

INVESTMENT OFFERING

DOLLAR GENERAL
market

DOLLAR GENERAL MARKET

2970 West Roundbunch Road
Orange (Beaumont MSA), TX 77630



REPRESENTATIVE PHOTO

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The logo for Dollar General Market features the words "DOLLAR GENERAL" in a yellow box above the word "market" in a large, green, lowercase font. The background of the entire page is a faded photograph of a Dollar General store with a sign that reads "DOLLAR GENERAL" and a "NOW OPEN" sign.

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DISCLAIMER

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Prospective purchasers of the Property are advised that changes may have occurred in the physical or financial condition of the Property since the time this Marketing Package or the financial statements herein were prepared. Prospective purchasers acknowledge that this Marketing Package and the financial statements herein were prepared by Broker, and not by Owner, and are based upon assumptions or events beyond the control of both Broker and Owner, and therefore may be subject to variation. Other than current and historical revenue and operating expense figures for the Property, Owner has not, and will not, provide Broker or any prospective purchaser with any projections regarding the Property. Prospective purchasers of the Property are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

The Marketing Package is a solicitation of interest only and is not an offer to sell the Property. The Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expression of interest or offers to purchase the Property and expressly reserve the right, at their sole discretion, to terminate discussions with any entity at any time with or without notice.

The Owner shall have no legal commitments or obligations to any entity reviewing the Marketing Package or making an offer to purchase the Property unless and until such offer is approved by Owner pursuant to its Governing Authorities and the signature of the Owner or Owner's representative is affixed to a Real Estate Purchase Agreement prepared by Owner.

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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT BROKER FOR MORE DETAILS.

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WERTZ
REAL ESTATE INVESTMENT SERVICES

FINANCIAL OVERVIEW

OFFERING SUMMARY

PRICE	\$2,413,154
DOWN PAYMENT	100% / \$2,413,154
RENTABLE SQUARE FEET	12,480 SF
CAP RATE	6.50%
YEAR BUILT	2024
LOT SIZE	3.00 +/- Acres
TYPE OF OWNERSHIP	Fee Simple



REPRESENTATIVE PHOTO

TENANT SUMMARY

TENANT TRADE NAME	Dollar General
OWNERSHIP	Public
LEASE GUARANTOR	Corporate
LEASE TYPE	Absolute NNN
LANDLORD RESPONSIBILITIES	None
ORIGINAL LEASE TERM	Fifteen (15) Years
RENT COMMENCEMENT DATE	07/15/2024
LEASE EXPIRATION DATE	07/14/2039
TERM REMAINING ON LEASE	Fifteen (15) Years
INCREASES	5.0% Every 5-Years
OPTIONS TO RENEW	(5) 5-Year Options
RIGHT OF FIRST REFUSAL	No

ANNUALIZED OPERATING DATA

RENT INCREASES	ANNUAL RENT	MONTHLY RENT
Years 1-5	\$156,855.00	\$13,071.25
Years 6-10	\$164,697.75	\$13,724.81
Years 11-15	\$172,932.64	\$14,411.05
Years 16-20 (Option 1)	\$181,579.27	\$15,131.61
Years 21-25 (Option 2)	\$190,658.23	\$15,888.19
Years 26-30 (Option 3)	\$200,191.14	\$16,682.60
Years 31-35 (Option 4)	\$210,200.70	\$17,516.73
Years 36-40 (Option 5)	\$220,710.74	\$18,392.56
NET OPERATING INCOME		\$156,855.00
TOTAL RETURN YR-1	6.50%	\$156,855.00

TENANT OVERVIEW

DOLLAR GENERAL market

DOLLAR GENERAL CORPORATION

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 March, 3, 2023, the company's 19,147 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.

