



REPRESENTATIVE PHOTO

**DOLLAR GENERAL
PLUS**

325 ST HWY 101 W | SUNSET, TX 76270

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EXECUTIVE OVERVIEW

LEASE & LOCATION HIGHLIGHTS

- Brand new 2024 build-to-suit construction for Dollar General PLUS
- 15 Year Absolute NNN Lease with zero Landlord Responsibilities
- Dollar General PLUS concept (larger ±10,640 SF building)
- DG PLUS concepts confirm that the tenant is projecting above-average sales volume for this location
- Attractive lease structure with 5% rent increases every 5 years throughout the initial term and options
- Corporately guaranteed lease from Dollar General Corporation
- Traffic counts in excess of 18,000 VPD on HWY 287
- 10-Mile population of ±14,933 residents
- Located in an income tax free state

TENANT HIGHLIGHTS

- Dollar General has ±19,500 locations and plans to continue their expansion for the foreseeable future
- Dollar General has been considered an essential retailer and has proven to be one of the most profitable companies through the COVID-19 pandemic
- Dollar General boasts an investment-grade credit rating of BBB (S&P)



REPRESENTATIVE PHOTO



101

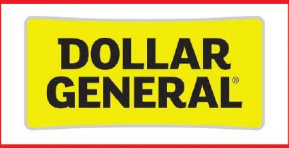
287

± 18,000 VPD

JC'S3 WRECKER SERVICE



LEE DON DVM



SUNSET RETREAT

DOUBLE X VET SERVICES



UNITED STORAGE

Exxon

ACE Hardware
O'Reilly AUTO PARTS

TJ's STORAGE

SUBWAY
Brookshire's
food & pharmacy
ANYTIME FITNESS

WL PLASTICS
The Ideal Piping Solution



BOWIE INTERMEDIATE SCHOOL
795 STUDENTS

Advanced Healthcare SOLUTIONS

DQ **McDonald's** **VALERO**



BOWIE JUNIOR HIGH SCHOOL
397 STUDENTS



BOWIE HIGH SCHOOL
3,700 STUDENTS

Walmart Supercenter

WLS

eog resources

MURPHY USA

ROYAL Auction Group

KORY HOOKS
FORD CHRYSLER DODGE JEEP RAM

Campers Paradise
RV Park

101

287

F-18,000 VPD

XCALIBER

FLYING HORSE RV PARK

Tilley's Playground

OAK RV PARK & CAMPGROUND

SUNSET RETREAT



JC'S3 WRECKER SERVICE

3ES

LEE DON DVM

Sunset Grill

101

DOLLAR GENERAL

Browne Auto Salvage

Sunset RV PARK

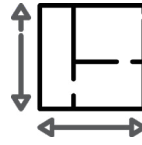
FINANCIAL OVERVIEW



\$2,103,861
PRICE



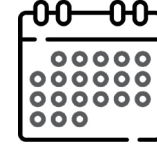
6.50%
CAP RATE



±10,640 SF
GLA



+0.98 AC
LOT SIZE



2024
YEAR BUILT

| TENANT SUMMARY | |
|-------------------------|-----------------------|
| Tenant Trade Name | Dollar General |
| Type of Ownership | Fee Simple |
| Lease Guarantor | Corporate |
| Lease Type | Abs NNN |
| Roof and Structure | Tenant Responsibility |
| Original Lease Term | 15 Years |
| Rent Commencement Date | 4/1/2024 |
| Lease Expiration Date | 3/31/2039 |
| Term Remaining on Lease | ±15 Years |
| Increase | 5% Every 5 Years |
| Options | Five, 5-Year Options |

| ANNUALIZED OPERATING DATA | | | | |
|---------------------------|--------------|--------------|-----------|----------|
| LEASE YEAR | MONTHLY RENT | ANNUAL RENT | INCREASES | CAP RATE |
| Years 1-5 | \$11,395.92 | \$136,751.00 | - | 6.50% |
| Years 6-11 | \$11,965.71 | \$143,588.55 | 5.00% | 6.83% |
| Years 11-15 | \$12,564.00 | \$150,767.98 | 5.00% | 7.17% |
| Option 1 | \$13,192.20 | \$158,306.38 | 5.00% | 7.52% |
| Option 2 | \$13,851.81 | \$166,221.70 | 5.00% | 7.90% |
| Option 3 | \$14,544.40 | \$174,532.78 | 5.00% | 8.30% |
| Option 4 | \$15,271.62 | \$183,259.42 | 5.00% | 8.71% |
| Option 5 | \$16,035.20 | \$192,422.39 | 5.00% | 9.15% |

