

# DOLLAR GENERAL®

2024 S Eddy St | Pecos, TX 79772

**Retail  
Investment Opportunity**  
Offering Memorandum



**MATTHEWS™**



# EXCLUSIVELY LISTED BY



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**Tx Disclaimer** Michael Tamir, Kevin Puder, & Chad Kurz (In conjunction with Matthews™, a cooperating foreign broker for this listing pursuant to Section 535.4(b) of the Texas Administrative Code)

# MATTHEWS™







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# PROPERTY OVERVIEW

**Dollar General**  
2024 S Eddy St Pecos, TX 79772





# INVESTMENT HIGHLIGHTS

## Property Highlights

- **Long-Term Dollar General Tenancy** – (Since 1999) Dollar General has operated at this location for over 25 years, demonstrating exceptional store stability and sales performance.
- **Corporate Guarantee Lease** – Guaranteed by DolgenCorp of Texas, Inc., a subsidiary of Dollar General Corporation (BBB credit rating).
- **Double Net (NN) Lease** – Minimal Landlord Responsibilities. Tenant handles interior/exterior maintenance, HVAC, plumbing, electrical, and utilities — resulting in predictable, low-touch ownership.
- **Rent Below Market** – With Upcoming 15% Option Increase Current rent: \$3,520/month (\$42,240 annually). Next 5-year option features a 15% rent bump, bringing NOI to \$48,576.
- **High-Performing Store Ranking** – The store ranks in the top 17% of all Dollar General stores in Texas and top 19% nationally.
- **Strong Retail Fundamentals** – **Located on S. Eddy Street, which sees 11,500 vehicles per day**, serving a growing trade area with increasing population and strong household incomes.
- **Recent Capital Improvements:**
  - New Paving (2017)
  - New HVAC (2016)
- **Proven Discount Retail Location** – Pecos, TX continues to show solid population growth and limited competing discount retail in the immediate trade area.







Reeves County  
Golf Course



Country Club Apt  
±10 Units



Pecos Municipal Airport (PEQ)  
±10 Miles Away



± 10,300 VPD



**DOLLAR GENERAL**  
Subject Property

S Eddy St ± 11,500 VPD



**2024 S Eddy St**  
Pecos, TX 79772

**±15,000 SF**  
GLA

**1983**  
Year Built

**±11,500**  
Vehicles Per Day

**NN**  
Lease Type

**\$27.65**  
Price Per SF





# FINANCIAL OVERVIEW

**Dollar General**

2024 S Eddy St Pecos, TX 79772





# FINANCIAL SUMMARY

**\$444,631**

List Price

**9.50%**

Cap Rate

**\$27.65**

Price Per SF

**±1.00 AC**

Lot Size

## Property Details

Tenant Name	Dollar General
Lease Guarantor	DolgenCorp of Texas, Inc.
Lease Type	NN
Original Lease Term	15 Years
Lease Expiration Date	10/1/2028
Term Remaining on Lease	±2.75 Years
# Of Options	One, 5-Year Option
Increases	15% Increase at Option

## Annualized Operating Data

	Monthly Rent	Annual Rent	Cap Rate
Current	\$3,520	\$42,240	9.50%





# DOLLAR GENERAL®

2024 S Eddy St | Pecos, TX 79772



**55% Net Income**  
Increase From 19-20

**1,050 Stores**  
Opened in 2020

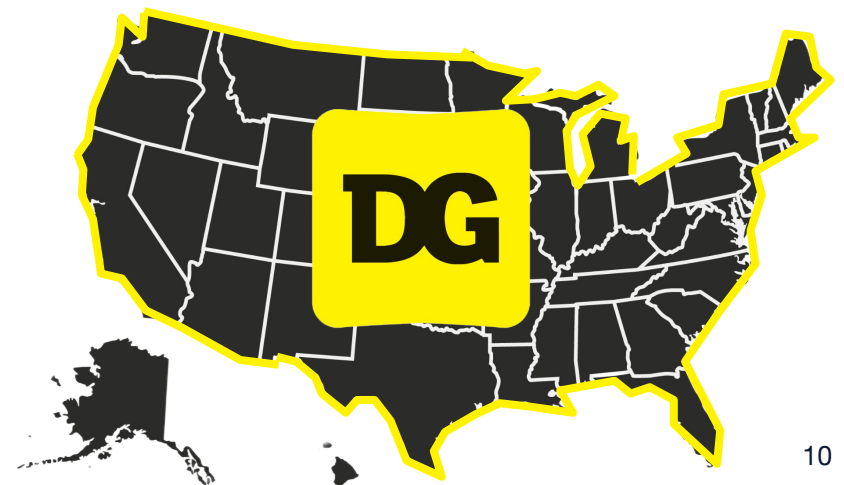
**\$40.61 Billion**  
In Sales

**25 Years**  
Same Store Growth

## Tenant Overview

Dollar General Corporation is the largest small-box discount retailer in the United States, operating more than 20,600+ locations across 48+ states. Founded in 1939 and headquartered in Goodlettsville, Tennessee, the company provides convenient access to low-priced everyday essentials including consumables, household goods, health and beauty products, apparel, and seasonal items. Dollar General's strategic focus on rural, suburban, and underserved markets allows it to maintain a loyal customer base while facing limited direct competition.

