



# Dollar General Market

**\$2,171,000 | 6.65% CAP**

6993 FM 2123, Paradise, TX 76073

- ✓ **Estimated Rent Commencement:** May 2025
- ✓ **Brand New 15 Year Corporate Absolute NNN Lease** with 5% Rent Increases Every Five Years
- ✓ **25 Miles Northwest of Fort Worth (11.5M Visitors/Year)**, 27 Miles from the Fort Worth Stockyards (9M visitors/year), & 35 miles from DFW International Airport (81.76M passengers/year)
- ✓ **10 Miles from Eagle Mountain Lake** - A Top Destination in the Fort Worth Area, Known as One of the Most Beautiful Lakes in Texas
- ✓ **Dollar General is One of the Largest Discount Retailers in the U.S.**, Operating over 20,400 Stores Across 47 States



**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 MARKET    PARADISE, TX

File Photo



### CONTACT FOR DETAILS

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# \$2,171,000

## 6.65% CAP

NOI

\$144,316

Building Area

±10,640 SF

Land Area

±1.827 AC

Year Built

2025

Lease Type

Absolute NNN

Occupancy

100%

- ✓ **Estimated Rent Commencement:** May 2025
- ✓ **Brand New 15-Year Corporate Absolute NNN Lease** with (5) 5-Year Options to Renew and 5% Rental Increases Every 5 Years, In Primary Term and Option Periods
- ✓ **This Site is About 25 Miles Northwest of Fort Worth (11.5M Visitors/Year)**, 27 Miles from the Fort Worth Stockyards (9M visitors/year), 35 miles from Dallas-Fort Worth International Airport (81.76M passengers/year), and 25 miles from Fort Worth Meacham Airport (179,000 flights/year).
- ✓ **Subject Property is Only 10 Miles from Eagle Mountain Lake** - The lake is a top destination in the Fort Worth area that serves as a major recreational hub in North Texas. It is is widely regarded as one of the most beautiful lakes in Texas, prized for its scenic views, recreational opportunities, and proximity to the city.
- ✓ **Paradise, Texas is a Small Rural City in Wise County, Texas, about 30 Miles Northwest of Fort Worth.** The area is characterized by its country atmosphere, with open land, ranches, and a growing number of residential subdivisions. Paradise has experienced notable growth in recent years and the local economy is primarily residential and agricultural, with mainly small businesses and services supporting the community.
- ✓ **Fort Worth, Texas Has Been Ranked the No. 2 Best Economic Boomtown in America in 2024**, driven by strong population growth, job opportunities, and economic development. Fort Worth has also recently surpassed Austin to become Texas' fourth-largest city, with a population of 989,878, reflecting a 7.7% growth since 2020. This growth is driven by affordability, a strong job market, and a less congested environment.
- ✓ **Dollar General, a Fortune 500 Company and One of the Largest Discount Retailers in the U.S.**, operates over 20,400 stores across 47 states. Known for resilience and steady growth, the company reported over \$40.17B in annual revenue at the end of 2024.

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.

**SECURE**  
NET LEASE



# TENANT OVERVIEW

DOLLAR GENERAL MARKET PARADISE, TX

## Dollar General

**Lessee:** Dolgencorp of Texas, Inc.

**Guarantor:** DOLLAR GENERAL CORPORATION

### REVENUE

**\$40.17 B**

### CREDIT RATING

**BBB**

### STOCK TICKER

**DG**

### LOCATIONS

**20,400+**

**DOLLAR GENERAL**

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

**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 **February 2025**, the Company's **20,401** 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.

### 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**.

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# IN THE NEWS

DOLLAR GENERAL MARKET    PARADISE, TX

## Dollar General to remodel 4,250 stores, open 575 stores in 2025

MARIANNE WILSON, DECEMBER 05, 2024 (CHAIN STORE AGE)

Dollar General’s third-quarter results took a hit as multiple hurricanes impacted its business, but it still managed to top sales estimates.

“We are pleased with our **team’s execution** in the **third quarter**, particularly in light of multiple hurricanes that impacted our business,” said Todd Vasos, CEO of Dollar General.

“While we continue to operate in an environment where our core customer is financially constrained, we delivered same-store sales near the top end of our expectations for the quarter.”

Looking ahead, the discounter is planning a major increase in planned real estate projects for fiscal 2025 (ends Jan. 30, 2026), which includes opening approximately **575 new stores** in the U.S. and up to 15 new stores in Mexico. It also plans to fully remodel **approximately 2,000 stores** as well as remodel **approximately 2,250 stores** through Project Elevate and relocate approximately 45 stores. In all, the company will execute about **4,885 real-estate projects**.

