

# SINGLE TENANT NN

Investment Opportunity

**DOLLAR  
GENERAL®**

Recent Early Lease Extension | Top 9% Dollar General (Placer.AI) | Corporate Guaranty (S&P: BBB)



9312 TX-75

**NEW WAVERLY TEXAS**

ACTUAL SITE

 **SRS** | CAPITAL  
MARKETS

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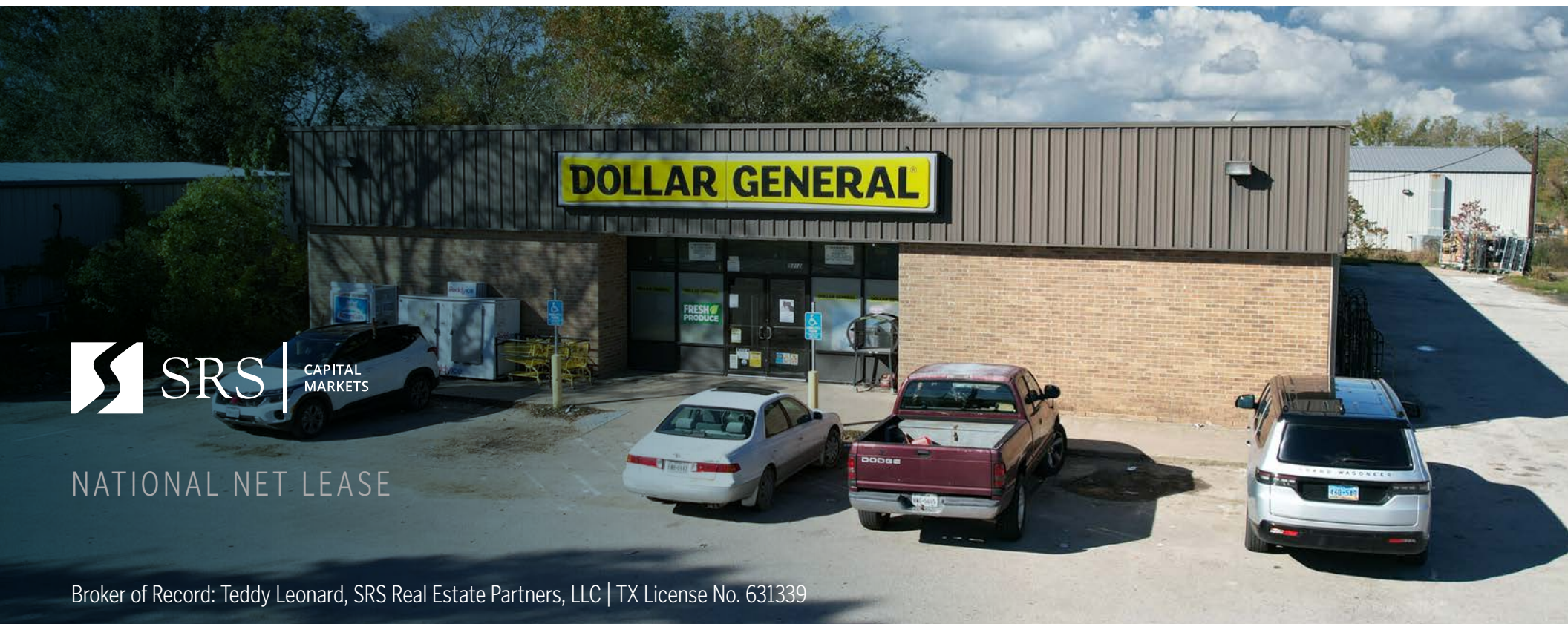
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NATIONAL NET LEASE

Broker of Record: Teddy Leonard, SRS Real Estate Partners, LLC | TX License No. 631339

# PROPERTY PHOTOS

DG





## OFFERING

<b>Pricing</b>	\$770,166
<b>Net Operating Income</b>	\$55,837
<b>Cap Rate</b>	7.25%

## PROPERTY SPECIFICATIONS

<b>Property Address</b>	9312 TX-75, New Waverly, Texas 77358
<b>Rentable Area</b>	9,014 SF
<b>Land Area</b>	1.00 AC
<b>Year Built</b>	2006
<b>Tenant</b>	Dollar General
<b>Guaranty</b>	Corporate
<b>Lease Type</b>	NN
<b>Landlord Responsibilities</b>	Roof & Structure
<b>Lease Term</b>	5+ Years
<b>Increases</b>	10% at Beg. of Each Option
<b>Options</b>	3 (5-Year)
<b>Rent Commencement</b>	4/1/2020
<b>Lease Expiration</b>	3/31/2030

