

SINGLE TENANT NET LEASE

Investment Opportunity

DOLLAR GENERAL®

17-Year Operating History | Austin MSA | Corporate Guarantee



5002 Nuckols Crossing Road

AUSTIN TEXAS

ACTUAL SITE



EXCLUSIVELY MARKETED BY

DOLLAR GENERAL

MATT McNEILL

Vice President

National Net Lease

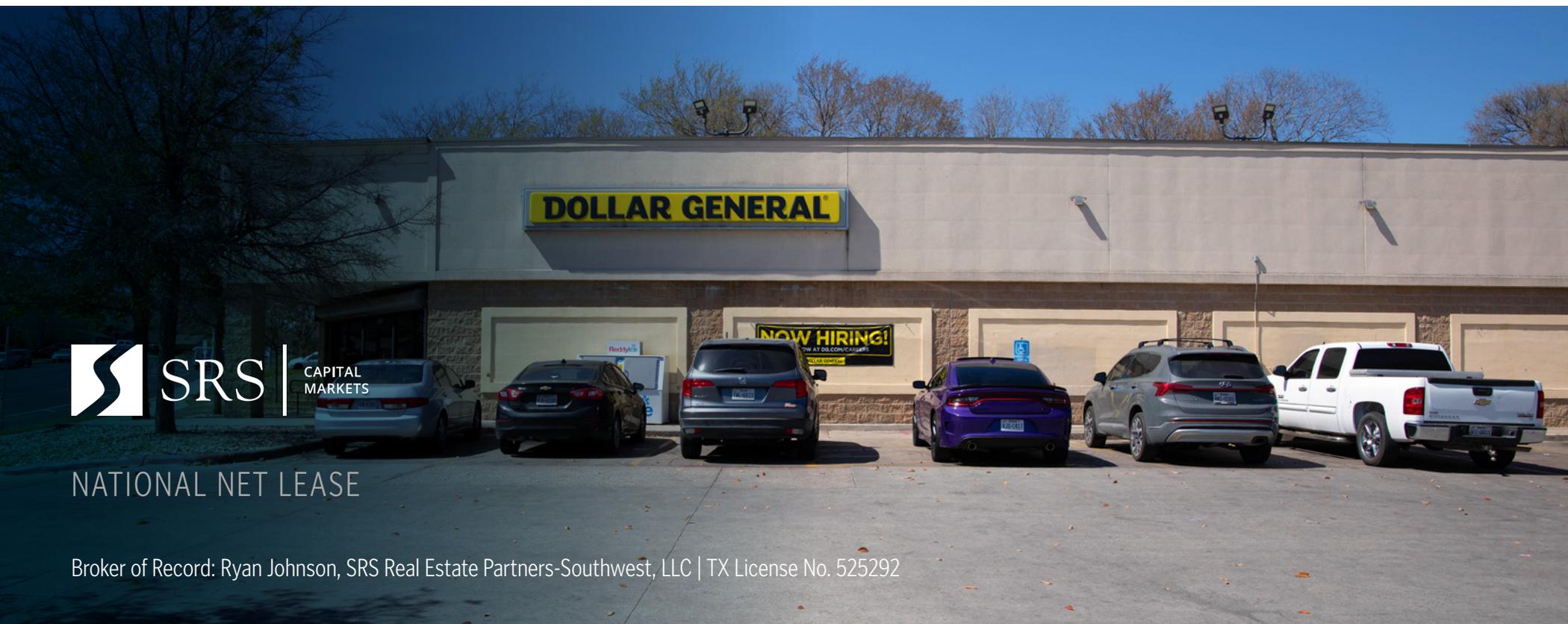
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Solana Beach, CA 92075

CA License No. 01486968



NATIONAL NET LEASE

Broker of Record: Ryan Johnson, SRS Real Estate Partners-Southwest, LLC | TX License No. 525292



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INVESTMENT SUMMARY

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FINANCIALS

Rent Roll
Pricing Summary
Brand Profile

PROPERTY PHOTOS





OFFERING

Price	\$1,543,000
Annual Rent	\$100,320
Cap Rate	6.50%
Tenant	Dolgencorp of Texas, Inc.
Guarantor	Dollar General Corporation
Lease Type	NN
Lease Term	~2 Years Remaining
Renewal Options	3 (5-Year)
Increases	10% Each Option

PROPERTY SPECIFICATIONS

Rentable Area	~9,014 SF
Land Area	~0.99 AC
Property Address	5002 Nuckols Crossing Road Austin, Texas 78744
Year Built	2009
Parcel Number	03200303040000
Ownership	Fee Simple

