



Dollar General

\$1,449,000 | 6.25% CAP

13056 Gholson Rd., Waco, TX 76705

- ✓ 8+ Years Remaining on 15-Year Absolute NNN Lease
- ✓ Low Rent - \$9.95 PSF | Large Parcel (1.24 Acres)
- ✓ 14-Miles from Downtown Waco | Home to Baylor University (20,824+ Students) & Magnolia Market at the Silos (2.5M Visitors/Year)
- ✓ Limited Competition | One of Only Two Grocery Options in the Immediate Area
- ✓ Located Along Main Thoroughfare Connecting to I-35 (79k+ VPD) | Major North-South Highway from San Antonio Through DFW

Dollar General, a **Fortune 500 company** and one of the nation's **largest discount retailers**, operates more than **20,400 stores** across **47 states**. Recognized for its resilience and consistent growth, the company generated over **\$40.17 billion** in annual revenue by the close of 2024.



INVESTMENT OVERVIEW

DOLLAR GENERAL WACO, TX



CONTACT FOR DETAILS

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\$1,449,000

6.25% CAP

NOI

\$90,534

Building Area

±9,100 SF

Land Area

±1.24 AC

Year Built

2019

Lease Type

Absolute NNN

Occupancy

100%

- ✓ **Rent Commencement:** March 2019
- ✓ **8+ Years Remaining on Corporate Absolute NNN Lease** with (3) 5-Year Options to Renew. 10% Rental Increases in each Option Period
- ✓ **This Site is 10 miles Northwest of Downtown Waco, TX**, offering residents access to larger-scale amenities, healthcare, shopping, and educational institutions. It is located on a main thoroughfare connecting to I-35 (79k+ VPD), a major north-south highway leading from San Antonio through Dallas-Fort Worth, and 5 miles north of Waco Regional Airport.
- ✓ **Limited Competition** - This Dollar General is one of only two grocery options in the immediate area, providing reliable access to in-demand products that are essential for daily living for the residents.
- ✓ **Waco, TX Is Located Halfway Between Two Major Cities: Dallas and Austin** and consistently ranks in the top 10 for highest job growth in Texas. Waco is home to Baylor University (20,824+ students), known for strong research programs, nationally ranked academics, and being the oldest continuously operating university in Texas. It is also home to Magnolia Market at the Silos (2.5M visitors/year), a popular shopping and lifestyle destination in Waco created by HGTV personalities Chip and Joanna Gaines.
- ✓ **Investment Grade Tenant** - Dollar General's corporate guarantee and ongoing expansion into rural areas underscore its commitment to smaller markets, making it a dependable tenant in underserved regions.
- ✓ **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 WACO, TX

Dollar General

Lessee: Dolgen Corp. of Texas, Inc.

Guarantor: Dollar General Corporation

REVENUE

\$40.17 B

CREDIT RATING

BBB

STOCK TICKER

DG

LOCATIONS

20,401+

DOLLAR GENERAL

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**.



File Photo

IN THE NEWS

DOLLAR GENERAL WACO, 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 \$10.1 billion. 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 GENERALWACO, TX

Initial Lease Term	15-Years
Rent Commencement	March 2019
Lease Expiration	March 2034
Lease Type	Absolute NNN
Rent Increases	10% in Option Periods
Annual Rent YRS 1-15	\$90,534
Option 1	\$99,588
Option 2	\$109,547
Option 3	\$120,502

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

GHOLSON
INDEPENDENT SCHOOL DISTRICT

FARM ROAD 1858
FARM ROAD 933

WILDCAT CIRCLE
±1,260 VPD

DOLLAR GENERAL
SUBJECT PROPERTY
13056 GHOLSON RD.