DOLLAR GENERAL

TENANT OVERVIEW

Dollar General is the fastest-growing retailer which currently boasts roughly 19,500 neighborhood general stores in 47 US states, primarily in the South, East, Midwest, and the Southwest. Roughly 75% of Dollar General's sales are derived from consumables (including refrigerated, shelf-stable, and perishable foods) in addition to everyday household items such as paper towels, bath tissues, paper dinnerware, laundry, and home cleaning supplies. Dollar General offers some of America's most trusted name brands such as Clorox, Energizer, Proctor & Gamble, Hanes, Coca-Cola, Mars, Nestlé, Kimberly-Clark, Kellogg's, General Mills, Pepsi, and many others. Over the past few years, Dollar General has started to introduce alcohol and tobacco products such as cigarettes into their product mix, which has further driven revenue and increased profitability.

With its larger $\pm 12,668$ SF building, Dollar General PLUS targets cost-conscious consumers that prefer easier and quicker access to items than at super-sized competitors such as Wal-Mart and Costco (which are also often much farther away). Indeed, Dollar General's strategy of catering to the value-conscious has paid off big, both during and after the recession. The discount retailer boasted its expectation of 29 consecutive years of same-store sales growth in December 2018, attributable to its value and convenience proposition, along with strong consumables and seasonal goods sales.



REPRESENTATIVE PHOTO

THE OFFERING

| PROPERTY NAME | DOLLAR GENERAL |
|-------------------|------------------------------------|
| Property Address | 325 ST Hwy 101 W, Sunset, TX 76270 |
| SITE DESCRIPTION | |
| Number of Stories | One |
| Year Built | 2024 |
| GLA | $\pm 10,640$ SF |
| Type of Ownership | Absolute NNN |