Tenant Name	Square Feet	LEASE TERM		RENTAL RATES				
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
Dollar General	9,014	4/1/2020	3/31/2030	Current	-	\$4,653	\$55,837	3 (5-Year)
(Corporate Guaranty)							10% Increases at Beg. of Each Option	

### 5+ Years Remaining | Scheduled Rental Increases | Corporate Guaranteed | Placer AI

- Dollar General has 5+ years remaining on their current lease with 3 (5-year) options to extend
- The lease features 10% rental increases at the beginning of each option
- The market rent in the area is \$14 Sq/ft vs the property rent \$6.19 Sq/ft
- The site is a Top 9% Dollar General (Placer.AI)
- The lease is corporate guaranteed by Dollar General, Corp., an investment grade (S&P: BBB), nationally recognized, and an established discount store with more than 20,345 locations as of August 2024

### NN Leased | Fee Simple Ownership | Limited Landlord Responsibilities

- Tenant pays for utilities, taxes, and maintains most aspects of the premises
- Investor benefits from fee simple ownership of the building and land
- Landlord responsibilities limited to roof & structure
- The landlord contributes \$338 towards CAM
- Ideal, low-management investment for a passive investor

### Local Demographics in 5-mile Trade Area | Six-Figure Incomes

- More than 5,200 residents and 2,400 employees support the trade area
- \$110,849 affluent average household income

### Signalized, Hard Corner Intersection | Interstate 45 | Nearby National/Credit Tenant Presence | Nearby Schools

- The subject property is located at the signalized, hard corner intersection of State Hwy 75 & 150 and State Hwy 150, which combined to average 16,200 vehicles passing by daily
- The site benefits from nearby direct on/off ramp access to Interstate 45, a major thoroughfare that averages over 59,300 VPD
- Nearby national/credit tenants include Circle K, Shell, Subway, NAPA, and more
- Strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover store exposure to the site
- Furthermore, the Dollar General is in close proximity to New Waverly Elementary School (289 students) and New Waverly High School (333 students), further increasing consumer traffic to the immediate trade area

### Dollar General Corporation Reports Q2 2024 Results

- Net Sales Increased 4.2% to \$10.2 Billion
- Same-Store Sales Increased 0.5%
- Year-to-Date Cash Flows From Operations of \$1.7 Billion



## DOLLAR GENERAL

**dollargeneral.com**

**Company Type:** Public (NYSE: DG)

**Locations:** 20,345+

**2024 Employees:** 185,800

**2024 Revenue:** \$38.69 Billion

**2024 Net Income:** \$1.66 Billion

**2024 Assets:** \$30.80 Billion

**2024 Equity:** \$6.75 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 August 2, 2024, the Company's 20,345 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](https://newscenter.dollargeneral.com), [finance.yahoo.com](https://finance.yahoo.com)

## LOCATION



New Waverly, Texas  
Walker County

## PARKING



There are approximately 26 parking spaces on the owned parcel.  
The parking ratio is approximately 2.88 stalls per 1,000 SF of leasable area.

## ACCESS



State Highway 75 & 150: 1 Access Point

## PARCEL



Parcel Number: 20175  
Acres: 1  
Square Feet: 43,525

## TRAFFIC COUNTS



State Highway 75 & 150: 9,100 VPD  
Gibbs Street: 7,100 VPD  
Interstate 45: 59,300 VPD