**20,600+ Stores Across 48 States**

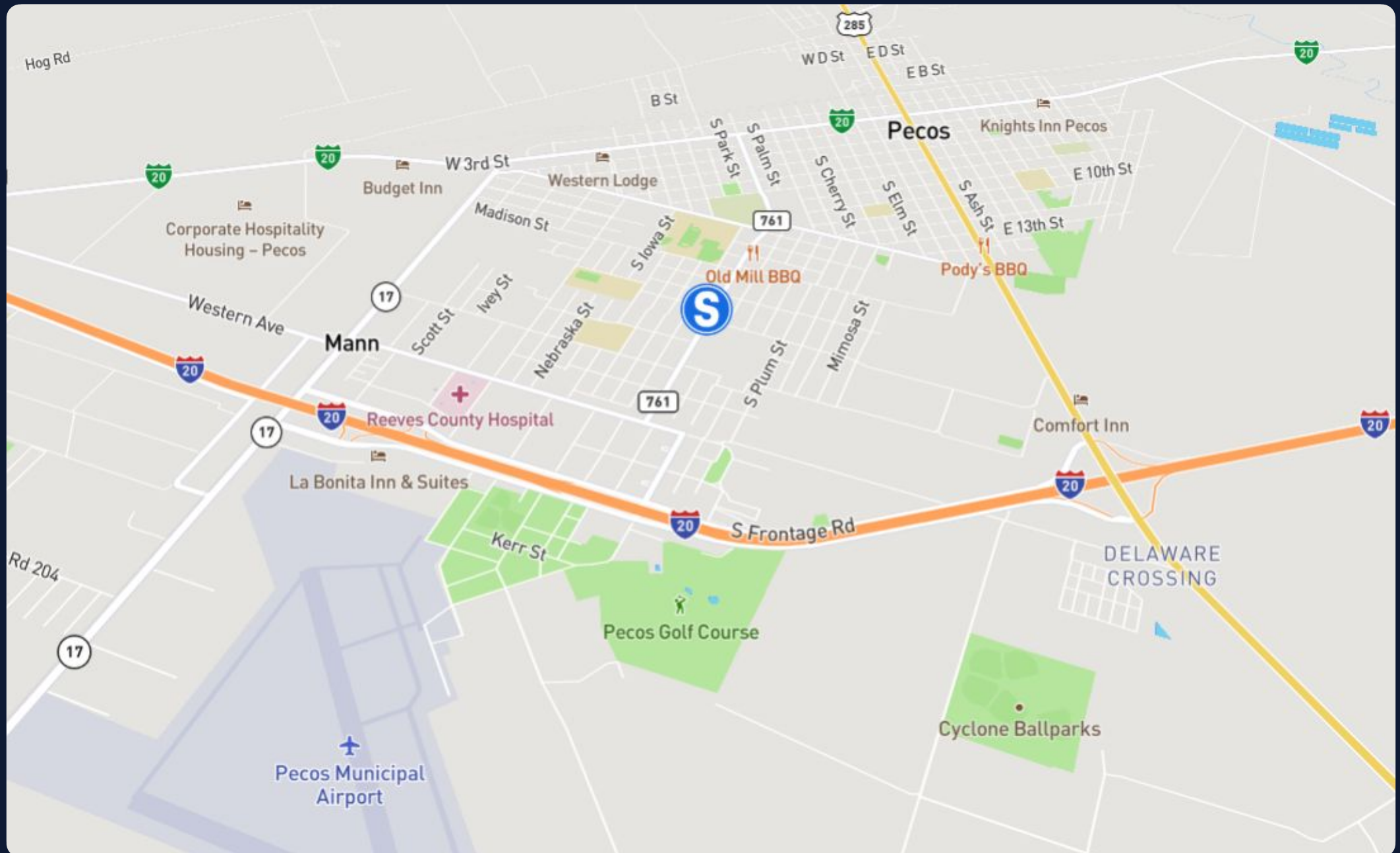




# MARKET OVERVIEW

**Dollar General**

2024 S Eddy St Pecos, TX 79772





# PECOS, TX

## Local Market Overview

Pecos, TX is a small-town hub in West Texas that serves as the county seat of Reeves County, TX. While recent data shows a modest population decline, the area has historically experienced periods of growth — reflecting a dynamic local demographic and income base. The community combines affordable living with the local charm of a rural county seat. For investors considering multifamily, retail or mixed-use developments, Pecos represents a market where housing demand is tied to stable employment anchors and affordability remains a competitive advantage relative to larger Texas metros.

Given its relatively low home values and moderate median income, Pecos can be an attractive location for workforce housing or value-oriented retail/residential developments. For commercial landlords, the low cost structure and demand for basic services suggest potential for stable occupancy and steady cash flow.