COMPANY NAME
DOLLAR GENERAL

EMPLOYEES
 $\pm 158,000$

HEADQUARTERS
GOODLETTSVILLE, TN

YEAR FOUNDED
1939

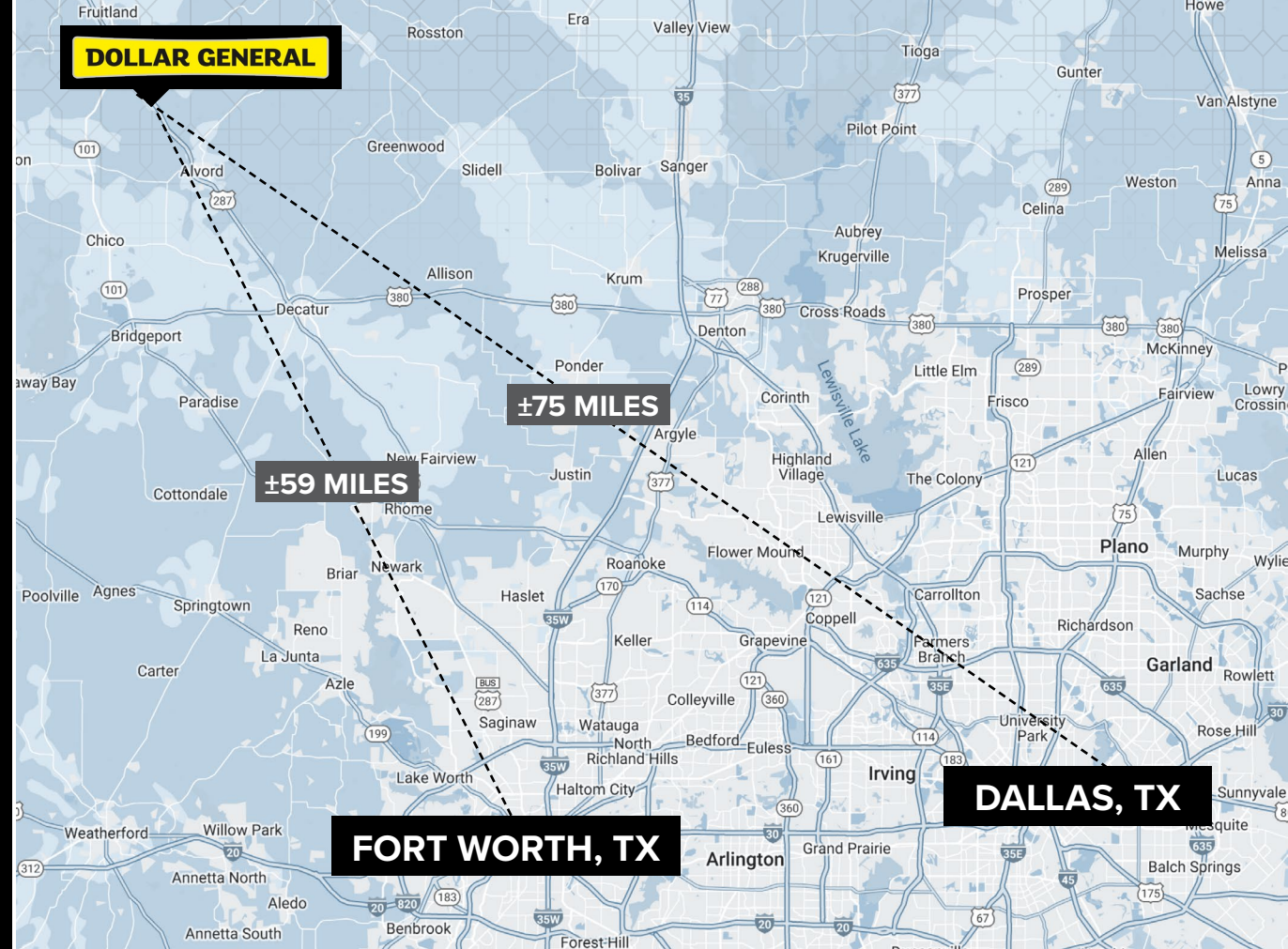
WEBSITE
DOLLARGENERAL.COM

LOCATIONS
 $\pm 19,500$

AREA OVERVIEW

SUNSET, TX

Located in the heart of Texas, Sunset boasts a captivating blend of rural serenity and natural splendor. Situated approximately 75 miles northwest of the bustling Dallas-Fort Worth metropolis, Sunset provides a welcome retreat from the urban hustle while still maintaining convenient access to city amenities. Its picturesque surroundings, characterized by rolling hills and expansive farmland, set the stage for awe-inspiring sunsets that paint the sky with vibrant colors, a signature feature of the region. Beyond its scenic appeal, Sunset fosters a sense of community and camaraderie, attracting residents and visitors alike to its inviting ambiance and relaxed pace. Outdoor enthusiasts can indulge in a wealth of recreational activities, from hiking and fishing to simply basking in the tranquility of the countryside. Whether seeking adventure or seeking solace, Sunset provides a unique blend of charm and accessibility, making it an appealing destination for those looking to embrace the beauty and essence of Texas living.



DEMOGRAPHICS

| POPULATION | 5-MILE | 10-MILE |
|-------------------------|----------|----------|
| 2029 Projection | 2,090 | 15,595 |
| 2023 Estimate | 2,018 | 14,933 |
| Annual Growth 2023-2028 | 0.7% | 0.9% |
| HOUSEHOLDS | 5-MILE | 10-MILE |
| 2029 Projection | 802 | 6,140 |
| 2023 Estimate | 775 | 5,877 |
| Annual Growth 2023-2028 | 0.7% | 0.9% |
| INCOME | 5-MILE | 10-MILE |
| Avg Household Income | \$85,634 | \$74,986 |

DALLAS-FORT WORTH, TX

Dallas-Fort Worth is one of the largest cities in America, with a population of approximately 1.3 million people, combining urban sophistication with an incomparable Texan personality. Dallas is an altogether unique blend of cultures, styles, and flavors, with more than one million people calling the city proper home.