GHOLSON ROAD
±4,058 VPD

BRAZOS RIVER



MONARCH HIGHWAY
±79,000 VPD

77

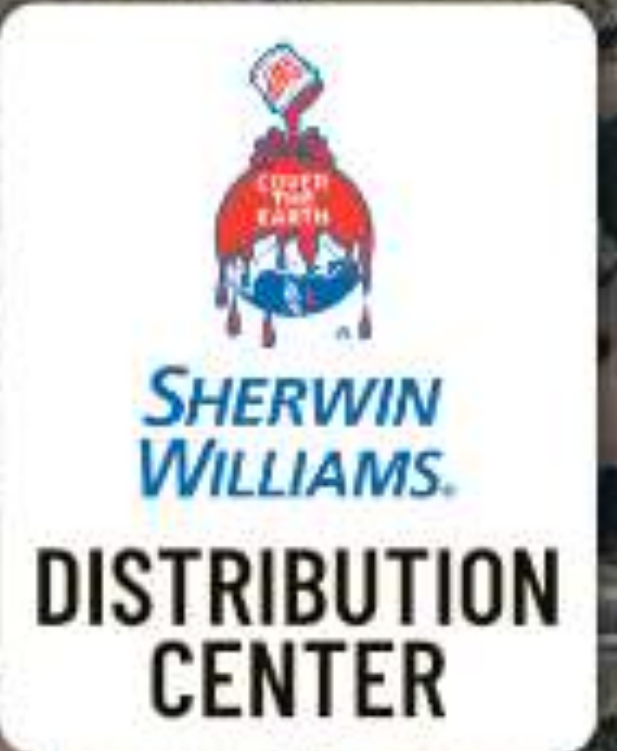
INTERSTATE 35



TSTC WACO AIRPORT

BUSINESS 77

CONNALLY JUNIOR HIGH SCHOOL
(535 STUDENTS)



AJ NONWOVENS



84

H P MILES MIDDLE SCHOOL
(634 STUDENTS)

LA VEGA JUNIOR HIGH SCHOOL
(438 STUDENTS)



THE HIGHLANDS APARTMENTS
(224 UNITS)
MCLENNAN COMMUNITY COLLEGE

FARM ROAD 3051



CHINA SPRING ROAD
±14,923 VPD



CHINA SPRING INTERMEDIATE SCHOOL
(460 STUDENTS)

