



DOLLAR GENERAL

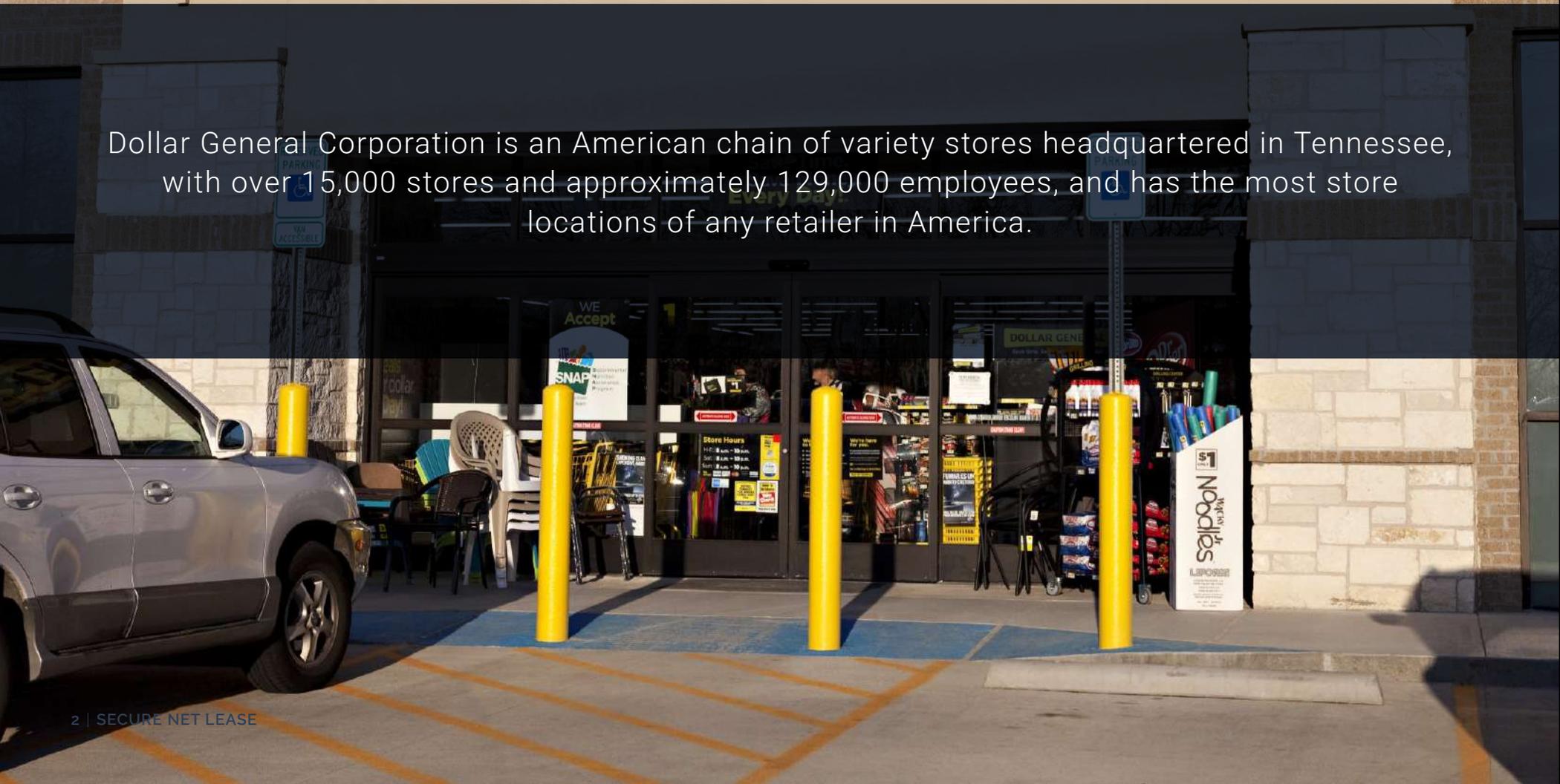
\$1,921,735 | 5.75% CAP

1200 Southeast Parkway, Arlington TX, 76002

- ✓ 15 Year Absolute NNN Lease
- ✓ Dense infill DFW Location
- ✓ Upgraded All Brick Construction
- ✓ Nearby AT&T Stadium, home of the Dallas Cowboys
- ✓ Close proximity to the Globe Life Park, home to the Texas Rangers