## CONSTRUCTION



Year Built: 2006

## IMPROVEMENTS



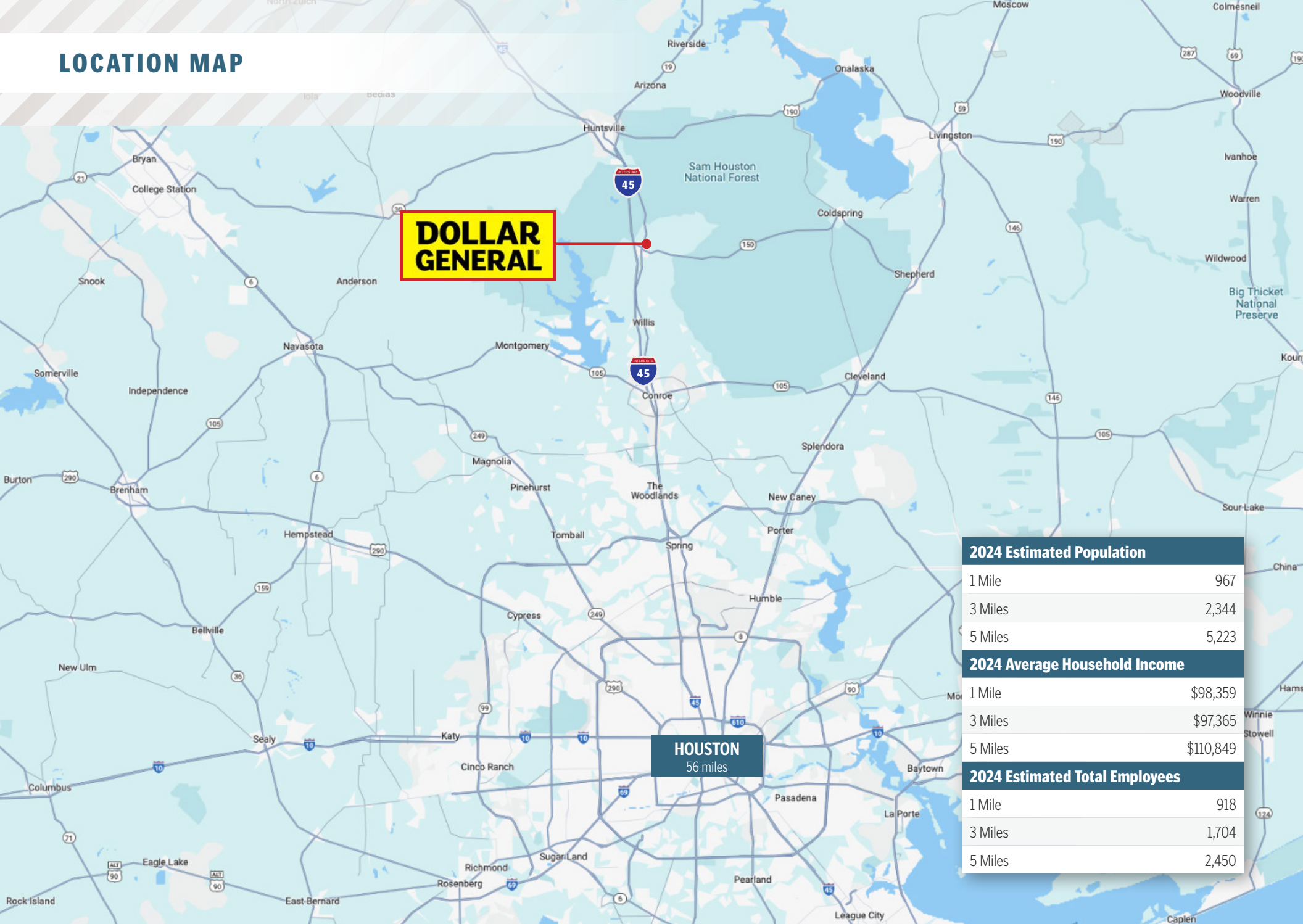
There is approximately 9,014 SF of existing building area

## ZONING



N/A

# LOCATION MAP



2024 Estimated Population	
1 Mile	967
3 Miles	2,344
5 Miles	5,223
2024 Average Household Income	
1 Mile	\$98,359
3 Miles	\$97,365
5 Miles	\$110,849
2024 Estimated Total Employees	
1 Mile	918
3 Miles	1,704
5 Miles	2,450





59,300  
VEHICLES PER DAY

NEW WAVERLY  
HIGH SCHOOL

INTERSTATE 45

9,100  
VEHICLES PER DAY

FIRST  
FINANCIAL BANK

NEW WAVERLY  
ELEMENTARY SCHOOL

PROSPERITY BANK

7,100  
VEHICLES PER DAY

Valero

Your New Waverly  
Pharmacy

LONGSTREET RD.

STATE HIGHWAY 150

**DOLLAR  
GENERAL**

T-T  
MARKET

CIRCLE K

STATE HIGHWAY 75&150

Chevron  
with  
TECHRON

DENIM & DIAMONDS  
PRE-SCHOOL





INTERSTATE 45

59,300  
VEHICLES PER DAY



NEW WAVERLY  
INTERMEDIATE  
SCHOOL



9,100  
VEHICLES PER DAY

DOLLAR  
GENERAL



DENIM & DIAMONDS  
PRE-SCHOOL

LONGSTREET RD.

