



**DOLLAR GENERAL
PLUS**

REPRESENTATIVE PHOTO

6303 SOUTHWEST PARKWAY | WICHITA FALLS, TX 76310

TABLE OF CONTENTS

03

EXECUTIVE OVERVIEW

06

FINANCIAL OVERVIEW

07

TENANT OVERVIEW

08

AREA OVERVIEW

EXCLUSIVELY LISTED BY:



JOSH BISHOP

SVP & Senior Director

Direct (214) 692-2289

Mobile (315) 730-6228

josh.bishop@matthews.com

License No. 688810 (TX)

BROKER OF RECORD

Kyle Matthews

License No. 9005919 (TX)



REPRESENTATIVE PHOTO



REPRESENTATIVE PHOTO

EXECUTIVE OVERVIEW

LEASE & LOCATION HIGHLIGHTS

- Brand new 2024 build-to-suit construction for Dollar General PLUS
- 15 Years Absolute NNN Lease with zero Landlord Responsibilities
- Dollar General PLUS concept (larger $\pm 10,566$ 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
- Excellent retail corridor with surrounding national tenants
- Traffic counts in excess of 13,000 VPD on Southwest Pkwy
- 3-Mile population of $\pm 25,073$ residents
- 5-Mile population of $\pm 53,484$ residents

TENANT HIGHLIGHTS

- Dollar General has $\pm 19,500$ 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

82

± 49,800 VPD



WICHITA FALLS MEMORIAL HIGH SCHOOL
1,291 STUDENTS



RAINTREE APARTMENTS
344 UNITS



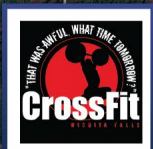
INDIAN FALLS APARTMENTS
172 UNITS



S.H. RIDER HIGH SCHOOL
1,584 STUDENTS



SOUTHWEST PARKWAY ± 22,800 VPD



MCNIEL MIDDLE SCHOOL
1,171 STUDENTS



FOUNTAINGATE
279 UNITS



281

± 53,800 VPD

A-AMERICAN SELF STORAGE
"We're Not Just Another Storage Company"

RIVER BEND NATURE CENTER
RBNC

Woodco BUILDING PRODUCTS

STONE RIDGE APARTMENTS
228 UNITS

CRUSH NTX

ZUNDY ELEMENTARY
502 STUDENTS

BEREND TURF & TRACTOR
"You got work to do"