17-Year Operating History | Austin MSA | Corporate Guarantee

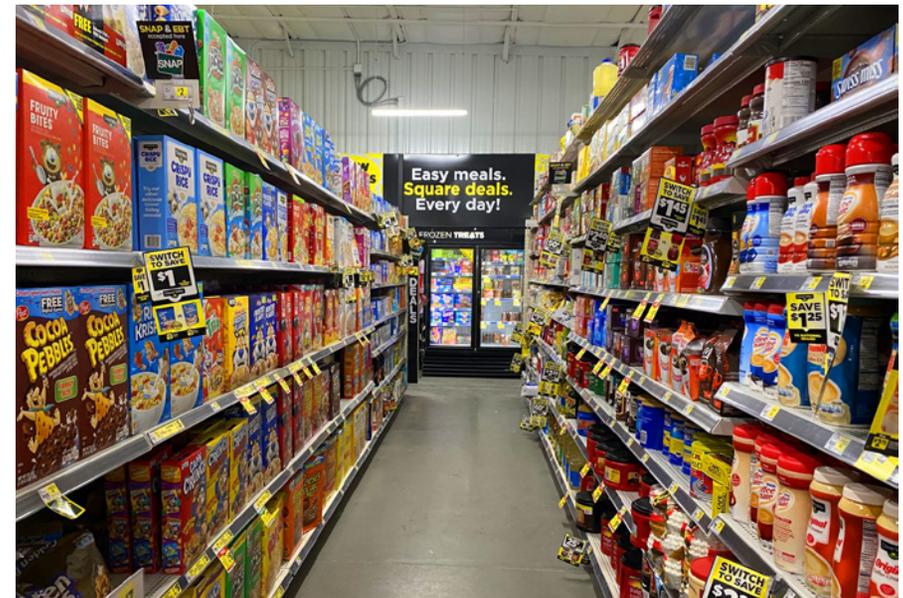
- Dollar General has operated at this location for 17 years and extended the term of their Lease back in 2019.
- Corporate guarantee by Dollar General Corp., an investment grade (S&P: BBB), nationally recognized discount store with more than 20,900 locations.
- The property is located 8 miles south of downtown Austin and 6 miles from Austin Bergstrom International Airport.

Limited Competition | Underserved Market | Strategic Location

- This is the only Dollar General location south of the I-35 and Hwy 71 interchange. The next closest sites to the South and East are located 8 1/2 & 10 miles away, respectively.
- This Dollar General is located in Franklin Park, a neighborhood with a population of 12,698 residents that is underserved with very limited Retail options.
- Strategically positioned in South Austin, just north of Stassney Lane (17,539 VPD), a major east-west thoroughfare, and 1.5 miles east of Interstate 35 (193,941 VPD).
- Located within 1/2 mile of both Wilden Elementary and Mendez Middle School, and 1 mile from Rodriguez Elementary.
- Close proximity to several industrial and distribution employers including Amazon, Omni Logistics, Lennox, HD Supply and Trane.

Dense In-fill Trade Area with High Income

- 14,598 population within 1 mile of the subject property, increasing to over 117,000 population within a 3-mile radius.
- Average Household Income is \$127,941 within a 5-mile radius.



LOCATION



Austin, TX
Travis County

ACCESS



Nuckols Crossing Rd: 1 Access Point
Teri Rd: 1 Access Point

TRAFFIC COUNTS



Nuckols Crossing Rd: 9,442 VPD
Teri Rd: 6,935 VPD

IMPROVEMENTS



There is approximately ~9,014 SF of existing building area

PARKING



~29 parking spaces on the owned parcel. The parking ratio is ~3.20 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 03200303040000
Acres: ~0.99

CONSTRUCTION



Year Built: 2009

ZONING



LR-MU-NP: Neighborhood Commercial – Mixed Use
– Neighborhood



Quality SUITES TRUIST

Austin Southpark HOTEL 112,200 VPD

St. Edward's University FLUENCE

71 Franklin Park Apartments

Downtown Austin

Kingfisher Creek Apartments

prisma HERITAGE ATX FILM STUDIOS DASH MART

UrbanAir APPLIANCE PARTS COMPANY wayfair FOUR HANDS

KORRECT FITNESS cart.com HOMEWOOD SUITES by Hilton

Walmart Supercenter H-E-B THE HOME DEPOT

ABC Supply Co. inc. Builders FirstSource

ATOMIC ATHLETE NAPA

Woodway Village

Basketball Court

Pastor Edward Clarence Craig, Jr. Neighborhood Park

DOLLAR GENERAL

TERI RD 9,600 VPD



Hillside on Cannon
Bridge at Canyon View
William Cannon Apartment Homes



DOLLAR GENERAL



TERI RD 9,600 VPD



Austin-Bergstrom International Airport

Smith Elementary School

Texas Parks and Wildlife-Boat Title Registration and Licenses

Texas Parks & Wildlife Department

Villas of Cordoba Apartments

McKinney Falls State Park



Gas Station/Convenience Store Anchored - 5 Tenant Retail Center

- SF - 10,365
- Estimated Completion - Q2 2026
- Zoning - LR (Neighborhood Commercial)