DOLLAR GENERAL®

Dollar General Corporation is an American chain of variety stores headquartered in Tennessee, with over 15,000 stores and approximately 129,000 employees, and has the most store locations of any retailer in America.



INVESTMENT OVERVIEW

DOLLAR GENERAL | ARLINGTON, TEXAS

\$1,921,735 | 5.75% CAP

 **\$110,500**
NOI

 **±9,100 SF**
BUILDING AREA

 **±1.107 ACRES**
LAND AREA

 **2020**
YR BUILT

 **100%**
OCCUPANCY

 **ABSOLUTE NNN**
LEASE TYPE

- ✓ **Grand Prairie Municipal Airport.** The subject Dollar General is 4 miles from the Grand Prairie Municipal Airport, which covers approximately 162 acres and has roughly 268 aircraft operations daily.
- ✓ **Less than 8 miles away from the subject property is Globe Life Park in Arlington,** home to the Texas Ranger of Major League Baseball. Globe life park has an estimated capacity of 48,114 as of 2019.
- ✓ **Close Proximity to the AT&T Stadium,** serves as the home of the Dallas Cowboys of the National Football League. The stadium has a estimated capacity of 100,000 and has hosts events such as the Super Bowl, Big 12 Championship games, Cotton Bowl Classic, Southwest classic and the 2010 NBA All-Star Game.
- ✓ **Located off Southeast Parkway (6,866 VPD).** Strategically located off Southeast Parkway, which has approximately 6,866 vehicles passing daily.
- ✓ **Near other national anchored tenants.** Within a close distance to Dollar General are other national tenants such as Walmart, Target and Costco.

SECURE

NET LEASE

CONTACT FOR DETAILS

ED BENTON

Vice President

(713) 263-3981

ebenton@securenetlease.com

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SECURE NET LEASE | 3

TENANT OVERVIEW

DOLLAR GENERAL | ARLINGTON, TEXAS

DOLLAR GENERAL

DOLLAR GENERAL

Today, Dollar General Corporation operates as the country's largest small-box discount retailer with stores in the southern, southwestern, mid-western, and eastern United States. The stores are typically located in local neighborhoods and small communities deemed "too small" for big-box retailers. Dollar General offers both name-brand and generic merchandise—including off-brand goods and closeouts of name-brand items. From food, gardening supplies, clothing, and even loadable phone cards and gift cards, Dollar General has it all at a reasonable price. Since the turn of the century, Dollar General has added stores that carry a greater selection of grocery items, which operate under the name "Dollar General Market". In 2007 Kohlberg Kravis Roberts & Co. (KKR) acquired Dollar General, privatized the company for restructuring, and took the company public again in 2009.

BBB

CREDIT
RATING

\$25.6 B

REVENUE



15,590+

TOTAL LOCATIONS

FILE PHOTO



MAKING BILLIONS AT THE DOLLAR STORE

Phil Wahba, May 22, 2019 (Fortune)

The boxy, brick-fronted shop in the town square of Scottsville, Ky. (population: 4,500), is one of the oldest stores in the Dollar General chain—and it looks its age. The aisles are cluttered; the ceilings are low; the lights are dim. There are rows of plastic storage containers, towers of paper towels, and fridges full of frozen pizzas—the kind of seemingly random, dirt-cheap bric-a-brac that fits the drab dollar-store stereotype.