Jason's deli Applebee's
WELLS FARGO **CINEMARK**

unitedregional

MORRISON
PLUMBING | APPLIANCES | HARDWARE | LIGHTING

THE HOME DEPOT

PATTERSON
Honda

sam's club

LOWE'S

WICHITA FALLS HIGH SCHOOL
1,290 STUDENTS

WICHITA FALLS MEMORIAL HIGH SCHOOL
1,291 STUDENTS

Kell West
REGIONAL HOSPITAL

planet fitness

target **petco**
Pizza Hut Red Lobster

SUBWAY
Little Caesars

EAGLE
RAILCAR SERVICES

82 ± 49,800 VPD

SONIC

JEFFERSON ELEMENTARY
396 STUDENTS

MIDWESTERN STATE UNIVERSITY
4,818 STUDENTS

HOSPICE of WICHITA FALLS

FORD HOUSE
WICHITA FALLS FERRIS

Walmart
Supercenter

BROOKDALE
SENIOR LIVING

DOLLAR GENERAL

Academy
SPORTS+OUTDOORS

TSC TRACTOR SUPPLY CO

StoreLine
SELF STORAGE

SOUTHWEST PARKWAY ± 22,800 VPD

GWFSA.org
For the Fun of the Game

S.H. RIDER HIGH SCHOOL
1,584 STUDENTS

MCNIEL MIDDLE SCHOOL
1,171 STUDENTS

ACE
Hardware

HOBBY LOBBY

BlueCross BlueShield
of Texas

Walmart
Supercenter
Sutherlands
McDonald's Starbucks

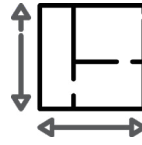
FINANCIAL OVERVIEW



\$2,174,929
PRICE



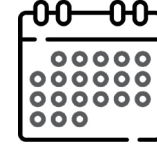
6.35%
CAP RATE



±10,566 SF
GLA



+1.28 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	4/10/2024
Lease Expiration Date	4/30/2039
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	\$11,509.00	\$138,108.00	-	6.35%
Years 6 - 11	\$12,084.45	\$145,013.40	5.00%	6.67%
Years 11 - 15	\$12,688.67	\$152,264.07	5.00%	7.00%
Option 1	\$13,323.11	\$159,877.27	5.00%	7.35%
Option 2	\$13,989.26	\$167,871.14	5.00%	7.72%
Option 3	\$14,688.72	\$176,264.69	5.00%	8.10%
Option 4	\$15,423.16	\$185,077.93	5.00%	8.51%
Option 5	\$16,194.32	\$194,331.83	5.00%	8.94%

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	6303 Southwest Parkway Wichita Falls, TX 76310
SITE DESCRIPTION	
Number of Stories	One
Year Built	2024
GLA	$\pm 10,566$ SF
Type of Ownership	Absolute NNN