The Dallas–Fort Worth metroplex encompasses 11 counties. It is the economic and cultural hub of North Texas and the most populous metropolitan area in both Texas and the Southern United States, the 4th largest in the United States. The metropolitan region’s economy is primarily based on banking, commerce, insurance, telecommunications, technology, energy, healthcare, medical research, transportation, and logistics. As of 2022, Dallas–Fort Worth is home to 23 Fortune 500 companies, the fourth-largest concentration of Fortune 500 companies in the United States behind New York City, Chicago, and Houston.

#3 BEST PLACES TO LIVE IN TEXAS (U.S. NEWS, 2023-24)



ECONOMY

Dallas-Fort Worth is the 4th largest metropolitan area in the U.S., with approximately 7.6 million people, and consistently ranks among the top metros for job growth. The metro averaged over 100,000 new jobs in the last few years, with an annual growth of almost 3%. Many companies across various industries have relocated or expanded operations due to the low cost of doing business and the availability of a highly-skilled workforce in the Dallas-Fort Worth area. Over the last decade, North Texas has attracted over 130 new corporate headquarters.

BANKING AND FINANCE

Banking and finance play a key role in the area's economy. DFW recently surpassed Chicago to become the second-largest financial services hub in the nation, eclipsed only by New York. Bank of America, JPMorgan Chase, Liberty Mutual, Goldman Sachs, State Farm, TD Ameritrade, Charles Schwab, Fidelity Investments maintain significant operations in the area.

INFORMATION TECHNOLOGY

The Metroplex also contains the largest Information Technology industry base in the state (often referred to as Silicon Prairie or the Telecom Corridor, especially when referring to US-75 through Richardson, Plano, and Allen just north of Dallas itself). This area has many corporate IT projects and the presence of numerous electronics, computing, and telecommunication firms.

Microsoft, Texas Instruments, HP, Dell, Samsung, Nokia, Cisco, Fujitsu, i2, Frontier Communications, Alcatel, Ericsson, Google, Verizon.

COMPANIES HEADQUARTERED IN DFW

AT&T, the largest telecommunications company in the world, is headquartered at the Whitacre Tower in downtown Dallas.

ExxonMobil and McKesson, respectively the 2nd and 7th largest Fortune 500 companies by revenue, are headquartered in Irving, Texas.

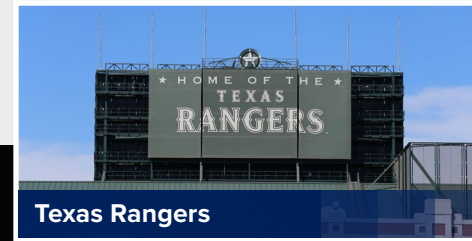
Fluor, the largest engineering & construction company in the Fortune 500, is also Headquartered in Irving. In October 2016, Jacobs Engineering, a Fortune 500 company and one of the world's largest engineering companies, relocated from Pasadena, California to Dallas. Toyota USA. in 2016, relocated its corporate headquarters to Plano, Texas. Southwest Airlines is headquartered in Dallas and has more than 53,000 employees.

MAJOR EMPLOYERS

| EMPLOYERS | EMPLOYEES |
|------------------------------------|-----------|
| Dallas Independent School District | 22,621 |
| City of Dallas | 13,000 |
| AT&T Inc. | 10,990 |
| Medical City Dallas | 10,800 |
| Parkland Health & Hosp System | 10,577 |
| Texas Instruments | 9,800 |
| Dallas County Community College | 8,230 |
| Methodist Dallas Med Ctr | 7,114 |
| Dallas County | 6,500 |
| Children's Health | 6,355 |

DALLAS CULTURE & ATTRACTIONS

Dallas boasts the largest concentrated urban arts district in the nation. The Dallas Arts District was established in 1984 to centralize the art community and provide adequate facilities for cultural organizations. Institutions include the Dallas Museum of Art, the Morton H. Meyerson Symphony Center, the Dallas Theater Center, the Booker T. Washington High School for the Performing and Visual Arts, the Trammell and Margaret Crow Collection of Asian Art, and the Nasher Sculpture Center.