WACO REGIONAL AIRPORT

LAKE WACO



FARM ROAD 1637



MCLENNAN COMMUNITY COLLEGE

PIONEER PARKWAY
±1,543 VPD

DOLLAR GENERAL

SITE OVERVIEW

DOLLAR GENERAL WACO, TX



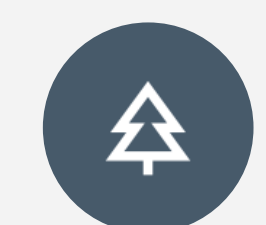
Year Built

2019



Building Area

±9,100 SF

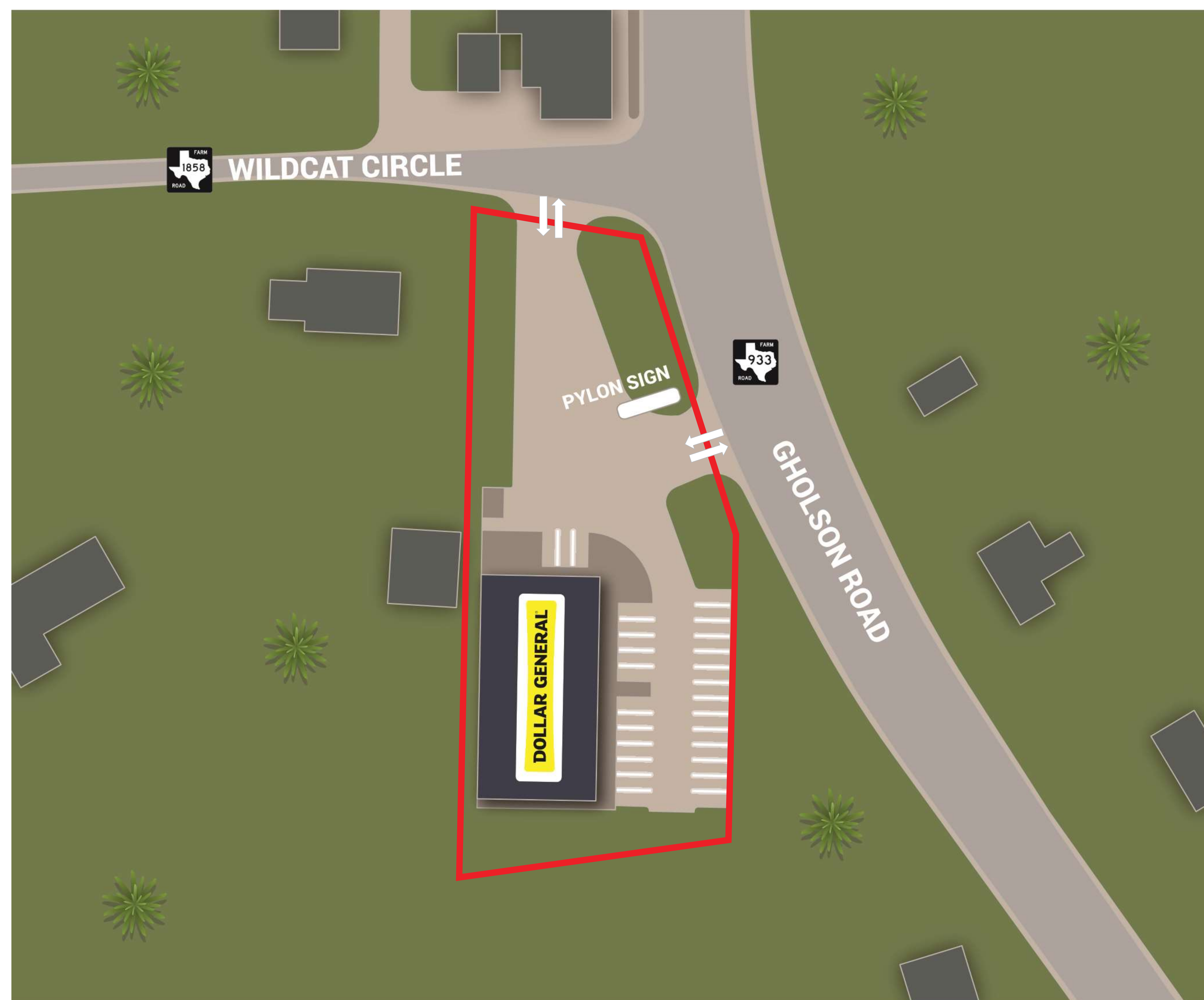


Land Area

±1.24 AC

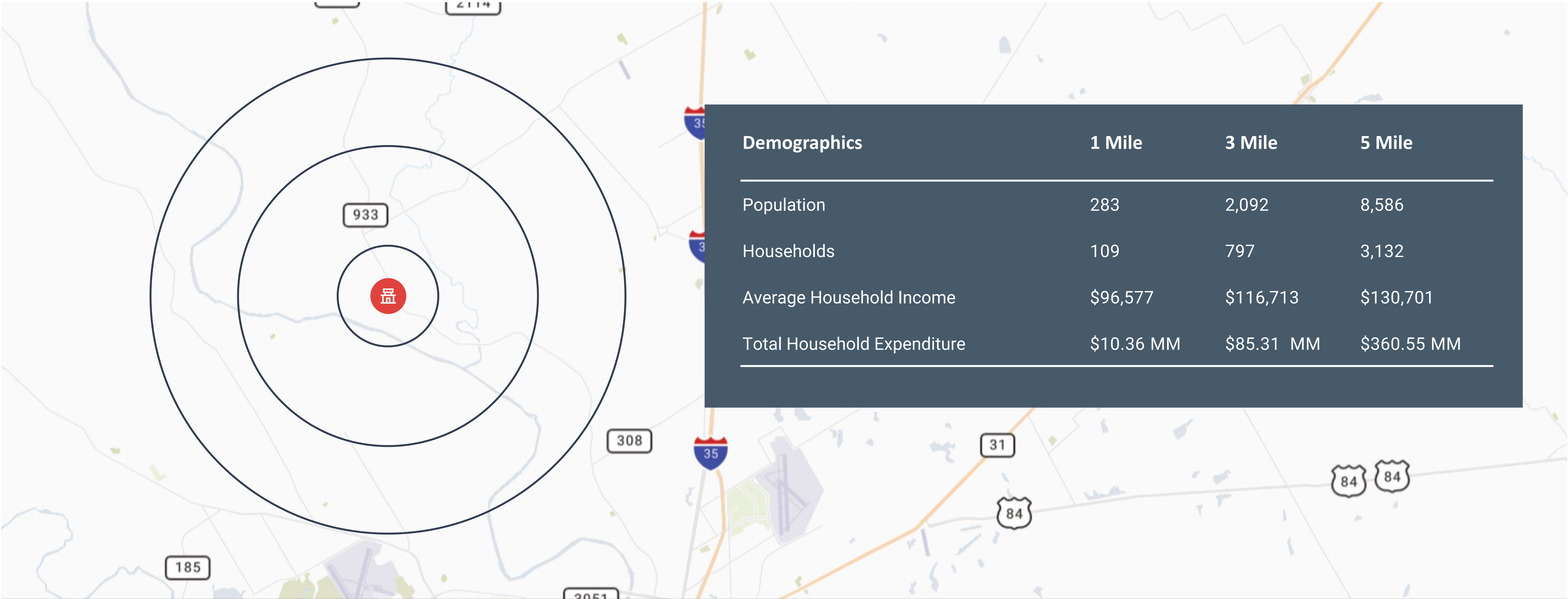
NEIGHBORING RETAILERS

- Walmart Supercenter
- The Home Depot
- Sam's Club
- H-E-B
- Planet Fitness
- Ace Hardware
- Discount Tire
- Shipley Do-Nuts
- Sonic Drive-In
- Denny's



LOCATION OVERVIEW

DOLLAR GENERAL WACO, TX



ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1.

Baylor University (3,253)
2.

Ascension Providence (3,075)
3.

Waco Independent School District (2,373)
4.

H-E-B (2,000)
5.

Baylor Scott & White Medical Center - Hillcrest (1,736)
6.

Texas State Technical College (1,706)
7.

City of Waco (1,518)
8.

McLennan County (1,201)
9.

Sanderson Farms Inc. (1,200)
10.

Wal-Mart (1,174)

LOCATION OVERVIEW

DOLLAR GENERAL WACO, TX



Waco
Texas



148,292

Population



\$53,148

Median Household Income

85% of Texas' Population

WITHIN 3
HOURS

Texas Job Growth

#2

Waco, Texas, located in central Texas along the Brazos River, is a dynamic city and metropolitan statistical area (MSA) with a vibrant blend of history, education, and modern growth.

In 2025, Waco's population is projected to be approximately 148,292, making it the 24th most populous city in the state, with steady annual growth near 1%.

Waco metro is situated halfway between Austin and Dallas-Fort Worth

The economy of Waco is robust and evolving, rooted in healthcare, manufacturing, education, and tourism, and buoyed by strong job growth and a rising median household income that recently reached \$51,468.

