S DELI
Freddy's STEAKBURGERS
THE HOME DEPOT
planet fitness
Sams CLUB
Conn's
HomePlus

TJ-maxx ROSS DRESS FOR LESS
KOHLS SHOE CARNIVAL
DOLLAR TREE
MATTRESS FIRM
CAVENDER'S

Lowe's ALDI
HomeGoods
PET SMART
Academy
Michaels
Office depot
OfficeMax
OLD NAVY
Bath & Body Works
fIVE BEI'W

Walmart Supercenter
Old Country Store
KFC
Jack

SUBWAY
GOLDEN CHICK

HARLEY-DAVIDSON

3M

HIGHWAY 287
±11,269 VPD

BUSINESS
287
±4,702 VPD

DK

ACE Hardware

LOWE'S
H&R BLOCK
Pizza Hut

SONIC

USPS.COM

ACE Hardware

Family AUTO PARTS

Chick-fil-ee
TACO BELL
Starbucks

SUNOCO

LAKE IOWA PARK

CENTRAL E-FREEWAY
±13,951 VPD

277
44 INTERSTATE


281

SITE OVERVIEW

DOLLAR GENERAL IOWA PARK, TX

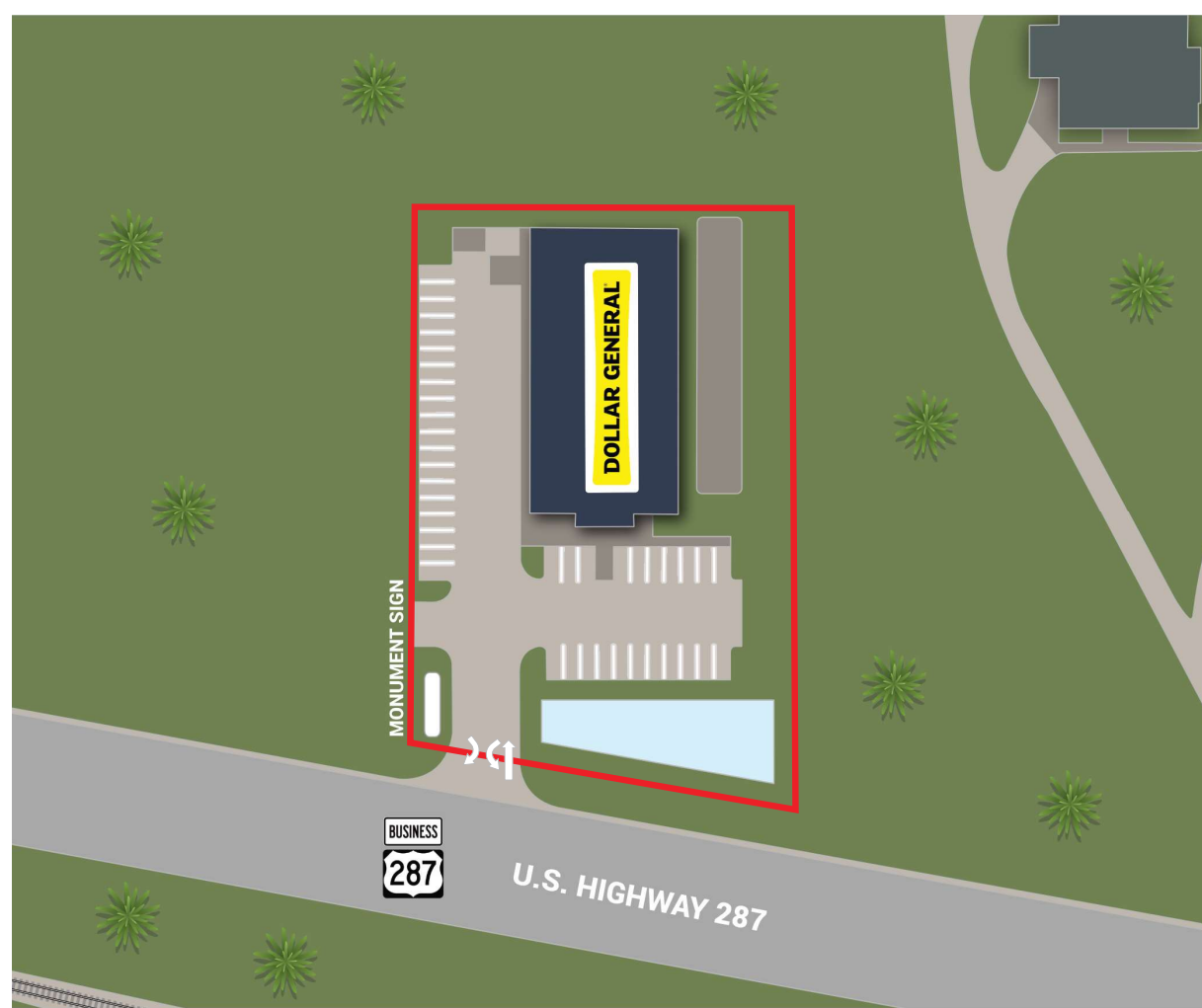
 Year Built | 2024

 Building Area | $\pm 12,687$ SF

 Land Area | ± 1.451 AC

NEIGHBORING RETAILERS

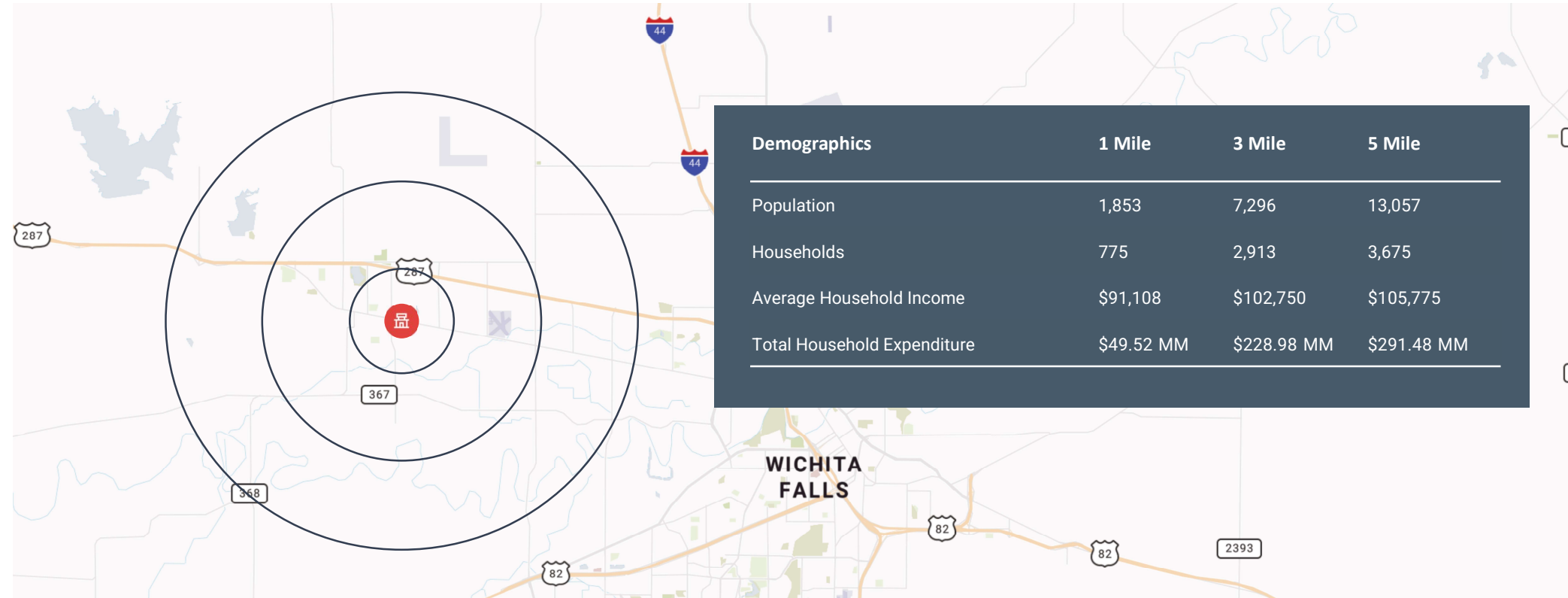
- Lowe's
- Kohl's
- Ross Dress For Less
- Walmart Supercenter
- The Home Depot
- Burlington
- Cinemark
- Sam's Club
- PetSmart
- Planet Fitness