DOLLAR GENERAL

PROPERTY NAME	Dollar General
PROPERTY ADDRESS	2970 West Roundbunch Road Orange (Beaumont MSA), TX 77630
PROPERTY TYPE	Net Lease Dollar Store
OWNERSHIP	Public
LEASE GUARANTOR	Corporate
STOCK SYMBOL	DG
BOARD	NYSE
ORIGINAL LEASE TERM	Fifteen (15) Years
TERM REMAINING ON LEASE	Fifteen (15) Years
OPTIONS TO RENEW	(5) 5-Year Options
LEASE TYPE	Absolute NNN
LANDLORD RESPONSIBILITY	None
INCREASES	5.0% Every 5-Years
YEAR 1 NET OPERATING INCOME	\$156,855.00
NO. OF LOCATIONS	19,100+
HEADQUARTERED	Goodlettsville, TN
WEBSITE	www.dollargeneral.com
YEARS IN THE BUSINESS	Since 1968

EXECUTIVE SUMMARY

INVESTMENT OVERVIEW

The subject property is a newly constructed freestanding Dollar General Market located in Orange (Beaumont-Port Arthur MSA), TX. The new 15-year absolute NNN lease includes rare 5% rental increases every 5-years in the primary lease term and in the (5) five-year option periods. The lease is corporately guaranteed by Dollar General (NYSE: DG), an investment grade credit tenant, rated BBB by Standard & Poor's.

This location benefits from its excellent visibility and frontage on the hard corner of West Roundbunch Road and Turner Road, major thoroughfares through Orange, TX, which combined boasts over 15,000 vehicles per day. The 5-mile average household income exceeds \$133,998 with an expected growth of 2.10% over the next 5 years. This Dollar General is located only 1.5 miles to a new construction Entergy Texas Sabine Power Plant, which will provide over \$1.8B in economic activity and create over 7,000 jobs to the county. This site is 3 miles to downtown Bridge City, TX, 10 miles from downtown Orange, TX, 14 miles from downtown Port Arthur, TX, and only 23 miles from downtown Beaumont, TX. This is an excellent opportunity for an investor to purchase a stable, long term corporately guaranteed investment with zero landlord responsibility.



INVESTMENT HIGHLIGHTS

- Brand New 2024 High-Quality Construction
- New 15-Year Absolute NNN Lease w/ Rare 5% Rent Increases Every 5-Years in Primary Term & Options (Zero LL Responsibilities)
- Dollar General (NYSE: DG) Corporate Guarantee (Investment Grade Credit - S&P Rated BBB)
- Excellent Visibility & Access on West Roundbunch Road & Turner Road with Traffic Counts Exceeding 15,000 Vehicles Per Day
- Average Household Income Exceeds \$133,000 (5-Mile Radius)
- Located Only 1.5 Miles to a New Construction Entergy Texas Sabine Power Plant (Which Will Provide Over \$1.8B in Economic Activity and Create Over 7,000 Jobs to the County)