But not far past the entrance, shoppers can spot something incongruous: a sleek cooler full of Starbucks drinks, topped by the coffee chain's smiley mermaid logo. There, a shopper can grab a Doubleshot espresso for \$2 or get two cans of frappuccino for \$5. They're the sort of modest extravagances associated more with bougie city thoroughfares than with rural town squares—and, with the nearest actual Starbucks a 30-minute drive away, in Bowling Green, they're a magnet for caffeine cravers. And frappuccinos aren't the only semi-upscale impulse purchase on the shelves. This Dollar General also offers Keurig K-Cups and Dannon yogurts; not long before Christmas, it started selling Lego kits priced from \$8 to \$20.



[CLICK HERE TO READ MORE](#)

HOW DOLLAR GENERAL IS BUCKING THE TREND

Greg Petro, October 4, 2019 (Forbes)

We're in the midst of a retail renaissance, a time when retailers and brands continue to explore new pathways for marketing, unique sales channels, and an evolving supply chain. We've seen some truly innovative moves, but also we've seen those who fail to innovate, or even just keep up with the times, continue to be left behind - or even disappear. And while more stores had been shuttered by August of this year than in all of 2018, Dollar General (NYSE: DG) is managing to thrive. The budget retailer has reported 29 consecutive years of same-store growth, with same-store sales increasing 4.0% in the second quarter of this year. This dark horse discount chain has been quietly chugging along for decades, and is now in the process of opening 975 new stores this year, in addition to remodeling 1000 locations and relocating another 100. According to Business Insider, its prices are generally 20%-40% lower than grocery and drug stores, attracting cost-conscious consumers.

Dollar General has reported 29 consecutive years of same-store growth.

There biggest differentiator is that they are serving markets that had been vastly under served, even by the the likes of Walmart.

But it's more than lower prices that have enabled Dollar General to thrive, particularly with Amazon (NYSE: AMZN) offering low prices and fast shipping. The retailer has taken a number of steps to remain top-of-mind and insert itself into consumers' shopping habits. I've highlighted some of the best practices that Dollar General has been employing to quietly innovate in the face of behemoths like Amazon and Walmart (NYSE: WMT) in ways that go beyond just cheap prices. Dollar General's approach speaks to its unique niche and business strategy, which aligns with the most important sales lesson of all: know your customer.



[CLICK HERE TO READ MORE](#)

LEASE OVERVIEW

DOLLAR GENERAL | ARLINGTON, TEXAS

INITIAL LEASE TERM	15-years, Plus (3), 5-Year Options to Renew
RENT COMMENCEMENT	Early-Feb 2020
LEASE EXPIRATION	Early-Feb 2035
LEASE TYPE	Corporate Absolute NNN
RENT INCREASES	10% every 5-years in option periods
ANNUAL RENT YRS 1-15:	\$110,499.96
OPTION 1 YEARS 16-20:	\$121,549.92
OPTION 2 YEARS 21-25:	\$133,704.96
OPTION 3 YEARS 26-30:	\$147,075.48

FILE PHOTO



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SUBJECT PROPERTY
1200 SOUTHEAST PKWY.

DUBISKI CAREER HIGH SCHOOL
(1,668 STUDENTS)

BARNETT JUNIOR HIGH SCHOOL
(874 STUDENTS)

HARRY S. TRUMAN MIDDLE SCHOOL
(575 STUDENTS)

MIKE MOSELEY ELEMENTARY SCHOOL
(611 STUDENTS)

TARRANT COUNTY COLLEGE - SOUTHEAST CAMPUS
(52,957 STUDENTS)

KENNETH DAVIS ELEMENTARY SCHOOL
(544 STUDENTS)

JUAN SEGUIN HIGH SCHOOL
(1,645 STUDENTS)

IMOGENE GIDEON ELEMENTARY SCHOOL
(525 STUDENTS)

THELMA JONES ELEMENTARY SCHOOL
(497 STUDENTS)

LOUISE CABANISS ACADEMY OF YOUNG SCHOLARS
(540 STUDENTS)

Logos for Target, Pet Supplies Plus, Best Buy, Havertys, and TJ-Maxx.