MAJOR SHOPPING AND ENTERTAINMENT DISTRICTS

In addition to its large number of businesses, Dallas has more shopping centers per capita than any other city in the United States and is also home to the second shopping center ever built in the United States, Highland Park Village, which opened in 1931.

- Dallas is home to the two other major malls in North Texas. Both malls feature high-end stores and are major tourist draws for the region:
- Galleria Dallas, a unique urban shopping destination with attached hotel and office buildings, has nearly 200 nationally and internationally recognized shops and restaurants surrounding an impressive ice rink. It hosts 19 million visitors annually.
- North Park Center is 2.3 million sq. ft. with over 235 distinctive stores and restaurants. It features museum-quality modern art pieces and is the 2nd largest mall in Texas.

Downtown Dallas is home to Neiman Marcus' flagship store as well as boutiques, restaurants, clubs, and a growing farmers market scene. Nearby West Village, Deep Ellum, the Cedars, and Uptown are popular mixed-use destinations for shops and restaurants.

The Dallas area has more restaurants per capita than any other U.S. city. Clusters of unique restaurants and shops are scattered throughout the city, notably in destinations in Downtown, Uptown, Bishop Arts District, Deep Ellum, Greenville Avenue, Knox-Henderson, and Lakewood. The newest center of dining is Trinity Groves, an evolving 15-acre restaurant, artist, and entertainment destination in West Dallas.



HIGHER EDUCATION

There are 7 four-year colleges within the Dallas city limits and 20 four-year colleges within a 50-mile radius. The University of Texas at Arlington enrolls the most students, and Southern Methodist University is the closest university.

Southern Methodist University – The private research university in University Park, Texas takes up 234 acres and has a student population of over 12,000. It is a nationally ranked private institution and is a distinguished center for global research with a liberal arts tradition. Economic Impact: Southern Methodist University and its alumni wield an annual economic impact of more than \$7 billion.

The University of North Texas – With a total undergraduate enrollment of over 42,000 students, UNT generates an economic impact of \$1.65 billion in the DFW area economy annually. \$183.9 million growth in economic activity for the DFW area because of UNT's capital spending. 88 academic programs ranked among the nation's Top 100.

The University of Texas at Dallas – Being one of the largest public universities in Dallas, UTD has nearly 30,000 students and generates over \$348 Million in economic impact. The University has a top-ranked STEM, Management, Liberal arts, and Science program.

Texas Christian University – TCU has been stated to generate nearly \$562.5 in revenue a year for the Dallas economic system. In the past year, they have been ranked #83 in best universities #1 MBA faculty quality in the world. The university has an enrollment of just under 12,000.

Southern Methodist University - SMU and its alumni wield an annual economic impact of more than \$7 billion a year. SMU has a strong emphasis on its distinguished center for global research with a liberal arts tradition.

The University of Texas at Arlington – With nearly 65% of the student population being northern Texas natives, the university creates an annual economic impact of almost \$17.1 billion for their region. The university is home to the nanotechnology research facility, NanoFab Research & Teaching Facility, and the Center for Amphibian and Reptile Diversity Research programs.

University of Dallas – Producing nearly 8,200 jobs and more than \$490 million dollars toward economic impact, the university is known for its Private Catholic, Liberal arts foundations, and high-quality education at an affordable price. The student body consists of nearly 1500 undergraduates and 1,000 postgraduates.



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **325 ST Hwy 101 W, Sunset, TX 76270** (“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 Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services 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 Real Estate Investment Services 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 Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services 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 Real Estate Investment Services 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.

325 ST HWY 101 W | SUNSET, TX 76270

Interactive Offering Memorandum

DOLLAR GENERAL PLUS

EXCLUSIVELY LISTED BY:



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License No. 688810 (TX)

BROKER OF RECORD

Kyle Matthews

License No. 9005919 (TX)



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.

| | | | |
|--|-------------|---------------------------|--------------|
| Matthews Real Estate Investment Services | 9005919 | transactions@matthews.com | 866-889-0050 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Kyle Matthews | 678067 | licensing@matthews.com | 866-889-0050 |
| Designated Broker of Firm | License No. | Email | Phone |
| 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