FILE PHOTO

LOCATION OVERVIEW

DOLLAR GENERAL IOWA PARK, TX



ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. Sheppard Air Force Base (8,978)
2. United Regional Health Care System (2,305)
3. Wichita Falls ISD (1,854)
4. Midwestern State University (1,354)
5. City of Wichita Falls (1,223)
6. Walmart (1,069)
7. North Texas State Hospital (970)
8. James V. Allred Prison Unit (939)
9. United Supermarkets (823)
10. Howmet Corporation (791)

LOCATION OVERVIEW

DOLLAR GENERAL IOWA PARK, TX

Wichita Falls

Texas



102,761

Population



\$50,856

Median Household Income



Top 100 Cities to Live in America by Niche in 2021

#97

MSN's Best Places to Retire in America in 2020

#12

Wichita Falls is the county seat of Wichita County, located in North Texas, 15 miles south of the Oklahoma border.

The city is home to Sheppard Air Force Base, the Air Force's largest technical training wing and the Euro-NATO Joint Jet Training program.

Approximately 20,000 permanent party, airmen in training and support personnel are on duty during a normal day

The program is the world's only multi-nationally staffed and managed flying training program charged to produce pilots for both USAF and NATO. Approximately 20,000 permanent party, airmen in training and support personnel are on duty during a normal day.

The city is also home to Midwestern State University, with an estimated enrollment of 6,000 students. In the city center, Wichita Falls houses the Professional Wrestling Hall of Fame and Museum which honors notable wrestlers and displays memorabilia. Nearby, the narrow, 4-story Newby-McMahon Building is nicknamed the "world's littlest skyscraper." Set along a bend of the Wichita River, Lucy Park has playgrounds, a pool and a man-made waterfall. Foodies will delight in delectable offerings from the city's innovative restaurants, coffee shops and urban wineries. With a solid foundation built of manufacturing, aerospace and aviation, the area continues to grow. Given the rural nature of this area, companies are guaranteed plenty of room to expand and develop their operations. Additionally, with a thriving downtown area and a robust community of small businesses, Wichita Falls is one of the best places to live and work in North Texas.

IN THE NEWS

DOLLAR GENERAL IOWA PARK, TX

Wichita Falls No. 2 in cost-of-living rankings

LYNN WALKER , MARCH 15, 2022 (TIMES RECORD NEWS)

The ranking is part of the company's annual Best Place to Live survey. Overall, Wichita Falls ranked well among best cities to live, earning an A-

One reason for Wichita Falls' impressive **low cost-of-living** showing was housing. According to Niche, the mean value of a home in Wichita Falls was **\$102,400** compared to the **national average** of **\$217,500**.

Wichita Falls landed the No. 2 spot in the 2022 lowest cost-of-living Niche rankings.

The city **ranked 14th** in the country as best place to buy a house and **69th** in best public schools.

The city was pulled down slightly by **income statistics** with a **median household income** of **\$47,476** compared to the national mean of **\$62,843**.

EXPLORE ARTICLE



Pratt & Whitney Canada to Invest \$10 Million in Technology Upgrades at Component Repair Facility in Wichita Falls, Texas

MAY 12, 2023 (PR NEWswire)

The Wichita Falls component repair facility joined the Pratt & Whitney Canada family in 1997 and since then we have strengthened our ties with the local community," said Irene Makris, vice president, Customer Service, Pratt & Whitney Canada.