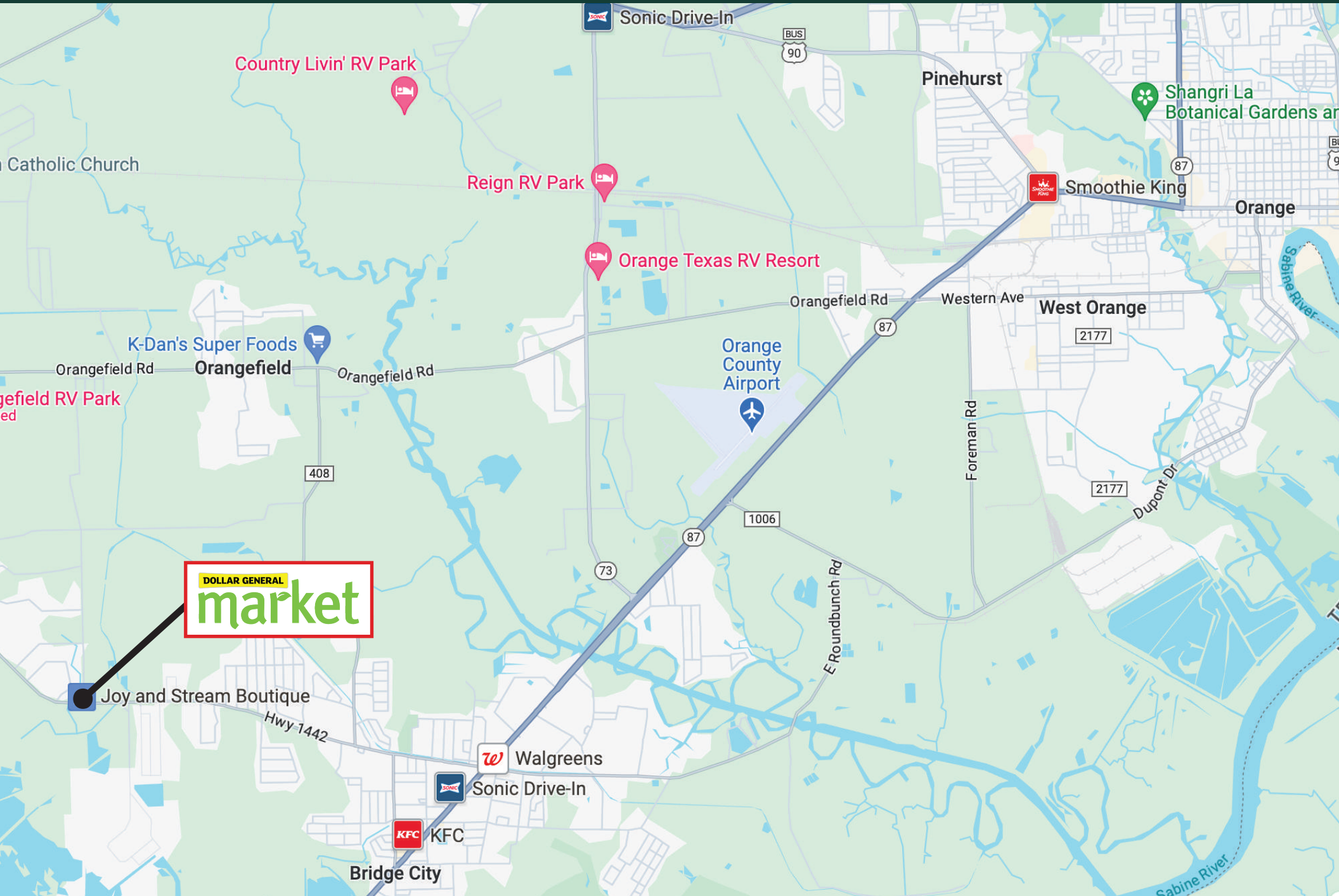


AERIAL PHOTO



The information contained herein has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt its accuracy but regret we cannot guarantee it. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. All properties subject to change or withdrawal without notice. Wertz Real Estate Investment Services, Inc.

LOCATION MAP



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MARKET OVERVIEW

BEAUMONT-PORT ARTHUR MSA

Beaumont's economy is fueled by a diverse range of industries, with a strong emphasis on petrochemical and oil refining. As part of the Golden Triangle region, which includes Beaumont, Port Arthur, and Orange, the city serves as a vital hub for the energy sector. Major companies like ExxonMobil, Chevron, and Valero Energy have significant operations in the area, contributing to Beaumont's economic growth and providing employment opportunities for the local workforce. Additionally, the city benefits from a thriving healthcare sector, with several hospitals and medical centers serving both the local population and the broader region. The transportation and logistics industry also plays a significant role in Beaumont's economy due to its strategic location along the Gulf Coast and its well-connected infrastructure, including the Port of Beaumont. The city's economy is further supported by a robust retail and service sector, which caters to the needs of residents and visitors alike. Overall, Beaumont's economy is dynamic and resilient, driven by its strategic industries and a commitment to continued growth and development.