“In particular, we are enthusiastic about Project Elevate, which introduces an **incremental remodel initiative** within our mature store base,” said Kelly Dilts, CFO of Dollar General. “This initiative is aimed at our mature stores that are not yet old enough to be part of the full remodel pipeline. We believe we will enhance the customer experience with a lighter-touch remodel, including customer-facing physical asset updates and planogram optimizations and expansions across the store.”

Net income totaled **\$196.5 million**, or \$0.89 a share, for the quarter ended Nov. 1, down from \$276.2 million, or \$1.26 a share, in the year-ago period. Analysts were expecting earnings per share of \$0.94. Net sales rose 5% to \$10.2 billion, topping estimates of \$10.1billion. Same-store sales **rose 1.3%**.

EXPLORE ARTICLE

## Dollar General Surpasses Milestone of 5,000 Stores Nationwide Offering Fresh Produce

JANUARY 26, 2024 (DOLLAR GENERAL)

Dollar General has surpassed its latest milestone, now offering fresh produce options in more than 5,000 stores across the country.

First announced in the Company’s **Q4 2022 earnings** last March, DG has continued to make strides toward reaching this milestone and now, **more than 5,000 DG stores** also carry the top 20 items typically sold in traditional grocery stores which cover **approximately 80 percent** of the produce categories most grocery stores traditionally provide.

With more individual points of produce distribution than any other U.S. mass retailer or grocer, the Company provides access to fresh fruits and vegetables in thousands of communities

“We are constantly looking for ways to better serve our customers and one of our top priorities is to ensure the communities we call home have access to fresh, affordable, and convenient food options,” said Emily Taylor, executive vice president and chief merchandising officer at Dollar General. “We have exceeded our goal of having **5,000 total stores** with fresh produce by **January 2024**.

DG’s operational partnership with Feeding America, the nation’s largest hunger-relief organization, provides in-kind food donations from stores and distribution centers across the country with a goal to contribute **up to 20 million meals** each year. To date, Dollar General has donated more than **23 million meals** and over **\$3 million** to Feeding America.

EXPLORE ARTICLE



LEASE OVERVIEW

DOLLAR GENERAL MARKET    PARADISE, TX

Initial Lease Term	15-Years, Plus (5), 5-Year Options to Extend
Rent Commencement	May 2025 (Estimated)
Lease Expiration	May 2040 (Estimated)
Lease Type	Corporate NNN Lease
Rent Increases	5% Every 5 Years, In Primary Term & Options
Annual Rent YRS 1-5	\$144,315.72
Annual Rent YRS 6-10	\$151,531.44
Annual Rent YRS 11-15	\$159,108.00
Option 1	\$167,063.40
Option 2	\$175,416.60
Option 3	\$184,187.40
Option 4	\$193,396.80
Option 5	\$203,066.64

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.





PARADISE  
ELEMENTARY SCHOOL  
(423 STUDENTS)

PARADISE  
HIGH SCHOOL  
(384 STUDENTS)



114  
TEXAS



KELLEY ROAD  
±760 VPD



±2,311 VPD



**DOLLAR GENERAL**  
**SUBJECT PROPERTY**  
6993 FM 2123

HIGHWAY 114 ROAD  
±11,196 VPD

HILLTOP  
APARTMENTS  
(22 UNITS)



±8,405 VPD



±4,261 VPD

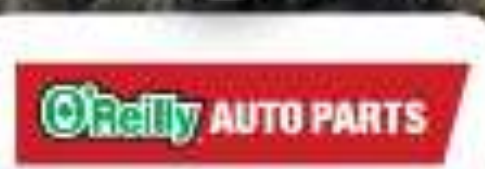


BOYD  
MIDDLE SCHOOL  
(223 STUDENTS)

YELLOW JACKET  
STADIUM (385 STUDENTS)

BOYD HIGH  
SCHOOL

BOYD ELEMENTARY  
SCHOOL  
(487 STUDENTS)



FARM TO MARKET ROAD 730 N  
±7,850 VPD





## SITE OVERVIEW

**DOLLAR GENERAL MARKET** PARADISE, TX



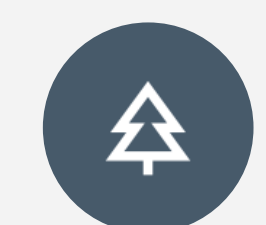
Year Built

2025



Building Area

±10,640 SF



Land Area

±1.827 AC

### NEIGHBORING RETAILERS

- Ace Hardware
- O'Reilly Auto Parts
- Sonic Drive-In
- Subway
- FedEx
- Oxford Crane Inc.
- Duggins Custom Carpentry
- Patriot Storage Boyd
- Camp Summit
- Wiseco Trailers