We continue to **invest and grow** in Wichita Falls because of the **strength** of the local workforce, the support of the community, and the enthusiastic **'can do' attitude** of our Wichita Falls team and leadership. Our Wichita Falls facility will be the **first of our plants** to pioneer a new coating process which will significantly **improve the durability** and **performance** of our engines.

The company and its employees here are very much involved in our community and in efforts to strengthen our social and economic infrastructure. We are delighted with Pratt & Whitney Canada's decision to continue to grow in Wichita Falls and we are proud to support this investment in the facility to bring more work and more job opportunities to the City's residents.

The facility repairs the **"hot" (combustion)** sections of a variety of Pratt & Whitney Canada engines. As part of the repair process, certain engine parts, such as turbine blades, are given a **special coating** that protects against the **high temperatures** needed for these **high-performance engines**. The investment is to create a line that uses a **newly developed coating technique**.

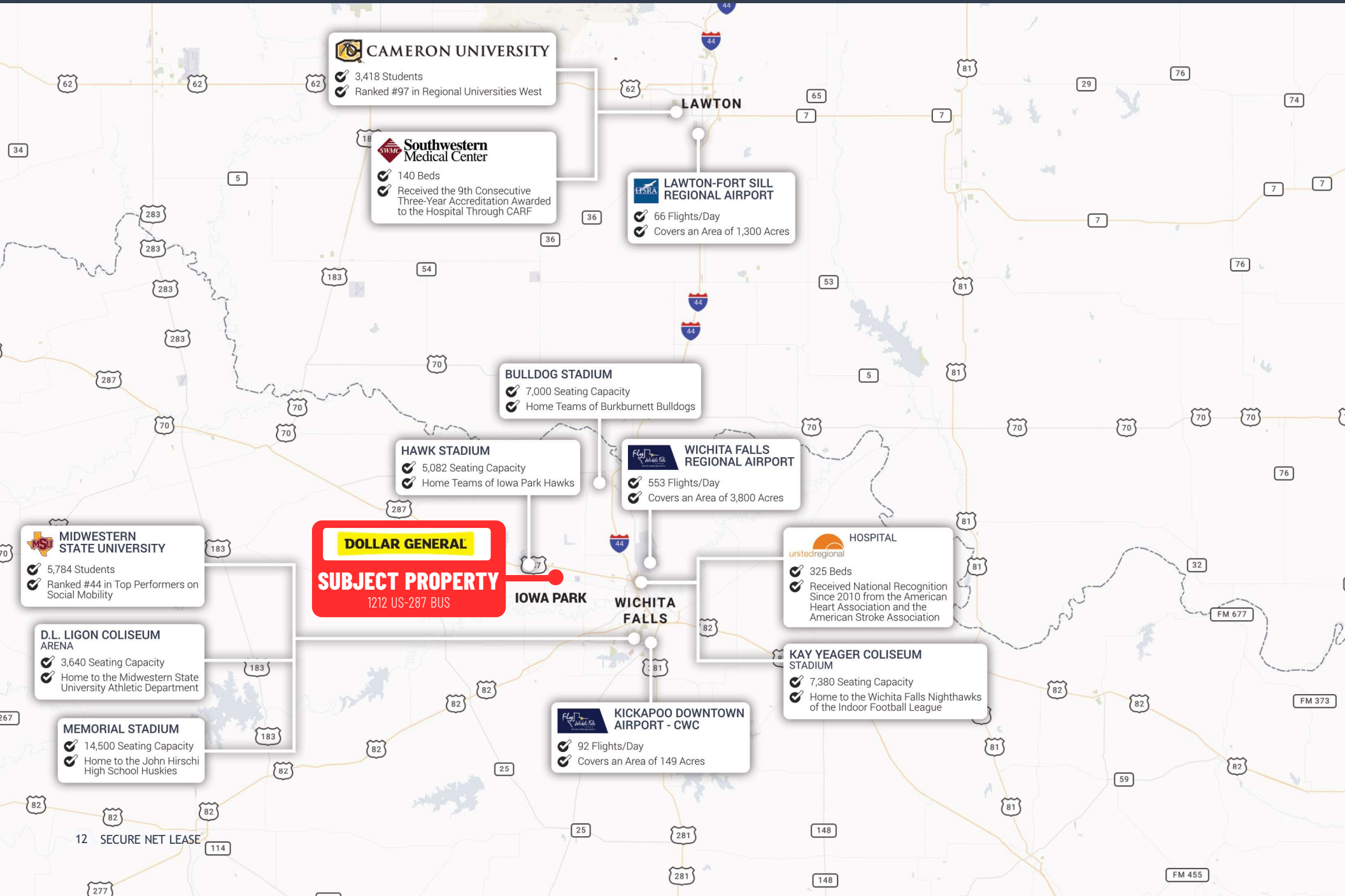
"The City of Wichita Falls views companies like Pratt & Whitney as integral to the health of the local economy and our ability to foster **well-paying jobs** for our workforce," said Stephen Santellana, Mayor of Wichita Falls.