Population	3-Mile	5-Mile	10-Mile
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Current Year Estimate	10,162	10,857	11,240
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Households	3-Mile	5-Mile	10-Mile
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Current Year Estimate	3,469	3,651	3,790
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Income	3-Mile	5-Mile	10-Mile
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Average Household Income	\$78,932	\$78,847	\$79,084
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**Patrick Graham | Broker of Record | License No. 9005919 (TX)**

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **2024 S Eddy St, Pecos, TX, 7977279772** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

**Net Lease Disclaimer** – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.





## 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.*

11-2-2015



### 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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Designated Broker of Firm	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
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



## APOLLO OM TEMPLATE SECTION

DO NOT DELETE THESE PAGES!!

Use the export to PDF feature and make sure that you've created a Box folder for that proposal in Atlas

[Retail OM Template](#)



# Executive Summary

## The Opportunity

Matthews™ is pleased to present 1340 & 1344 253rd Street, two adjacent apartment buildings located in Harbor City, California. The offering includes a total of 16 residential units across two two-story structures—each featuring eight units. Constructed in 1957 and 1958, the unit mix comprises fifteen two-bedroom units and one three-bedroom unit.

The properties have undergone numerous upgrades over the years, including tile flooring throughout (no carpet), modernized kitchen cabinetry and countertops, enhanced wall heaters and ceiling fans, updated stucco and exterior paint, newer water heaters, copper plumbing, and dual-pane windows. Secured with two gated entrances providing access to the front and rear parking areas, the buildings offer added safety and convenience. With approximately 64% rental upside, this portfolio presents a compelling opportunity for investors seeking stable income and long-term value appreciation.

benefit from excellent regional connectivity with easy access to major freeways and public transit. The surrounding area offers a diverse mix of shopping, dining, and recreational amenities, enhancing the appeal for both tenants and investors. Nearby points of interest include Kaiser Permanente South Bay Medical Center and Ken Malloy Harbor Regional Park, providing strong neighborhood fundamentals.

This offering presents a rare opportunity to acquire a well-located, income-generating asset in a sought-after Los Angeles submarket. The combination of strong location fundamentals and consistent area demand makes these properties a compelling addition to any investment portfolio.



PENDING PHOTOS



PENDING PHOTOS



# 2024 S Eddy St

Pecos, TX 79772

## 1960

Year Built

## ±44,435 SF

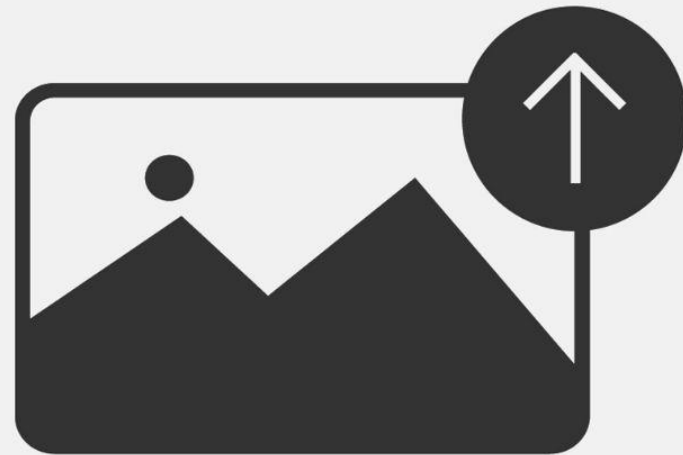
GLA

## Xxxx

Lease Type

**Retail  
Investment Opportunity**

Offering Memorandum



**PENDING PHOTOS**

**MATTHEWS**™



# Executive Summary

**2024 S Eddy St 1960**  
Pecos, TX 79772      Year Built

**±0 SF**  
GLA

**XXXX**  
Lease Type

## The Opportunity

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Strategically located between Pacific Coast Highway and Lomita Boulevard, these side-by-side properties benefit from excellent regional connectivity with easy access to major freeways and public transit. The surrounding area offers a diverse mix of shopping, dining, and recreational amenities, enhancing the appeal for both tenants and investors. Nearby points of interest include Kaiser Permanente South Bay Medical Center and Ken Malloy Harbor Regional Park, providing strong neighborhood fundamentals.



PENDING PHOTOS



# Financial Summary

**\$414,800**

List Price

**00.00%**

Cap Rate

**00.00%**

Price Per SF

**±0.00 AC**

Lot Size

## Property Details

Tenant Trade Name	Tenant
Type of Ownership	Xxxxxx
Lease Guarantor	Xxxxxx
Lease Type	Xxxx
Landlords Responsibilities	None
Original Lease Term	00 Years
Rent Commencement Date	00/00/0000
Lease Expiration Date	2030-01-01
Term Remaining on Lease	±00 Years
Increases	XXXXXXXXXX
Options	XXXXXXXXXX

## Annualized Operating Data

	Monthly Rent	Annual Rent	Rent PSF	Cap Rate
Current	\$32,500.00	\$390,000.00	\$26.80	6.00%
Option 1	\$32,500.00	\$390,000.00	\$26.80	6.00%
Option 2	\$32,500.00	\$390,000.00	\$26.80	6.00%
Option 3	\$32,500.00	\$390,000.00	\$26.80	6.00%
Option 4	\$32,500.00	\$390,000.00	\$26.80	6.00%



PENDING PHOTOS