Logos for Barnes & Noble, Dick's Sporting Goods, Dillard's, H&M, AMC Theatres, Sears, Forever 21, Rue 21, JCPenney, Academy Sports + Outdoors, and Macy's.

Logos for Total Wine & More, Sam Moon, Golf Galaxy, Michaels, Lowe's, and Tuesday Morning Harbor Freight Tools.

Logos for Loft, The Container Store, World Market, Ulta, Old Navy, Costco Wholesale, Conn's HomePlus, Famous Footwear, Kirkland's, Joann, PetSmart, and Bed Bath & Beyond.

Logos for Aaron's, ExtraSpace Storage, O'Reilly Auto Parts, Family Dollar, and Dollar General.

Logos for Sally Beauty, Walgreens, and Floor Decor.

Logos for Kroger, GameStop, and H&R Block Cricket Wireless.

Logos for AT&T, Petco, HomeGoods, Burlington, and Ross Dress for Less.

Logos for Office Depot, Sprint, Sams Club, AT&T, and PetSmart.

Logo for IKEA.

Logo for QuikTrip.

Logos for Hobby Lobby, Dollar Tree, WinCo Foods, and Ross Dress for Less.

Logos for Burlington, Anytime Fitness, and Walmart Supercenter.

Logos for Taco Bell, Hampton Inn & Suites, McDonald's, and Sonic Drive-Ins.

Logo for United States Postal Service.

Logos for Buick and GMC.

Logo for U-Haul.

Logo for LA Fitness.

Logo for Aldi.

Logo for Walgreens.

Logo for Dollar General.

Logo for Kohl's.

Logos for Discount Tire, Firestone, and Planet Fitness.

Logos for Jack in the Box, Chick-fil-A, Walgreens, and Dollar General.

Logos for O'Reilly Auto Parts, CVS Pharmacy, Walgreens, and Dollar General.

Logos for AutoZone and Kroger.

Logos for CVS Pharmacy, Little Caesars, Papa John's, and Chick-fil-A Express.

Logo for Kmart.

Logo for Allstate.

Logos for Stearns Motors, Albertsons, and Dollar Tree.

Logos for Jiffy Lube, Midas, and Service King.

Logos for Family Dollar, CVS Pharmacy, Walmart Supercenter, and Murphy USA.

Logo for Exxon Mobil.

Logo for Family Dollar.

Logos for Dunkin' Donuts, Cane's, CUBESMART, T-Mobile, Jiffy Lube, Wendy's, Sonic Drive-Ins, and GameStop.

Logos for CVS Pharmacy, Little Caesars, Papa John's, and Chick-fil-A Express.

Logo for Smoothie King.

Logos for O'Reilly Auto Parts, Exxon Mobil, and 7-Eleven.

Logos for AutoZone, Metro, U-Haul, and Papa John's.

Logo for Dollar General.

Logo for Dollar General.

Logo for FedEx Office.

Logos for Target, Mattress Firm, NTE, Five Below, Party City, Marshalls, Ross Dress for Less, Petco, Rue 21, Sally Beauty, and Fitness.

Logo for Goodwill.

Logo for Subway.

Logo for QuikTrip.

Logo for U-Haul.

SITE OVERVIEW

DOLLAR GENERAL | ARLINGTON, TX

 **2020**
YR BUILT

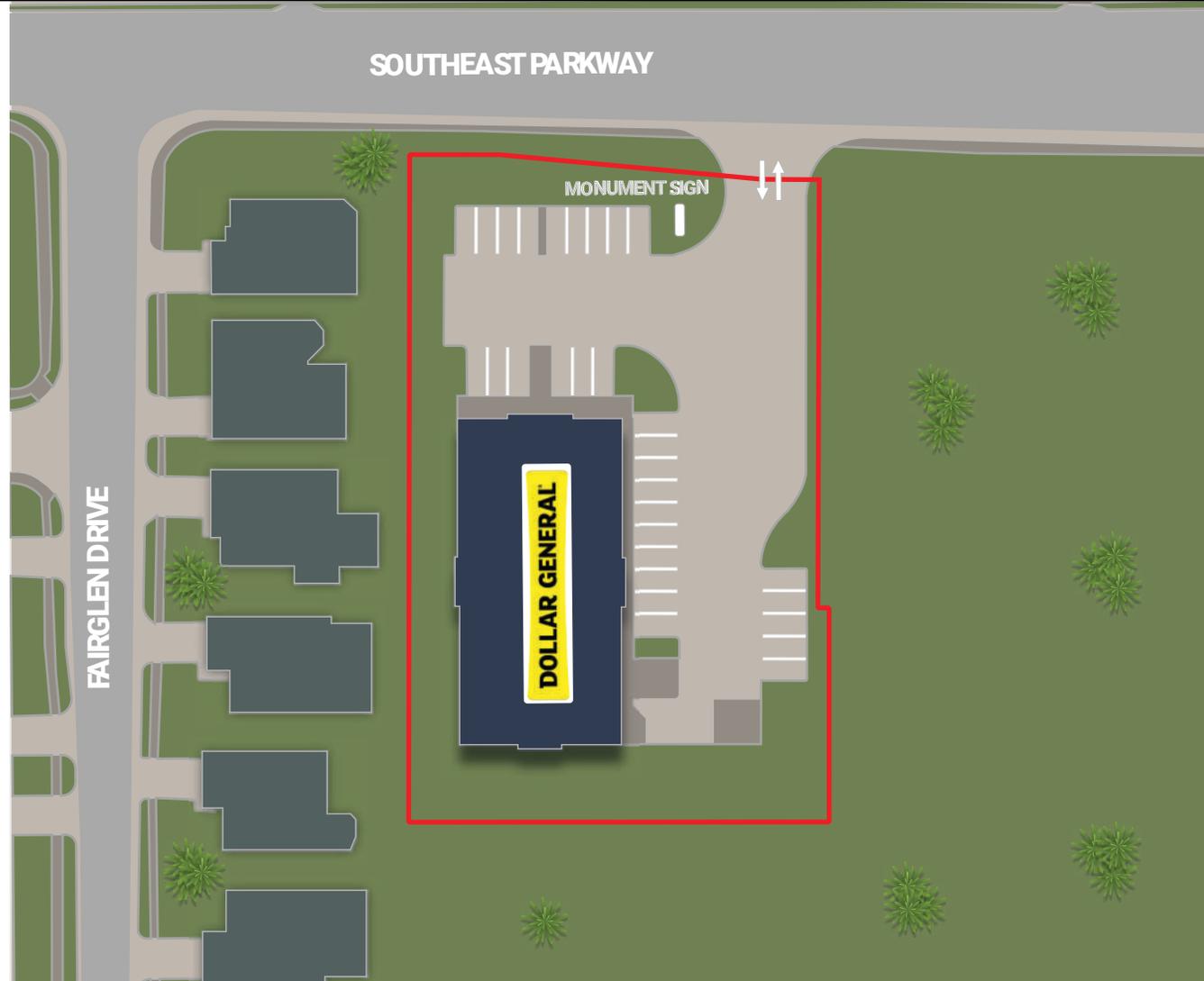
 **±9,100 SF**
BUILDING AREA

 **±1.107 ACRES**
LAND AREA

NEIGHBORING RETAILERS

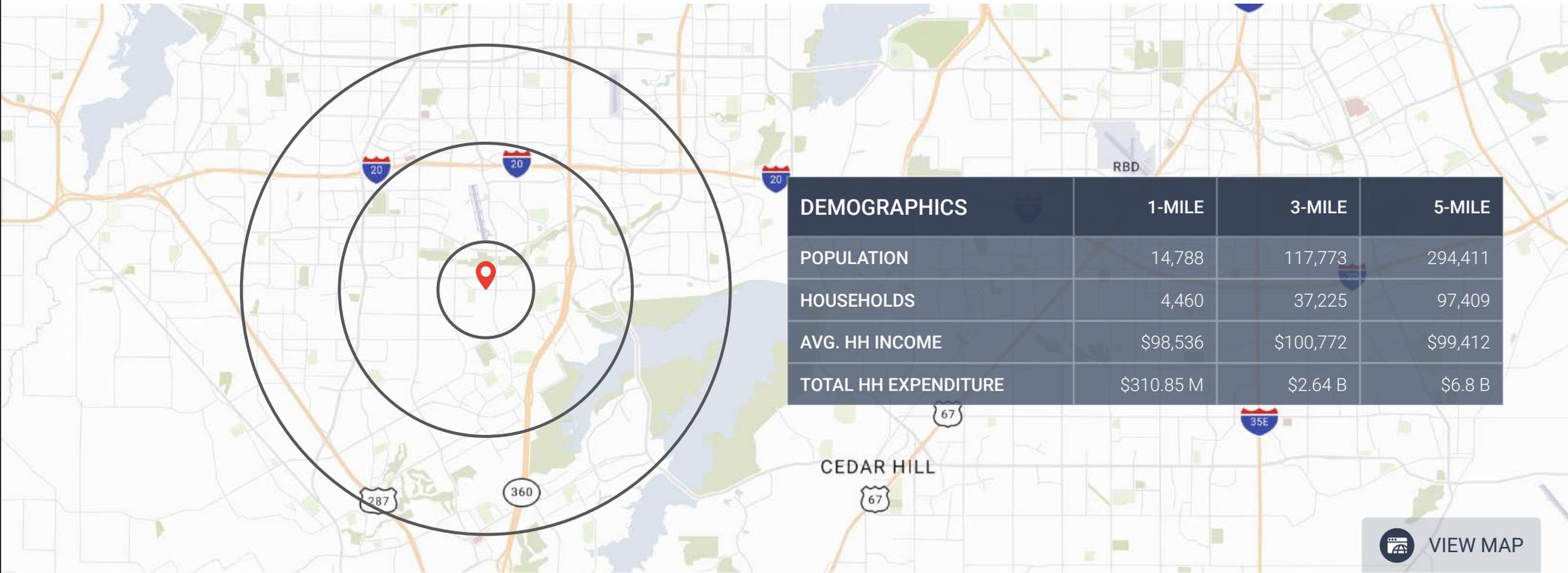
Autozone	DTLR
CVS Pharmacy	Aldi
Family Dollar	Planet Fitness
Walmart	Discount Tire
Starbucks	Kohl's
Pizza hut	Mc Donalds
Target	Dollar Tree
Home Depot	24 Hour Fitness
Ross Dress for Less	Goodwill Store
Party City	Five Below
Petco	Little Caesars
Mattress Firm	Burlington
Kroger	WinCo Foods

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LOCATION OVERVIEW

DOLLAR GENERAL | ARLINGTON, TEXAS



 VIEW MAP

ECONOMIC DRIVER'S (# of Employees)

Texas Energy Future Holdings (5,000)

Mouser Electronics, Inc. (1,500)

Manfield Independent School District (1,300)

Tarrant County College District (1,015)

Walmart Inc. (1,000)

SPS Technologies, LLC (683)

Honeywell International Inc. (673)

Dmg Masobry Construction, Ltd. (400)

Methodist Hospitals of Dallas (350)

Dillard's, Inc. (300)

Macy's Retail Holdings (300)

Lear Corporation (300)

Cardinal Health 200, LLC (300)

Obt Acquisition LLC (290)

Bloomingdale's, Inc. (283)

LOCATION OVERVIEW

DOLLAR GENERAL | ARLINGTON, TEXAS



ARLINGTON TEXAS



398,122
POPULATION



\$63,091
MEDIAN HOUSEHOLD INCOME

Arlington, Texas has become a major destination thanks to its large sports draw and renowned tourist attractions. With a population of over 395,000, the city is home to Major League Baseball's Texas Rangers, the NFL's Dallas Cowboys,

The University of Texas at Arlington (42k students), and the first Six Flags theme park. With an increase in demand, Arlington is undergoing a massive resurgence of development. Adding to its dense entertainment driven appeal, a mix of retail, residential and business centric projects are to be completed in the next few years.

The City of Arlington is a business-friendly city, situated in the center of the Dallas/Fort Worth Metroplex. The city has devoted over 100 square miles of space to business, including five business parks, and continues to attract high-quality businesses. Home to the University of Texas at Arlington, Six Flags over Texas, AT&T Stadium and the Texas Rangers, Arlington has become a center for family entertainment, educational excellence, cultural resources and events, attracting more than eight million visitors annually.

Arlington is positioned halfway between Dallas and Fort Worth, just eight miles from Dallas/Fort Worth International Airport, and is the third largest city in North Texas. Contributing about one-third of Texas' GDP, the economy is the most diverse in the state. DFW is home to many business and professional services from major financial institutions to international law firms.

196,839



Employees in
Arlington Texas

**Near
Arlington
Entertainment
District**



The district includes
NFL, MLB, Soccer,
and XFL Stadiums

ARLINGTON, TEXAS, CHOSEN FOR NEW MEDAL OF HONOR MUSEUM

Associated Press, October 2, 2019 (*U.S. News*)

Arlington, Texas, has been selected to become the new home of the \$150 million National Medal of Honor Museum.

Joe Daniels, president of the museum's foundation, announced the decision Wednesday, calling Arlington "the optimal location to build America's next treasure."

The museum is currently aboard the USS Yorktown in Mount Pleasant, South Carolina, but the foundation

Arlington, Texas, has been selected to become the new home of the \$150 million National Medal of Honor Museum.

wanted to move it onto land. A planning board last year rejected a design proposal for the museum along the waterfront in Mount Pleasant.

New York City, San Diego and Washington, D.C., were among the finalists before the foundation narrowed it in July to Denver and Arlington, which is between Dallas and Fort Worth in North Texas.

The museum honors more than 3,500 recipients of the nation's highest award for valor.