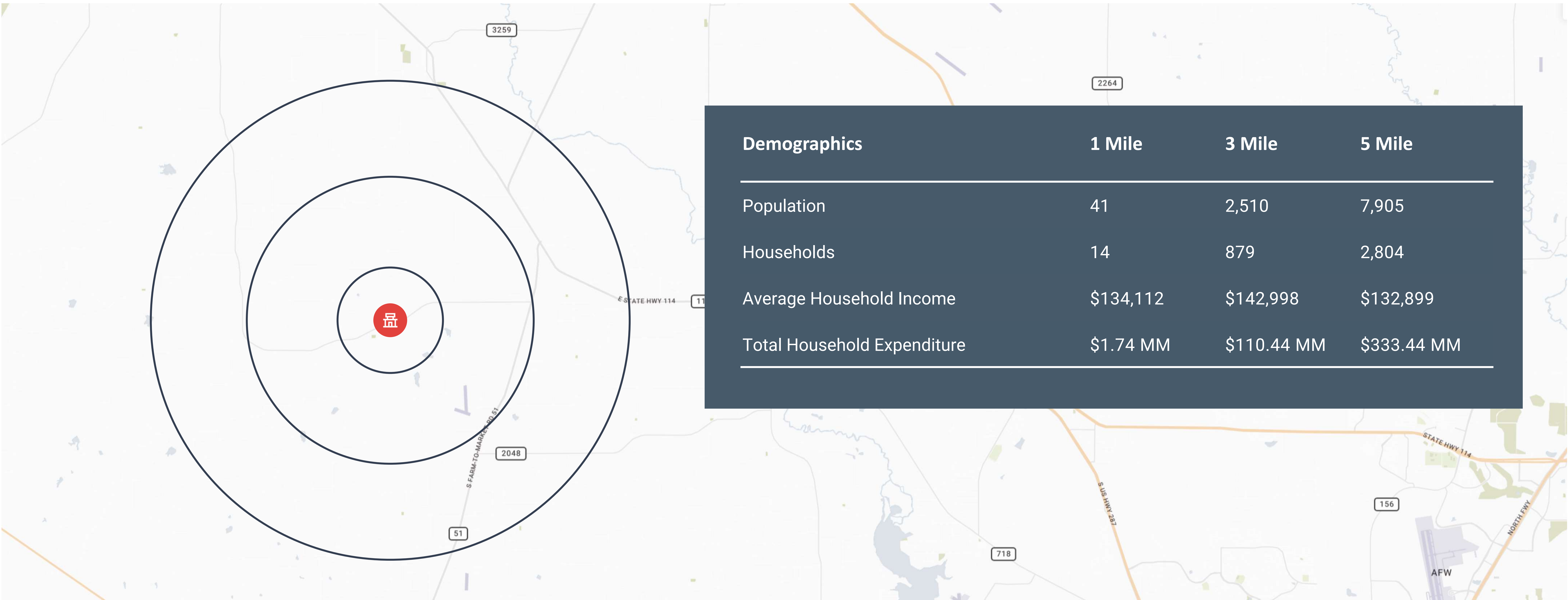


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# LOCATION OVERVIEW

DOLLAR GENERAL MARKET    PARADISE, TX



## ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1.

AMR Corp. /American Airlines (41,000)
2.

Lockheed Martin Tactical Aircraft Systems (23,000)
3.

Fort Worth Independent School District (11,000)
4.

City of Fort Worth (8,000)
5.

Network/John Peter Smith Hospital (7,000)
6.

NAS Fort Worth Joint Reserve Base (5,000)
7.

Alcon Laboratories Inc. (5,000)
8.

Tarrant County College (5,000)
9.

Bell Helicopter-Textron, Inc. (4,000)
10.

Burlington Northern Santa Fe, LLC (2,000)



# LOCATION OVERVIEW

DOLLAR GENERAL MARKET PARADISE, TX

## Paradise

Texas (DFW Metroplex)

8.3M+  
Population

\$93,000+  
Median Household Income

The DFW Metroplex is the  
4th Largest in the U.S.

4th

Fort Worth was Voted the  
2nd Best Place to Live in  
Texas

#2

**The Dallas-Fort Worth (DFW) Metroplex is the largest metropolitan area in Texas and the fourth-largest in the United States, home to over 8.3 million people as of 2024.**

Spanning 11 counties in North Texas, the region includes major cities like Dallas, Fort Worth, Arlington, Plano, and Irving, each contributing its own cultural and economic identity.