Beaumont is a city in and the county seat of Jefferson County in southeast Texas along the Gulf Coast. As of 2022, the city population was estimated to be 117,321 and the metro population 394,268. The city is approximately 90 miles east of Houston and 60 miles west of Louisiana, providing businesses with access to more than 2.5 million people within a two-hour drive. In addition to its cultural and entertainment offerings, Beaumont is the fourth most affordable city in the state of Texas and the #11 city with the lowest cost of living in America. About a third of households earn more than the national average each year. Connected by Interstate 10, as well as US Highways 69, 96, 90, 105 and 287, access to larger markets is reliable and efficient for the people of Beaumont. The Sabine Neches Waterway, Lower Neches Valley Authority, Sabine River Authority, and the Gulf of Mexico provide water access to the region while the Jack Brooks Regional Airport and Amtrak, along with commercial transporters BNSF, UP and KCS, provide air and rail service.

Surrounded by three of the largest refineries in the U.S. and located in an area with nearly \$200 billion in projected expansions, Beaumont is a prosperous city offering growth opportunities for any industry. Originally a lumber, farming and port city, Beaumont today is a thriving industrial area with direct access to both the Port of Beaumont (the fifth-largest port in the nation) and the Port of Port Arthur, two of ten seaports along Texas' 367-mile coastline where \$41.7 billion of international trade passes annually. Energy and mining related companies, including both upstream and downstream firms, account for the largest cluster in Beaumont, employing around 15% of the workforce. Major employers include Exxon Mobil in Beaumont (2,000 workers), and Motiva Enterprises and Valero in Port Arthur (1,500 and 850, respectively). Other major employers in the area include Christus Southeast Texas Health System, Lamar University, Baptist Hospitals of SETX, and local city and county governments. The largest universities in Beaumont-Port Arthur, TX are Lamar University (5,520 degrees), Lamar Institute of Technology (862 degrees), and Lamar State College-Orange (631 degrees).



Major Employers Include

Exxon Mobil, ENGlobal Corporation, Goodyear Tire & Rubber and Motiva Enterprises and Valero



Home to 3 of the Largest

Oil Refineries in the United States: Exxon, Motiva Enterprises and Valero



Largest Universities Include

Lamar University (5,520 degrees), Lamar Institute of Technology (862 degrees), and Lamar State College-Orange (631 degrees)



DEMOGRAPHIC REPORT

REPRESENTATIVE PHOTO



2024 SUMMARY	5 MILES	10 MILES	15 MILES
Population	19,713	148,742	238,519
Owner Occupied Housing Units	5,678	37,004	56,437
Renter Occupied Housing Units	1,555	19,245	30,964
Median Age	37.75	37.91	38.21

2024 SUMMARY	5 MILES	10 MILES	15 MILES
Average Household Income	\$133,998	\$95,936	\$88,956
Households	7,233	56,249	87,401
Families	5,590	38,938	59,993
Average Household Size	2.72	2.59	2.58

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WERTZ

REAL ESTATE INVESTMENT SERVICES

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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.

_____ DZ Net Lease Realty, LLC	_____ 9002851	_____ david@dznetlease.com	_____ 702.304.9900
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

_____ David B Zacharia	_____ 634656	_____ david@dznetlease.com	_____ 702.304.9900
Designated Broker of Firm	License No.	Email	Phone

_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
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_____ Sales Agent/Associate’s Name	_____ License No.	_____ Email	_____ Phone
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Buyer/Tenant/Seller/Landlord Initials

Date

**THE TEXAS REAL ESTATE COMMISSION (TREC) REGULATES
REAL ESTATE BROKERS AND SALES AGENTS, REAL ESTATE INSPECTORS,
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 ADMINISTERS THE REAL ESTATE RECOVERY TRUST ACCOUNT WHICH MAY BE
USED TO SATISFY A CIVIL COURT JUDGMENT AGAINST A BROKER, SALES AGENT, 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 OR PROVISIONS, CONSULT AN ATTORNEY.**

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



TEXAS REAL ESTATE COMMISSION

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