COMPANY NAME
DOLLAR GENERAL

EMPLOYEES
 $\pm 158,000$

HEADQUARTERS
GOODLETTSVILLE, TN

YEAR FOUNDED
1939

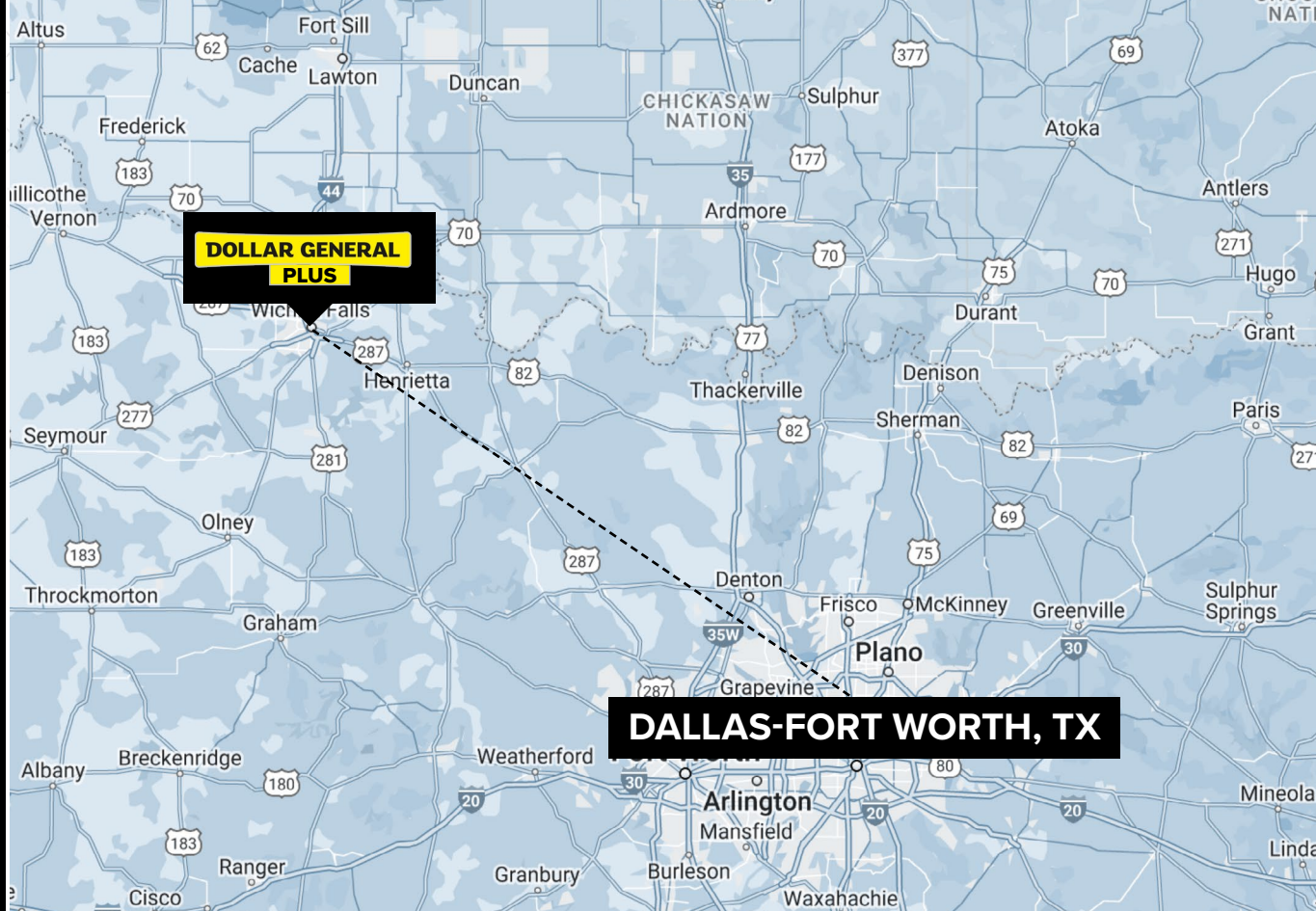
WEBSITE
DOLLARGENERAL.COM

LOCATIONS
 $\pm 19,500$

AREA OVERVIEW

WICHITA FALLS, TX

Wichita Falls, also known as the “Gateway to Texas,” is the seat of Wichita County in North Texas. It is also the principal city of the Wichita Falls Metropolitan Statistical Area, which encompasses all of Archer, Clay, and Wichita Counties. Home to approximately 132,603 people, Wichita Falls is the 35th most populous city in Texas. With its convenient location on Interstate 44, the city has easy access to many larger cities in the area. Known for its diversity, easy commutes, and especially its low cost of living, Wichita Falls was named the #8 City with the Lowest Cost of Living in America in 2018. Known as an economically progressive city, Wichita Falls has a wide variety of industries and commerce. With an unemployment level below the state and national averages, Wichita Falls has a strong economy. The city has worldwide interests, especially in regard to industry. Sitting just a few miles north of Wichita Falls’ central business district, the Sheppard Air Force Base is the largest training base and one of the most diversified in Air Education and Training Command. Sheppard’s host unit is the 82nd Training Wing, which trains officers, airmen, and civilians of all branches of the US Military. The AFB has an enormous impact on Wichita Falls’ economy and culture. Sheppard AFB is the city’s top employer, with over 60,000 airmen and personnel from other branches trained on base each year. There are over 20,000 airmen in training, permanent party, and support staff on base at Sheppard each day. largest MSA in the United States.



DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2023 Estimate	5,774	25,073	53,484
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2023 Estimate	2,248	10,158	21,976
INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$83,345	\$82,842	\$79,409

ATTRACTIONS

LUCY PARK



Nestled within a curve along the formidable Wichita River, Lucy Park stands as a prime destination for immersing oneself in the natural splendor of this region of the United States. Amidst its expansive grounds lies a sizable duck pond, home not only to ducks but also to geese, drawing visitors to enjoy picnics in the serene surroundings. Those who venture here can indulge in al-fresco dining amidst Wichita's finest green spaces before partaking in an array of outdoor pursuits that Lucy Park generously offers, from disc golf to a spacious swimming pool and enchanting playgrounds designed to captivate younger guests.