**Fort Worth's strategic location as a transportation hub, along with its pro-business environment, has attracted a wide range of companies, from Fortune 500 corporations to innovative startups.**

The Metroplex is a dynamic economic powerhouse with a diverse and resilient

economy, driven by sectors such as finance, technology, healthcare, logistics, aerospace, and defense. Corporate headquarters for Fortune 500 companies like AT&T, American Airlines, Southwest Airlines, and ExxonMobil call the area home, while the region's central location and strong infrastructure make it a national hub for distribution and commerce. In addition to its economic strength, the DFW Metroplex offers a rich array of cultural and recreational attractions. Dallas is known for its vibrant arts district, high-end shopping, and professional sports teams including the Cowboys, Mavericks, and Stars. Fort Worth, often referred to as "Where the West Begins," blends cowboy heritage with modern amenities, featuring the historic Stockyards and world-class museums like the Kimbell Art Museum. Outdoor enthusiasts enjoy sprawling park systems, lakes, and trails throughout the region, while families are drawn to destinations like the Dallas Zoo, Fort Worth Zoo, and Six Flags Over Texas. With a relatively low cost of living, a booming job market, and a diverse, growing population, the Metroplex continues to be a top destination for both businesses and new residents.



IN THE NEWS

DOLLAR GENERAL MARKET   PARADISE, TX

# Dallas-Fort Worth was the 3rd fastest growing U.S. metro in 2024

AMBER HECKLER, MARCH 20, 2025 (CULTUREMAP DALLAS)

Newly released data from the U.S. Census Bureau has some stunning statistics for Dallas-Fort Worth including the fact that it was one of the top 5 fast-growing metro areas in the U.S.

Dallas County became the eighth most populous county in the U.S. in 2024, while nearby Collin and Tarrant Counties have the **top 10 highest** year-over-year growth rates from 2023. The new population report estimated year-over-year population data from 2023 to 2024 across all **3,144 U.S. counties**, and **387 metro areas**.

According to the report, Dallas County's population surpassed 2.656 million residents in 2024, earning Dallas a spot among the top 10 most populous counties in the country. That's up from 2023 when Dallas County boasted 2.636 million residents.

Los Angeles County, California is the No. 1 most populous county nationwide with a population of nearly **9.76 million in 2024**.

Fort Worth's Tarrant County added 32,793 residents to its **2.23 million-plus population** to round out the top 10 U.S. counties with the highest numerical growth rates in 2024.

In the report's national comparison of counties with the largest population growth by percentage, Kaufman County ranked No. 2 with a year-over-year growth rate of 6 percent. Kaufman County's population grew from **186,715 residents in 2023** to **197,829 in 2024**.

The U.S. Census Bureau additionally found Dallas-Fort Worth-Arlington nearly led the nation as the third-fastest growing metro area in 2024.

From July 2023 to July 2024, the DFW metro added **177,922 residents** to bring the total population to 8,344,032.

EXPLORE ARTICLE

# Prosperous Fort Worth declared No. 2 best economic boomtown in America

AMBER HECKLER, JULY 04, 2024 (CULTUREMAP FORT WORTH)

Move over, Austin: Fort Worth's booming financial prosperity has earned the city an impressive ranking of No. 2 in a new list of best U.S. cities for economic growth. It outperformed all major cities in Texas.

The new study, "America's Boomtowns: **Top Cities** for Economic Growth," from flexible workspace listing provider CoworkingCafe, ranked America's boomtowns based on **population growth**, GDP, employment rates, and other economic factors. The top cities were divided into three categories: small cities (**populations under 250,000**); mid-sized cities (**populations between 250,000 and 500,00**); and large cities (populations over 500,000).

According to the report, Fort Worth's economic successes can be attributed to population growth, a steady increase in housing, and an attraction of major businesses and employers across all industries, including technology, healthcare, and logistics.

Fort Worth earned a **score of 64 points** in the large city category to claim the No. 2 spot. Cowtown trailed just two points behind Mesa, Arizona, which was ranked America's No. 1 boomtown. Rounding out the top five are Phoenix, Arizona (No. 3); Sacramento, California (No. 4); and Austin, Texas and Fresno, California in a **two-way tie for No. 5**.

CoworkingCafe says the city's population grew 7 percent to **957,000** residents in 2022, and the housing sector has **grown 11 percent** since 2018, the **second highest jump** in housing across all major cities.

"The rise in housing has not only provided more living spaces but also spurred related economic activities, including construction and real estate development, further contributing to the city's economic dynamism," the report said.

EXPLORE ARTICLE







CALL FOR ADDITIONAL INFORMATION

## Dallas

Office

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

## Los Angeles

Office

123 Nevada Street  
El Segundo, CA 90245  
(424) 320-2321

CALL FOR ADDITIONAL INFORMATION

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Bob Moorhead

Managing Partner  
(214) 522-7210  
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# TEXAS DISCLAIMER

**DOLLAR GENERAL MARKET    PARADISE, TX**

## 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 the owner knows.

### 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.