DOLLAR GENERAL

NUCKOLS CROSSING RD 9,400 VPD

TERI RD 5,900 VPD

Eastern Oaks

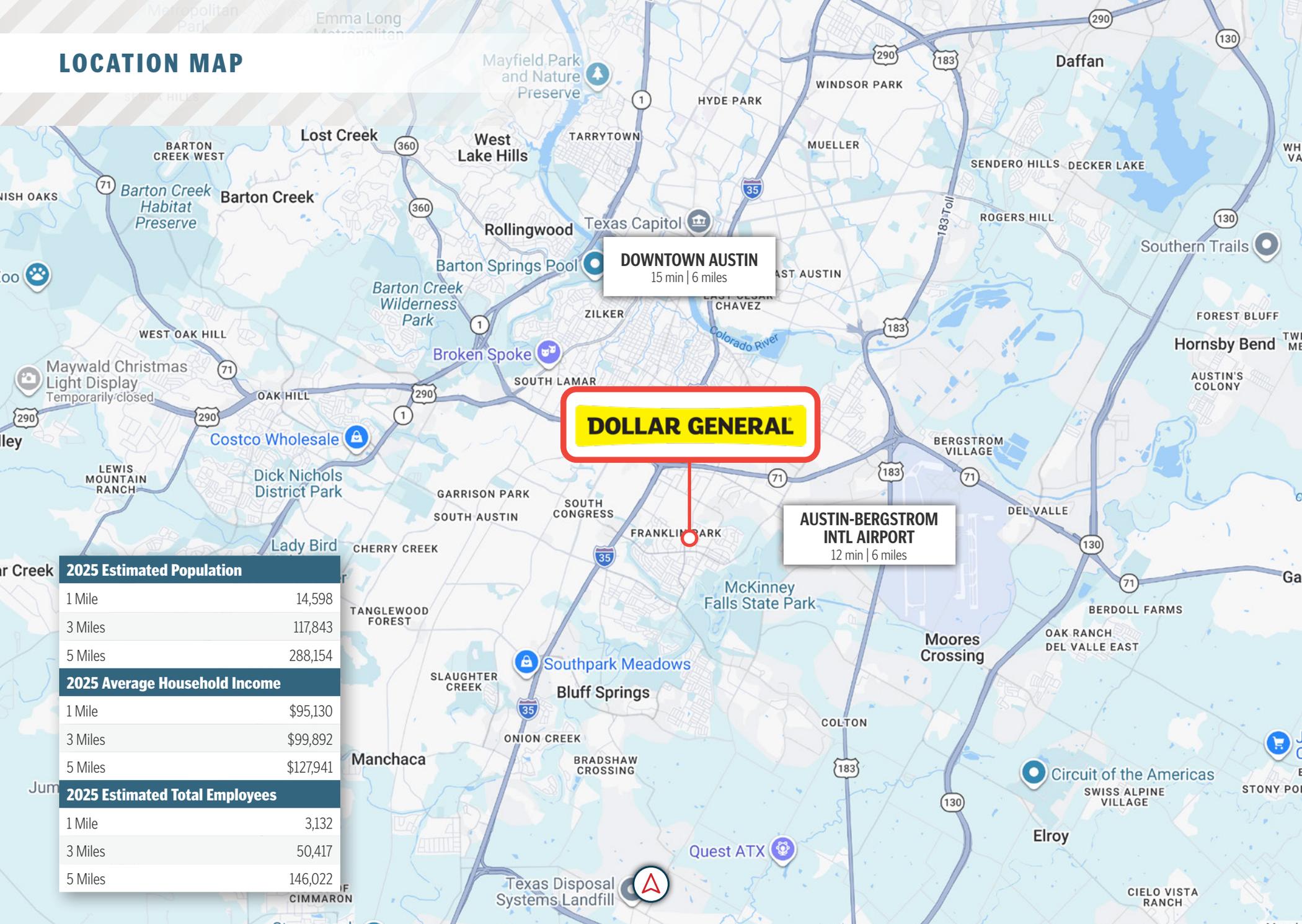




DOLLAR GENERAL



LOCATION MAP



DOLLAR GENERAL

DOWNTOWN AUSTIN
15 min | 6 miles

AUSTIN-BERGSTROM INTL AIRPORT
12 min | 6 miles

2025 Estimated Population	
1 Mile	14,598
3 Miles	117,843
5 Miles	288,154
2025 Average Household Income	
1 Mile	\$95,130
3 Miles	\$99,892
5 Miles	\$127,941
2025 Estimated Total Employees	
1 Mile	3,132
3 Miles	50,417
5 Miles	146,022



AUSTIN, TEXAS

Located in Central Texas on the eastern edge of the American Southwest, Austin is the capital of the state of Texas, the Lone Star State. Austin seats in the most populous city of Travis County, with portions extending into Hays and Williamson counties. The City of Austin is the 4th largest city in Texas with a population of 1,027,937 as of July 1, 2025. Geographically, Austin consists of approximately 323 square miles. Austin is nationally recognized as a great place to live due in part to its diverse and eclectic population, as well as its promotion of a year-round outdoor active lifestyle. The city is named for Stephen F. Austin, the “Father of Texas.”