EXPLORE ARTICLE



METRO AREA

DOLLAR GENERAL IOWA PARK, TX



DOLLAR GENERAL
SUBJECT PROPERTY
 1212 US-287 BUS

CAMERON UNIVERSITY
 ✓ 3,418 Students
 ✓ Ranked #97 in Regional Universities West

Southwestern Medical Center
 ✓ 140 Beds
 ✓ Received the 9th Consecutive Three-Year Accreditation Awarded to the Hospital Through CARF

LAWTON-FORT SILL REGIONAL AIRPORT
 ✓ 66 Flights/Day
 ✓ Covers an Area of 1,300 Acres

BULLDOG STADIUM
 ✓ 7,000 Seating Capacity
 ✓ Home Teams of Burkburnett Bulldogs

HAWK STADIUM
 ✓ 5,082 Seating Capacity
 ✓ Home Teams of Iowa Park Hawks

WICHITA FALLS REGIONAL AIRPORT
 ✓ 553 Flights/Day
 ✓ Covers an Area of 3,800 Acres

MIDWESTERN STATE UNIVERSITY
 ✓ 5,784 Students
 ✓ Ranked #44 in Top Performers on Social Mobility

D.L. LIGON COLISEUM ARENA
 ✓ 3,640 Seating Capacity
 ✓ Home to the Midwestern State University Athletic Department

MEMORIAL STADIUM
 ✓ 14,500 Seating Capacity
 ✓ Home to the John Hirschi High School Huskies

HOSPITAL
 ✓ 325 Beds
 ✓ Received National Recognition Since 2010 from the American Heart Association and the American Stroke Association

KAY YEAGER COLISEUM STADIUM
 ✓ 7,380 Seating Capacity
 ✓ Home to the Wichita Falls Nighthawks of the Indoor Football League

KICKAPOO DOWNTOWN AIRPORT - CWC
 ✓ 92 Flights/Day
 ✓ Covers an Area of 149 Acres

12 SECURE NET LEASE

SECURE

NET LEASE

CALL FOR ADDITIONAL INFORMATION

Dallas

Office

10000 N Central Expressway
Suite 200
Dallas, TX 75231
(214) 522-7200

Los Angeles

Office

123 Nevada Street
El Segundo, CA 90245
(424) 320-2321

CALL FOR ADDITIONAL INFORMATION

Edward Benton

Executive Vice President
(713) 263-3981

ebenton@securenetlease.com

Bob Moorhead

Managing Partner
(214) 522-7210

bob@securenetlease.com

TEXAS DISCLAIMER

DOLLAR GENERAL IOWA PARK, TX

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information about brokerage services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties' consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

If the broker represents the owner

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written – listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information the owner knows.

If the broker represents the buyer

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

If the broker acts as an intermediary

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- Shall treat all parties honestly
- May not disclose that the owner will accept a price less than the asking price
- Submitted in a written offer unless authorized in writing to do so by the owner;
- May not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- May not disclose any confidential information or any information that a part specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions.