



# DOLLAR GENERAL

S&P BBB CREDIT RATING

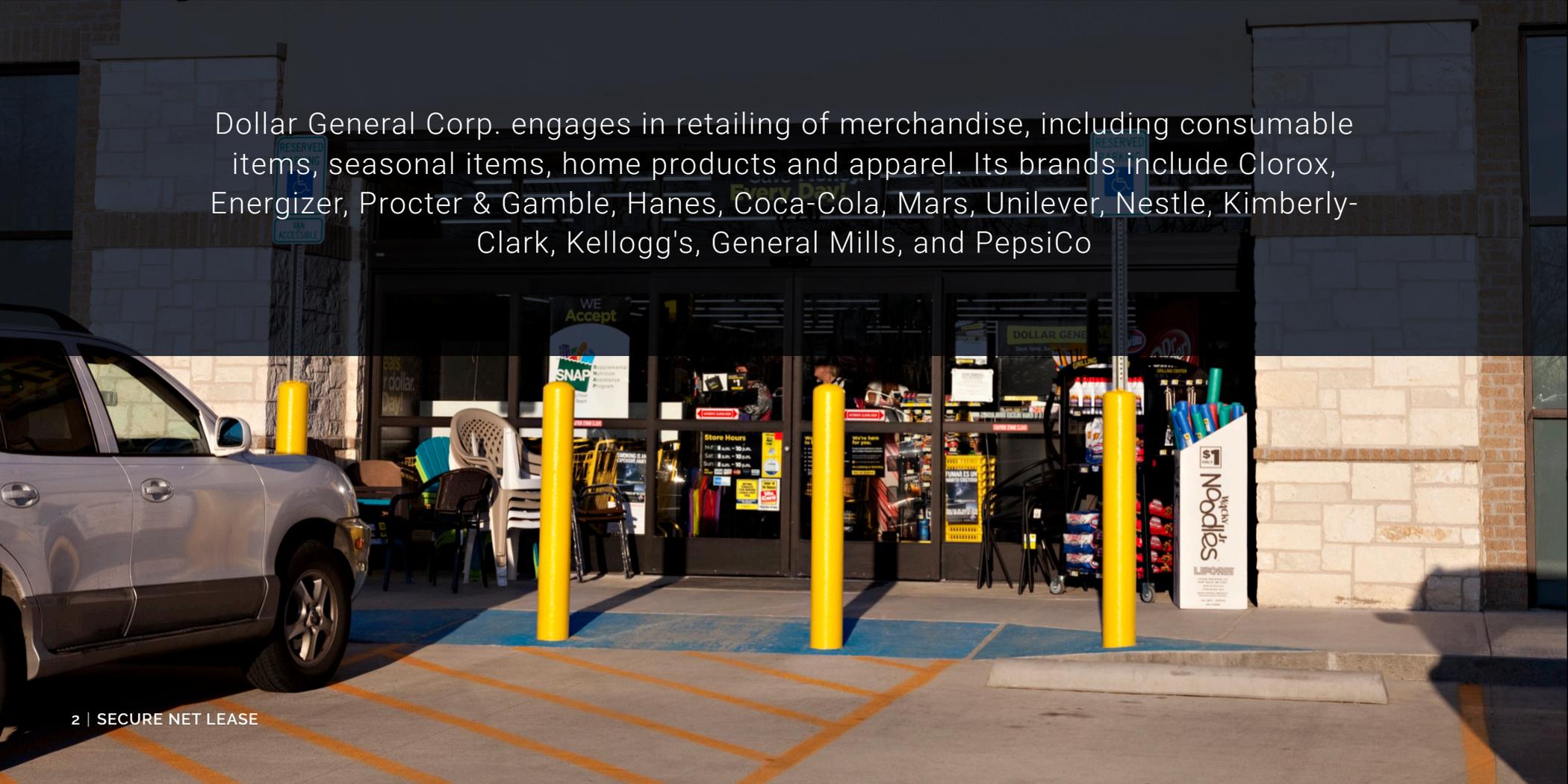
**\$1,881,500 | 5.75% CAP**

10560 FM 1641, Forney, TX 75126

- ✓ New 15 Year Corporate Absolute NNN Lease
- ✓ 10% Increases Every 5 Years During Renewal Options
- ✓ S&P BBB Credit Rating and Ranked #119 on Fortune 500
- ✓ Amazon Resistant Retailer Experiencing Explosive Growth
- ✓ Affluent Location with Stellar Income Demographics



Dollar General Corp. engages in retailing of merchandise, including consumable items, seasonal items, home products and apparel. Its brands include Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills, and PepsiCo



# INVESTMENT OVERVIEW

DOLLAR GENERAL | FORNEY, TEXAS

## \$1,881,500 | 5.75% CAP

 **\$108,171**  
NOI

 **±10,640 SFT**  
BUILDING AREA

 **±1.72 ACRES**  
LAND AREA

 **2020**  
YR BUILT / RENOVATED

 **100%**  
OCCUPANCY

 **ABSOLUTE NNN**  
LEASE TYPE

- ✓ **New 2020 construction corporate Dollar General**, S&P BBB rating and ranked #119 on the Fortune 500 List
- ✓ **Fifteen (15) year absolute NNN lease** commencing mid-May 2020 - no landlord responsibility
- ✓ **Excellent Dallas-Fort Worth location with strong demographics**, average household incomes of \$145,522, \$109,507 and \$95,896 within a 1, 3 and 5 mile radius respectively
- ✓ **Dollar General is the country's largest small-box discount retailer** and has achieved 27 consecutive years of same store sales growth - sales increased 9.2% in fiscal year 2018 to \$25.6 Billion
- ✓ **Amazon resistant retailer experiencing explosive growth**, Dollar General plans to open roughly 1,000 stores in 2020 after opening over 900 stores in 2019
- ✓ **Dollar General has become a shopping staple** across the country with 16,000 stores in 46 states

# SECURE

## NET LEASE

CONTACT FOR DETAILS

**EDWARD BENTON**

VICE PRESIDENT

(713) 263-3981

[ebenton@securenetlease.com](mailto:ebenton@securenetlease.com)

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FILE PHOTO



SECURE NET LEASE | 3

# TENANT OVERVIEW

DOLLAR GENERAL | FORNEY, TEXAS

FILE PHOTO

## DOLLAR GENERAL (dollargeneral.com)

### DOLLAR GENERAL

Dollar General Corporation has been delivering value to shoppers for over 75 years. Dollar General helps shoppers Save time. Save money. Every day!® by offering products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, clothing for the family, housewares and seasonal items at low everyday prices in convenient neighborhood locations. Dollar General operated 15,472 stores in 44 states as of March 2019. In addition to high quality private brands, Dollar General sells products from America's most-trusted brands such as Procter & Gamble, Kimberly-Clark, Unilever, Kellogg's, General Mills, Nabisco, Hanes, PepsiCo and Coca-Cola. STRATEGY Dollar General sells similar products as wholesale retailers Wal-Mart (WMT) and Target (TGT), but typically at lower prices. Because of this, during harsh economic conditions, many consumers may make the change of shopping at Dollar General instead of a regular wholesale retailer. Dollar General's (DG) business strategy revolves around driving profitable top line growth while enhancing its low-cost operator position and capturing new growth opportunities. The company attempts to drive profitable top line growth through strategies like improving the in-stock position of its stores and continuously offering products at competitive prices.

25.6 B

REVENUE

BBB

CREDIT RATING



15,590

TOTAL LOCATIONS



# IN THE NEWS

DOLLAR GENERAL | FORNEY, TEXAS

## DOLLAR GENERAL NO. 1 RETAILER FOR OPENING STORES THIS YEAR

Sarah Min, June 05, 2019 (CBS News)

Even as the so-called retail apocalypse snaps up stores across the country, one seemingly unlikely business has remained standing, and thriving, in the digital era: Dollar General. While many once-mighty retailers close up shop, dollar stores overall are prospering: Out of nearly 2,780 stores slated to open thus far in 2019, about 1800, or more than half, are from discount chains, according to Coresight Research.

Dollar General is planning to open **975 stores in 2019, making it the top retail company for expanding so far this year** — by a long shot.

The top five retailers for planned store openings are Dollar General, Dollar Tree, Family Dollar, Aldi and Five Below. Dollar General alone is planning to open 975 stores, or nearly one-third of all stores announced to open thus far, making it the No. 1 company for expansion this year by a long shot. Dollar Tree follows with about 350 planned store openings.

"We continue to invest in the business from a position of strength. We are continuing to prioritize new store expansion and other real estate projects," said Dollar General CEO Todd J. Vasos in a recent earnings call. By contrast, more than 7,200 stores have been put on the chopping block this year, including 2,100 Payless stores.



[CLICK HERE TO READ MORE](#)

## HOW DOLLAR GENERAL IS BUCKING THE TREND

Greg Petro, October 04, 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.

Dollar General's biggest differentiator is that they are serving markets that had been vastly underserved, even by the likes of Walmart. You'd be hard pressed to find a small town in America that isn't within close proximity of a Dollar General. In fact, there are currently **more than 15,000 locations across 44 U.S. states, which surpasses even the number of McDonald's. Seventy-five percent of Americans live within five minutes of a Dollar General**, according to research from GlobalData Retail, and these locations are strategically placed to allow shoppers to choose to patronize them over other discount or big box retailers.

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.



[CLICK HERE TO READ MORE](#)

# LEASE OVERVIEW

DOLLAR GENERAL | FORNEY, TEXAS

LESSEE	Dolgencorp of Texas, LLC
GUARANTOR	Dollar General Corporation
INITIAL LEASE TERM	15-Years, Plus (3), 5-Year Options to Extend
RENT COMMENCEMENT	Mid-May 2020
LEASE EXPIRATION	Mid-May 2035
LEASE TYPE	Corporate NNN Lease
RENT INCREASES	10% Every 5 Years, In Option Periods
ANNUAL RENT YRS 1-15	\$108,171
OPTION 1	\$118,987.92
OPTION 2	\$130,886.64
OPTION 3	\$143,975.28

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

FILE PHOTO





**FORTY57 APARTMENTS**  
(1,453 UNITS)

**RHEA INTERMEDIATE**



**HENDERSON ELEMENTARY SCHOOL**  
(678 UNITS)



± 4,210 VP

**DOLLAR GENERAL**  
**SUBJECT PROPERTY**  
10560 FARM TO MARKET ROAD 1641



± 5,835 VP



**DOLLAR GENERAL**



± 16,874 VP



# SITE OVERVIEW

DOLLAR GENERAL | FORNEY, TEXAS



**2020**

YR BUILT / RENOVATED



**±10,640 SFT**

BUILDING AREA

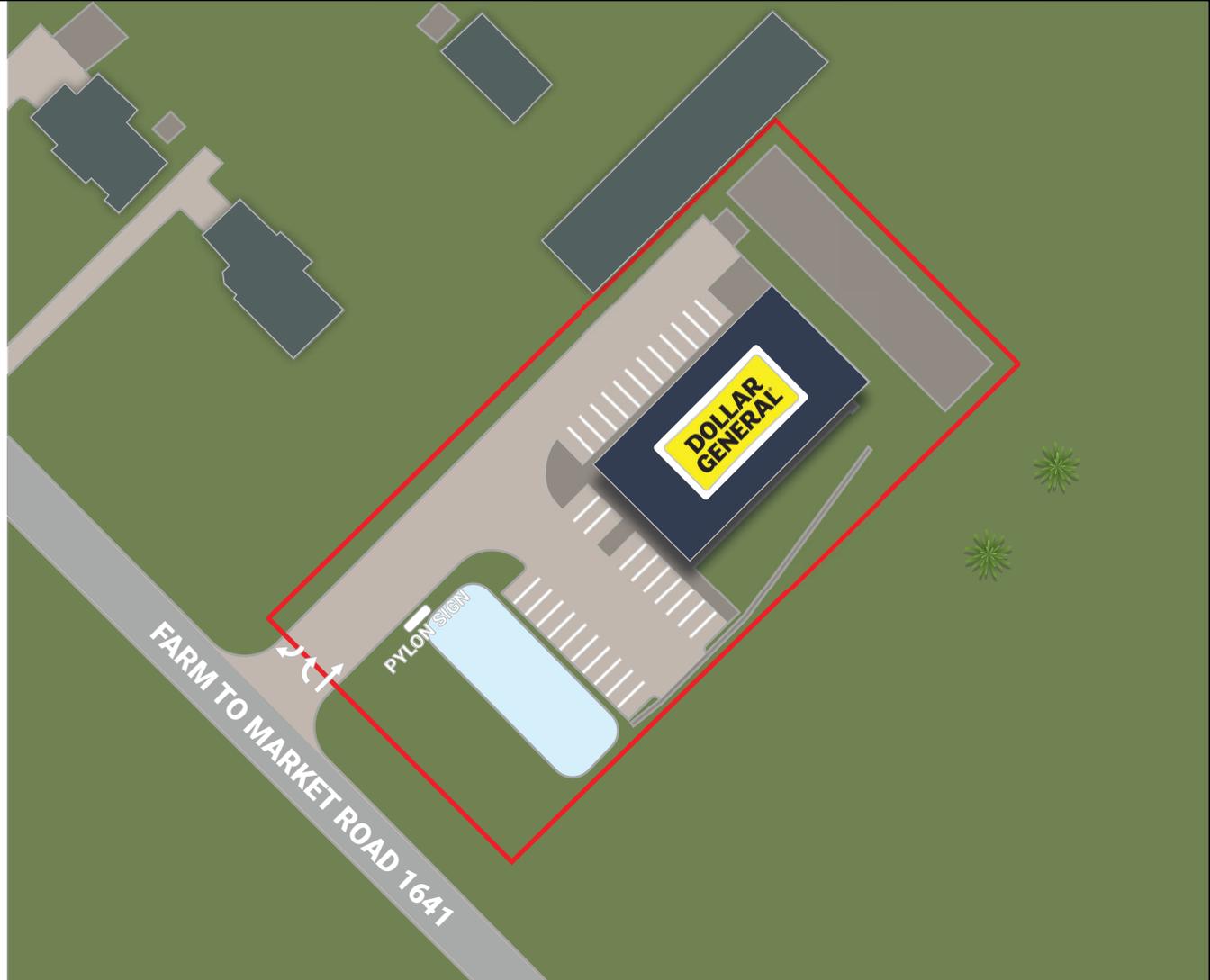


**±1.72 ACRES**

LAND AREA

## NEIGHBORING RETAILERS

7-Eleven	Subway
Domino's	Shell
All State	Dollar General
Marco's Pizza	South Crossfit



FILE PHOTO



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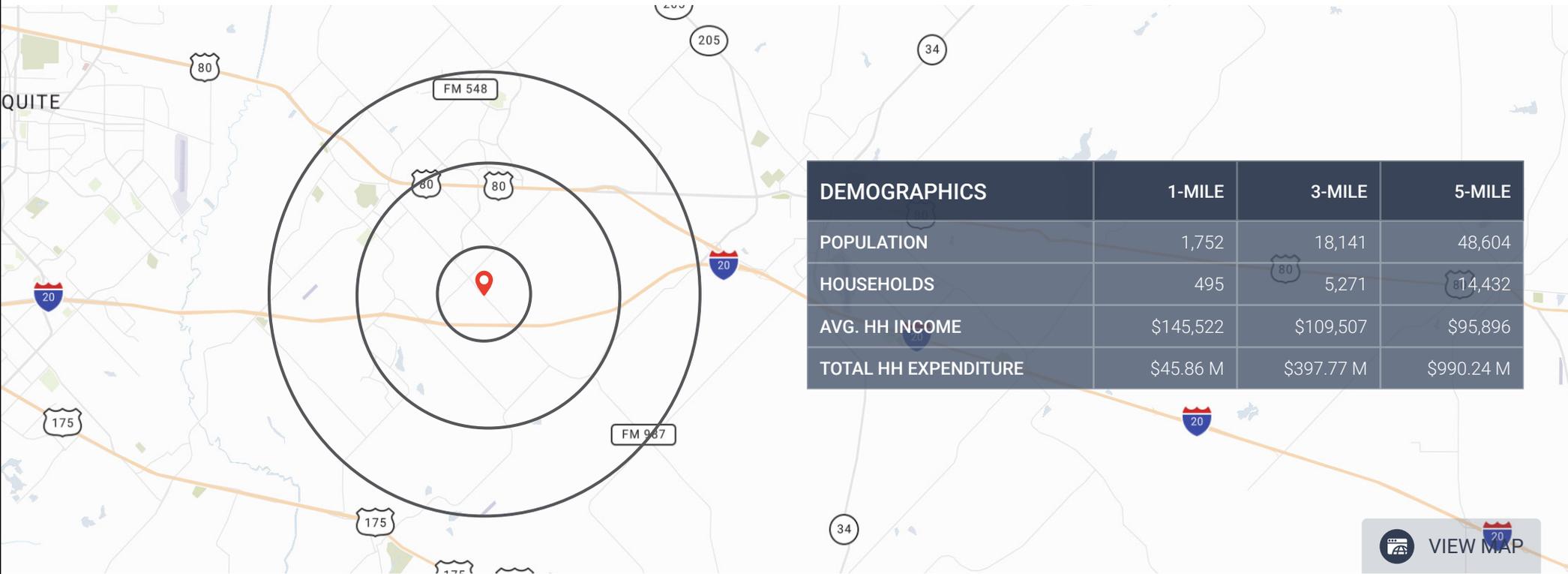
# SITE OVERVIEW

DOLLAR GENERAL | FORNEY, TEXAS

FINISHES	VP BUILDINGS ATTN: DAVID ENGLISH 940-568-4337	STAR BUILDING SYSTEMS ATTN: JEFF HORN 866-664-8899	NACOR BUILDING SYSTEMS ATTN: BOB BARRY 215-620-4440	BIG BEE STEEL BUILDINGS ATTN: KEVIN BULLER 800-633-2378	CHIEF BUILDINGS ATTN: ERIN SULLIVAN 800-845-1767	PREFERRED COLORS IF ALTERNATE EXTERIOR MATERIALS USED ON METAL PANELS
EXTERIOR FINISHES AND MATERIALS TO BE FINISHED TO PROVIDE A DURABLE, WEATHER-RESISTANT SURFACE. ALL FINISHES MUST BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. FINISHES NOT LISTED ARE NOT ALLOWED.	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT
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# LOCATION OVERVIEW

DOLLAR GENERAL | FORNEY, TEXAS



VIEW MAP

## ECONOMIC DRIVER'S (# of Employees)

Mesquite Specialty Hospital (1,200)

Mesquite HMA General, LLC (600)

Walmart, Inc. (500)

Texas Regional Medical Center, LLC (500)

Tenet Healthsystem Medical, Inc (497)

Walmart, Inc. (425)

Onin Staffing, LLC (401)

City of Mesquite (322)

Luxor Staffing, Inc. (321)

Federal Bureau of Prisons (315)

County of Dallas (310)

CPR Institute Inc. (304)

Smurfit Kappa North America LLC (300)

The Kroger Co (300)

Glenn Thurman, Inc. (150)

# LOCATION OVERVIEW

DOLLAR GENERAL | FORNEY, TEXAS



## FORNEY TEXAS



**17,793**  
POPULATION



**\$80,160**  
MEDIAN HOUSEHOLD INCOME

**Forney, TX** is a suburb of Dallas, TX located 22-miles east of the Dallas central business district. Forney has a population of 14,661 and a citywide mean annual household income of \$84,169. Like the greater DFW Metroplex, the Forney area is

Forney's growth economic vibrancy has drawn a significant influx of real estate capital. The Meadow Ridge Farms development is a **\$275 million mixed-use project that began construction in late 2010.**

experiencing dramatic growth. Population within 10-miles of downtown Forney is estimated to have changed from 139,410 to 185,059 over the last decade, a 32.7% increase. Over the next 5-years, the population is projected to grow by 13.8% to 210,505. Comparable growth rates for the United States as a whole are 9.0% for 2000-2009 and 5.1% projected from 2009 to 2014. The city's population is projected to grow by 18.6% over the next 5-Years and triple by 2030. This life style and regional center project will be the "largest retail space built between Mesquite

and Tyler in 30 years," according to Dallas Business Journal. Other project features include 3 hotels, 50,000 SF of office space, big box retail, and numerous casual dining concepts. **Dallas** is the 3rd largest city in the state of Texas and the ninth-largest in the United States with a population of over 1,318,000. Dallas is a recognized as a leader internationally within industrial and financial sectors. The Dallas/Fort Worth International Airport is one of the largest and busiest airports in the world. Dallas has more shopping centers per capital than any other city in the United States and is also is home to two super regional center malls, the Dallas Galleria and NorthPark Center, which is the 2nd largest mall in Texas – both in north Dallas, located within close proximity to the subject property.

**17%**

FORNEYS INCOME  
LEVEL PLACES IN  
THE TOP 17% OF  
MUNICIPALITIES  
STATEWIDE.

**15%**

POVERTY RATE IN  
LOWEST 15% OF  
CITYWIDE POVERTY  
RATES IN TEXAS.

## A SPOTLIGHT ON THE FASTSET-GROWING CITIES IN NORTH TEXAS.

Holly Case, June 13, 2018 (*neighborhoods.com*)

Finding a part of North Texas that isn't rapidly growing is a lot harder than finding one that is. According to Forbes magazine's most recent ranking of America's Fastest-Growing cities, the Dallas-Plano-Irving area is the third fastest-growing metro region in 2018 and the Fort Worth-Arlington area ranks fifth.

If you're going to move to the city, you might as well go for the real big-city experience—they don't call it "Big D" for nothing. Officially the fourth largest city

*This little town 22 miles east of Dallas has seen a 38.3 percent population growth rate.* New residents are attracted to its good schools and friendly neighbors.

in the country now, there are plenty of fun places to live in Dallas. Whether you want to live in vibrant Uptown Dallas or the classy University Park, the sheer variety of neighborhoods within the city limits is a major part of the city's appeal.

With its cross-town football rivalries, you can still see the hints of the rural town that Forney used to be. There are a lot of back roads around Rockwall to bypass highway congestion, so your commute will be easy, even though you're technically in Kaufman County.

 [CLICK HERE TO READ MORE](#)

## DFW FASTEST-GROWING METRO IN US, FORT WOTH MOVES UP 13TH LARGEST CITY

Frank Heinz, May 23, 2019 (NBCDFW)

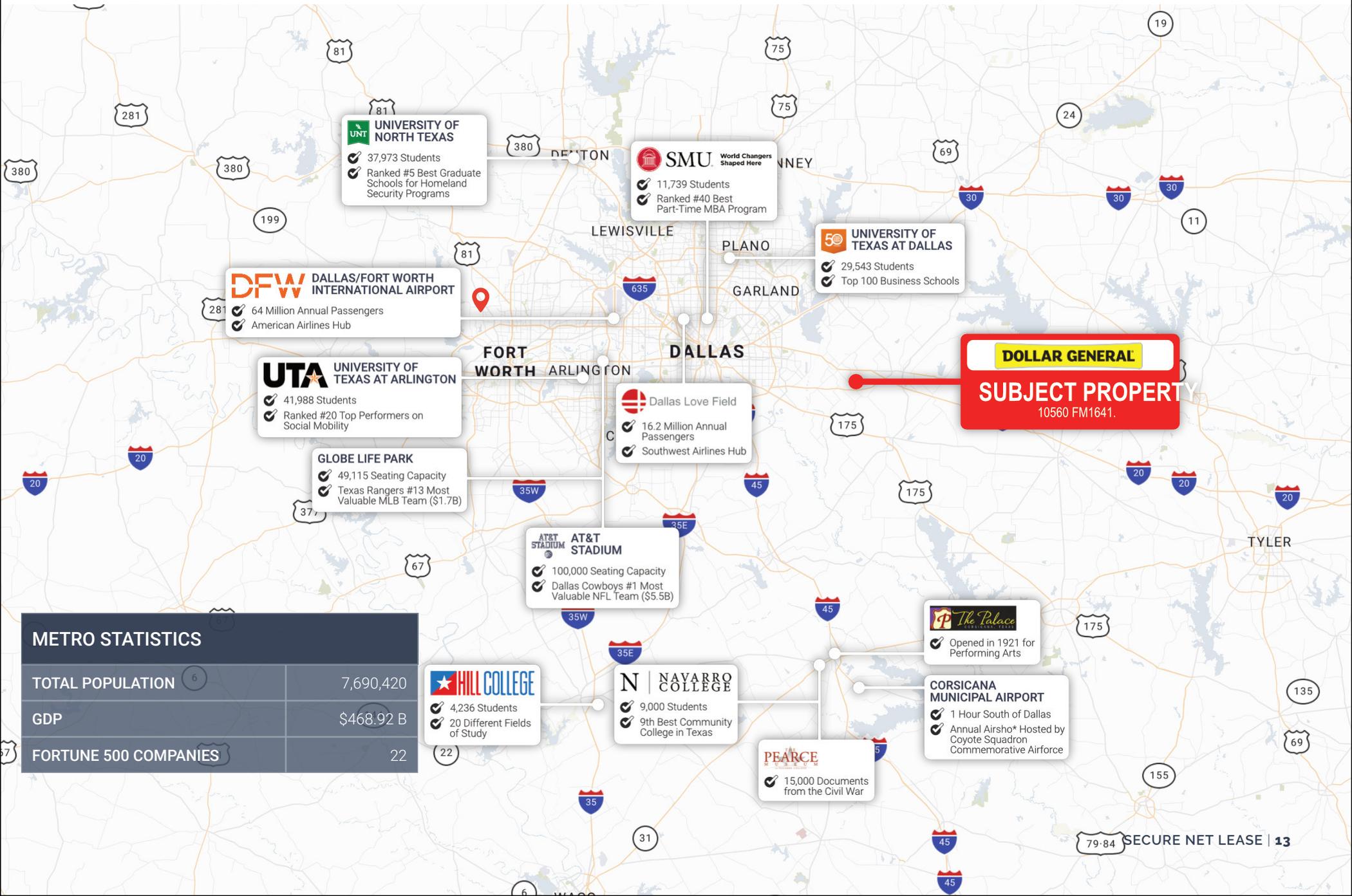
The U.S. Census Bureau released it's population estimates for cities and towns Thursday and Texas (and North Texas) continues to dominate.

The census estimates U.S. population grew 6% between April 1, 2010 to July 1, 2018 to 327,167,434 residents. In Texas, the state population is now estimated to be 28,701,845, second only to California's 39,557,045. There are five states with a total population less than 1 million: Alaska (737,438), North Dakota (760,077), South Dakota (882,235), Vermont (626,299) and Wyoming (577,737).

The data obtained by the U.S. Census highlighted below is for July 1, 2017 to July 1, 2018, and considers only cities and towns with populations greater than 50,000 residents.

Several Texas cities were noted for population surges, including Austin (+12,504), Frisco (+10,884) and McKinney (+9,888). The incorporated towns of Leander (56,111), Little Elm (50,314) and Wylie (51,585) were highlighted for topping 50,000 residents.

 [CLICK HERE TO READ MORE](#)



**DOLLAR GENERAL**  
**SUBJECT PROPERTY**  
 10560 FM1641.

METRO STATISTICS	
TOTAL POPULATION	7,690,420
GDP	\$468.92 B
FORTUNE 500 COMPANIES	22

# SECURE

NET LEASE

*WE LOOK FORWARD TO HEARING FROM YOU*

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## **DALLAS OFFICE**

10000 N. Central Expressway, #200  
Dallas, TX 75231  
(214) 522-7200

## **LOS ANGELES OFFICE**

123 Nevada Street  
El Segundo, CA 90245  
(424) 220-6430

[securenetlease.com](http://securenetlease.com)

# TEXAS DISCLAIMER

DOLLAR GENERAL | FORNEY, 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.