Austin Industries is one of the nation’s largest, most diversified construction companies. With more than 7,000 employee-owners, Austin Industries provides civil, commercial, and industrial construction services through the expertise of our operating companies: Austin Bridge & Road, Austin Commercial, and Austin Industrial. The Austin Regional Manufacturing Association, founded in 2013, works to insure that manufacturing remains among the most productive contributors to the regional economy through advocacy, workforce development, and networking. Austin is also the headquarters for The Electric Reliability Council of Texas (ERCOT), which operates the state’s independent electric grid and manages the deregulated market for 75 percent of Texas.

Electric vehicle and battery manufacturing is underway at Tesla’s Gigafactory Texas, a 10 million square foot factory on 2,400 acres in southeast Austin. Austin was designated the global headquarters of Tesla in 2021. NXP Semiconductors, a world leader in automotive solutions, has its U.S. headquarters, design, and two wafer manufacturing facilities in Austin. ARM, Cirrus Logic, Infineon, Samsung, and Skyworks Solutions are a few of the other chip companies working on automotive applications in Austin.

Fueled by Austin’s young, highly skilled workforce and strong university and private sector partnerships, the region is a national leader in semiconductor and electronics research, development, and advanced manufacturing. Approximately 150 semiconductor and related companies employ more than 60,000 professionals locally. Aerospace, aviation, and supporting industries add another 12,000 employees, all within a broader technology ecosystem that exceeds 176,000 workers.

AREA DEMOGRAPHICS

DOLLAR GENERAL

	1 Mile	3 Miles	5 Miles
Population			
2025 Estimated Population	14,598	117,843	288,154
2030 Projected Population	14,797	122,622	304,523
2010 Census Population	15,644	97,774	219,016
Projected Annual Growth 2025 to 2030	0.27%	0.80%	1.11%
Historical Annual Growth 2010 to 2020	-0.18%	1.00%	1.73%
Households & Growth			
2025 Estimated Households	4,392	49,822	133,056
2030 Projected Households	4,594	53,084	144,854
2010 Census Households	4,033	35,390	87,798
Projected Annual Growth 2025 to 2030	0.90%	1.28%	1.71%
Historical Annual Growth 2010 to 2020	0.83%	2.18%	2.72%
Income			
2025 Estimated Average Household Income	\$95,130	\$99,892	\$127,941
2025 Estimated Median Household Income	\$74,573	\$76,222	\$89,547
2025 Estimated Per Capita Income	\$28,674	\$42,640	\$59,355
Businesses & Employees			
2025 Estimated Total Businesses	296	4,015	12,904
2025 Estimated Total Employees	3,132	50,417	146,022



Tenant Name	Square Feet	LEASE TERM		Begin	Increase	RENTAL RATES				Recovery Type	Options
		Lease Start	Lease End			Monthly	PSF	Annually	PSF		
Dollar General	9,057	Nov 2006	Feb 2028	Current	-	\$8,360	\$0.92	\$100,320	\$11.08	NN	3 (5-Year)
				Option 1	10.00%	\$9,196	\$1.02	\$110,352	\$12.18		10% increase each option
				Option 2	10.43%	\$10,155	\$1.12	\$121,860	\$13.45		
				Option 3	10.00%	\$11,170	\$1.23	\$134,040	\$14.80		

FINANCIAL INFORMATION

Price	\$1,543,000
Annual Rent	\$100,320
Cap Rate	6.50%
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FOR FINANCING OPTIONS AND LOAN QUOTES: Please contact SRS Debt & Equity at debtandequity@srsre.com



DOLLAR GENERAL

dollargeneral.com

Company Type: Public (NYSE: DG)

Locations: 20,901+

2025 Employees: 194,200

2025 Revenue: \$40.61 Billion

2025 Net Income: \$1.13 Billion

2025 Assets: \$31.13 Billion

2025 Equity: \$7.41 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 October 31, 2025, the Company's 20,901 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: investor.dollargeneral.com, finance.yahoo.com



THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

300+

TEAM
MEMBERS

29

OFFICES

\$6.5B+

TRANSACTION
VALUE
company-wide
in 2025

930+

CAPITAL MARKETS
PROPERTIES
SOLD
in 2025

\$3.5B+

CAPITAL MARKETS
TRANSACTION
VALUE
in 2025



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