Your New Waverly  
Pharmacy



STATE HIGHWAY 75&150





SUBWAY



9,100  
VEHICLES PER DAY

HUNT BROTHERS PIZZA

USPS.COM



with TECHRON

DENIM & DIAMONDS  
PRESCHOOL

**DOLLAR  
GENERAL**

New Waverly  
Super Market

CIRCLE K



VALERO



HONEY'S  
CANDLES & SOUVENIRS

7,100  
VEHICLES PER DAY

LONGSTREET RD.

STATE HIGHWAY 75&150

STATE HIGHWAY 150





**DOLLAR GENERAL**

59,300  
VEHICLES PER DAY

INTERSTATE 45

STATE HIGHWAY 75&150

9,100  
VEHICLES PER DAY

CMS CATES METAL SOLUTIONS, LLC  
NEW WAVERLY JUNIOR HIGH

NEW WAVERLY INTERMEDIATE SCHOOL



SUBWAY

USPS.COM

CIRCLE K

PROSPERITY BANK

NEW WAVERLY ELEMENTARY SCHOOL

NAPA



NEW WAVERLY HIGH SCHOOL





**DOLLAR  
GENERAL**

9,100  
VEHICLES PER DAY

PYLON SIGN

150  
TEXAS

75  
TEXAS





	1 Mile	3 Miles	5 Miles
<b>Population</b>			
2024 Estimated Population	967	2,344	5,223
2029 Projected Population	1,052	2,570	6,225
Projected Annual Growth 2024 to 2029	1.70%	1.86%	3.57%
<b>Households &amp; Growth</b>			
2024 Estimated Households	375	944	2,007
2029 Projected Households	410	1,042	2,427
<b>Income</b>			
2024 Estimated Average Household Income	\$98,359	\$97,365	\$110,849
2024 Estimated Median Household Income	\$58,423	\$61,879	\$72,800
<b>Businesses &amp; Employees</b>			
2024 Estimated Total Businesses	92	149	212
2024 Estimated Total Employees	918	1,704	2,450



## NEW WAVERLY, TEXAS

New Waverly is a city in Walker County, Texas, United States. New Waverly is thirteen miles south of Huntsville on State Highway 75 and Interstate Highway 45 in southern Walker County.

The economy of New Waverly, Texas, is primarily supported by its small-town charm, agricultural activities, and proximity to larger economic hubs like Huntsville and Houston. Local businesses, forestry, and services cater to the community, while tourism, driven by nearby attractions like the Sam Houston National Forest, contributes to seasonal economic activity.

The town is known for its friendly atmosphere and rural environment, with plenty of parks and nature trails to explore. Places to visit in New Waverly are Sam Houston National Forest, Little Lake Creek Wilderness, Restoration Farms, Carantouan Greenway Wildwood Nature Reserve, Golden Oak Micro Cellar,

The closest major airport to New Waverly, Texas is George Bush Intercontinental Airport. This airport is in Houston, Texas and is 48 miles from the center of New Waverly, TX.