CASTAWAY COVE



Castaway Cove Waterpark is an enjoyable destination for people of all ages, perfect for families and thrill-seekers seeking relief from the heat. Embark on thrilling adventures with flume slides or opt for a serene float down the Lazy River. Experience the rhythmic waves of the pool, echoing the natural ebb and flow of the ocean. Volleyball courts and playgrounds provide additional entertainment options for everyone.

WICHITA FALLS VINEWARDS & WINERY



For wine enthusiasts, a visit to Wichita Falls Vineyards and Winery is a must. This family-operated winery taps into the rich agricultural legacy of the area to produce exquisite wines. Schedule a visit to their tasting room, where you'll be greeted by knowledgeable staff eager to share insights into the blending and production techniques. Indulge in tastings directly from the barrels for a truly memorable experience that captures the essence of the region's wine culture.

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.

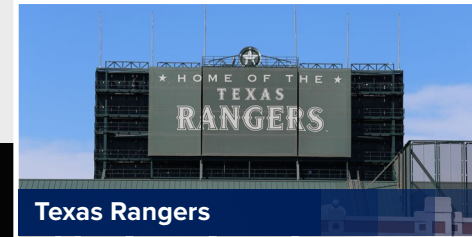
Fluor, the largest engineering & construction company in the Fortune 500, is also Headquartered in Irving. In October 2016, Jacobs Engineering, a Fortune 500 company and one of the world's largest engineering companies, relocated from Pasadena, California to Dallas. Toyota USA. in 2016, relocated its 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.



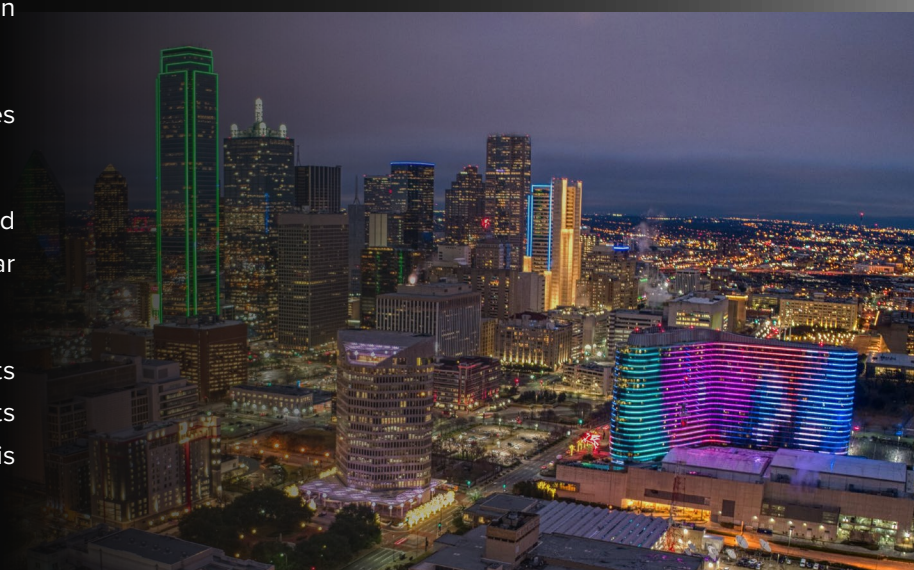
MAJOR SHOPPING AND ENTERTAINMENT DISTRICTS

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 **6303 Southwest Parkway, Wichita Falls, TX 76310** (“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.

DOLLAR GENERAL PLUS

6303 SOUTHWEST PARKWAY | WICHITA FALLS, TX 76310

Interactive Offering Memorandum

EXCLUSIVELY LISTED BY:



JOSH BISHOP

SVP & Senior Director

Direct (214) 692-2289

Mobile (315) 730-6228

josh.bishop@matthews.com

License No. 688810 (TX)

BROKER OF RECORD

Kyle Matthews

License No. 9005919 (TX)

**DOLLAR
GENERAL**

REPRESENTATIVE PHOTO