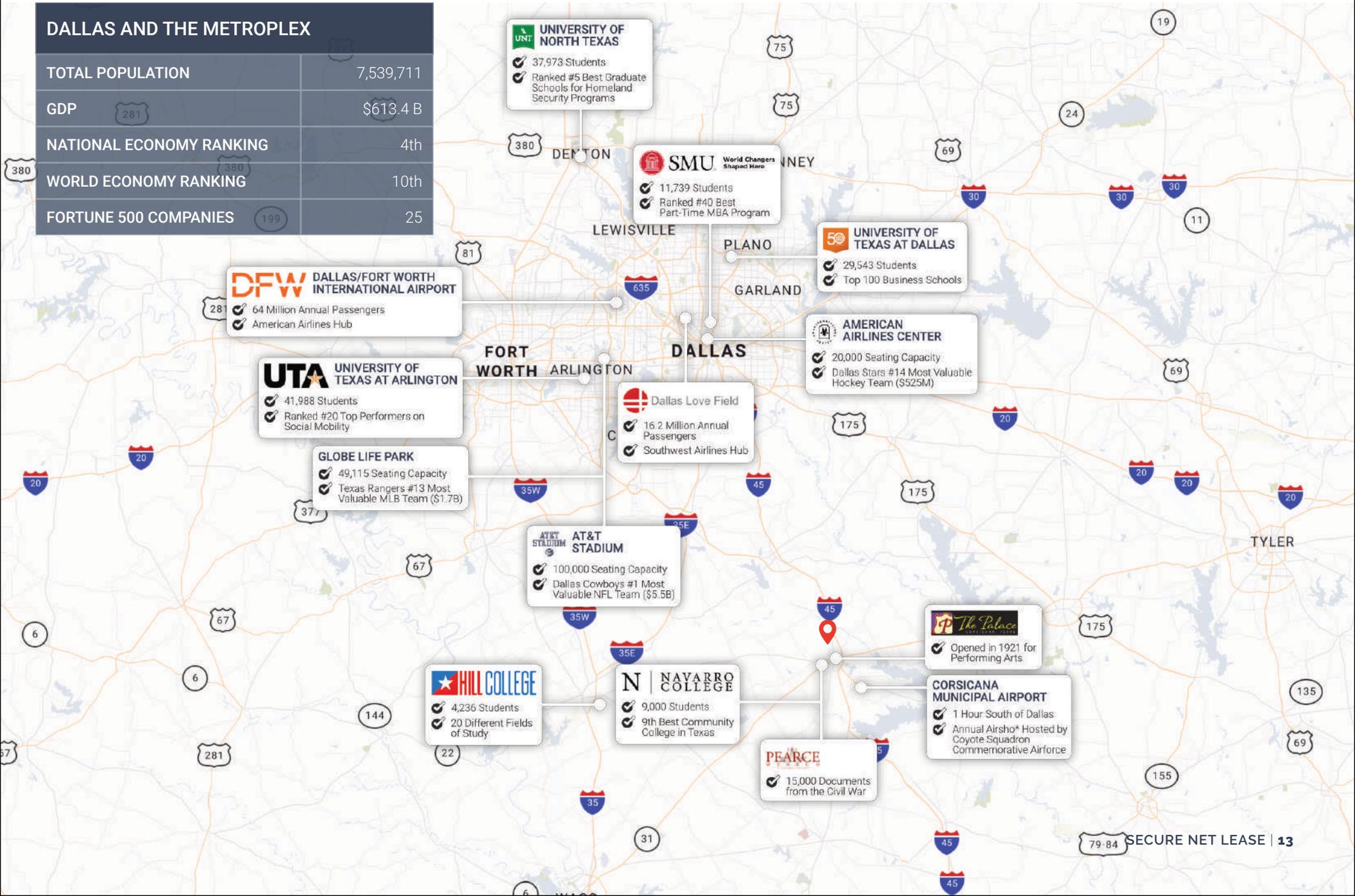
[CLICK HERE TO READ MORE](#)



DALLAS AND THE METROPLEX

DOLLAR GENERAL | ARLINGTON, TEXAS

DALLAS AND THE METROPLEX	
TOTAL POPULATION	7,539,711
GDP	\$613.4 B
NATIONAL ECONOMY RANKING	4th
WORLD ECONOMY RANKING	10th
FORTUNE 500 COMPANIES	25



SECURE

NET LEASE

WE LOOK FORWARD TO HEARING FROM YOU

DALLAS OFFICE

3100 Monticello Avenue
Suite 220
Dallas, TX 75205
(214) 522-7200

LOS ANGELES OFFICE

123 Nevada Street
El Segundo, CA 90245
(310) 736-4179

securenetlease.com

TEXAS DISCLAIMER

DOLLAR GENERAL | ARLINGTON, TEXAS

APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

INFORMATION ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties' consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written – listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests

of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- ▷ shall treat all parties honestly;
- ▷ may not disclose that the owner will accept a price less than the asking price submitted in a written offer unless authorized in writing to do so by the owner;
- ▷ may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- ▷ may not disclose any confidential information or any information that a part specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.