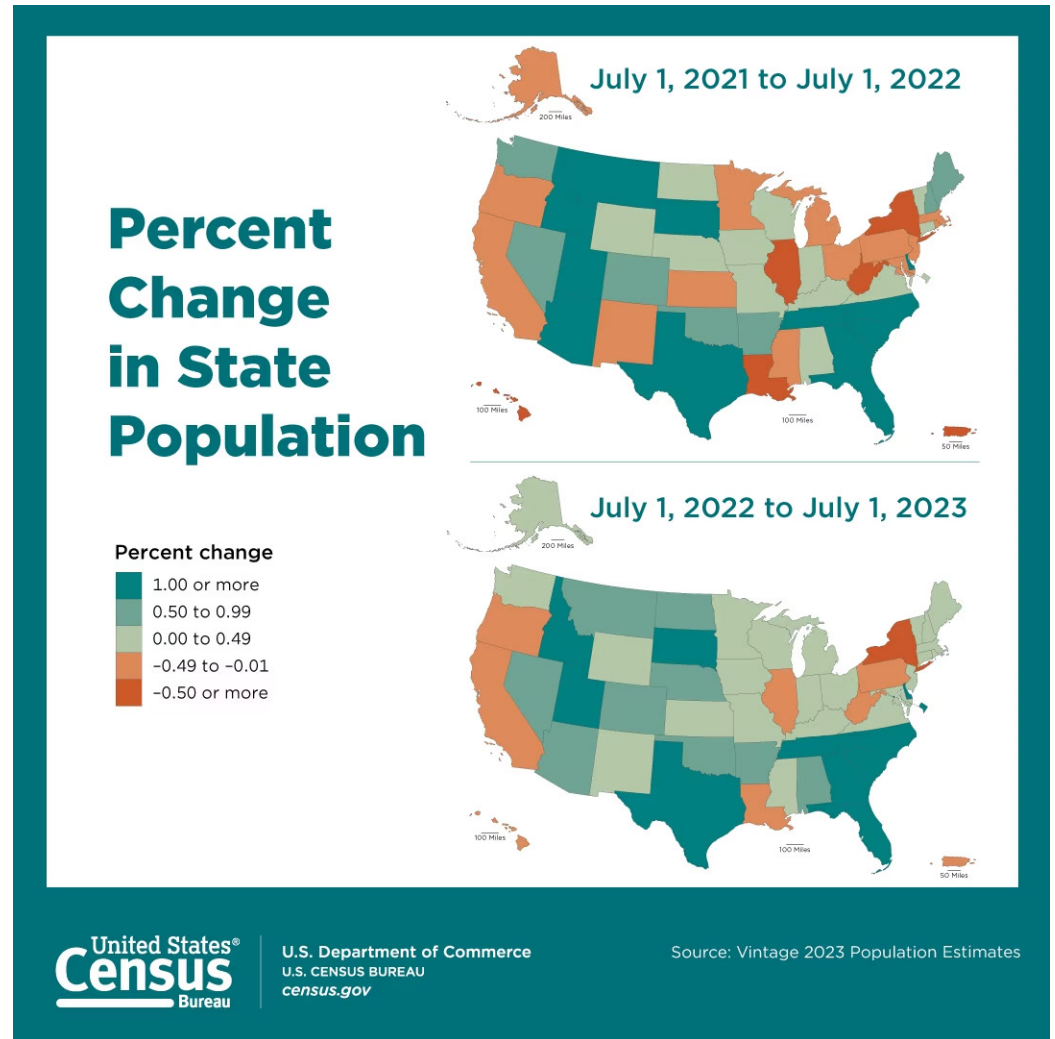
# PERCENT CHANGE IN STATE POPULATION

## Top 10 States by Numeric Growth: 2022 to 2023

Rank	Geographic Area	April 1, 2020 (est. base)	July 1, 2022	July 1, 2023	Numeric Growth
1	Texas	29,145,459	30,029,848	30,503,301	473,453
2	Florida	21,538,216	22,245,521	22,610,726	365,205
3	North Carolina	10,439,459	10,695,965	10,835,491	139,526
4	Georgia	10,713,771	10,913,150	11,029,227	116,077
5	South Carolina	5,118,422	5,282,955	5,373,555	90,600
6	Tennessee	6,910,786	7,048,976	7,126,489	77,513
7	Arizona	7,157,902	7,365,684	7,431,344	65,660
8	Virginia	8,631,373	8,679,099	8,715,698	36,599
9	Colorado	5,773,707	5,841,039	5,877,610	36,571
10	Utah	3,271,614	3,381,236	3,417,734	36,498

## Top 10 States or State Equivalent by Percent Growth: 2022 to 2023

Rank	Geographic Area	April 1, 2020 (est. base)	July 1, 2022	July 1, 2023	Percent Growth
1	South Carolina	5,118,422	5,282,955	5,373,555	1.7%
2	Florida	21,538,216	22,245,521	22,610,726	1.6%
3	Texas	29,145,459	30,029,848	30,503,301	1.6%
4	Idaho	1,839,117	1,938,996	1,964,726	1.3%
5	North Carolina	10,439,459	10,695,965	10,835,491	1.3%
6	Delaware	989,946	1,019,459	1,031,890	1.2%
7	D.C.	689,548	670,949	678,972	1.2%
8	Tennessee	6,910,786	7,048,976	7,126,489	1.1%
9	Utah	3,271,614	3,381,236	3,417,734	1.1%
10	Georgia	10,713,771	10,913,150	11,029,227	1.1%



Source: United States Census Bureau  
 Read Full Article [HERE](#)  
 Posted on December 18, 2023



# THE EXCLUSIVE NATIONAL NET LEASE TEAM

of SRS Real Estate Partners

**300+**

TEAM  
MEMBERS

**25+**

OFFICES

**2K+**

RETAIL  
TRANSACTIONS

company-wide  
in 2023

**510+**

CAPITAL MARKETS  
PROPERTIES

SOLD  
in 2023

**\$2.2B+**

CAPITAL MARKETS  
TRANSACTION

VALUE  
in 2023

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