Baylor University, a prestigious private institution founded in 1845, is at the heart of Waco's identity and economic force, drawing students and educators nationwide. Its influence extends beyond academics to cultural enrichment and athletic events that energize the city year-round. Another distinctive hallmark is the Magnolia Silos, the retail and entertainment destination founded by Chip and Joanna Gaines of HGTV fame. The Silos have transformed Waco into a nationally recognized tourist hotspot, attracting millions of visitors annually to experience its boutiques, eateries, and events, reinforcing the city's reputation as an emerging lifestyle and leisure destination. Waco's job market is growing, with a projected expansion across manufacturing, healthcare, and education sectors, and a business climate that encourages innovative ventures and startups. Downtown revitalization, a low cost of living, and attractive lifestyle amenities drive Waco's steady in-migration and real estate demand, making it not only a center for higher education and southern hospitality, but also a promising hub for professional growth and family life. With its blend of youthful vigor, entrepreneurial spirit, and unique landmarks like Baylor University and the Magnolia Silos, Waco continues to grow its status as one of Texas' most promising midsize cities.

IN THE NEWS

DOLLAR GENERAL WACO, TX

Arca Continental Coca-Cola Southwest Beverages opens new 120,000 square-foot distribution center in Waco

FEBURARY 13, 2025 (GREATER WACO CHAMBER)

Arca Continental Coca-Cola Southwest Beverages (CCSWB), the local Coca-Cola bottler for Texas and parts of Oklahoma, New Mexico and Arkansas, opened its new distribution center at 2600 Texas Central Parkway in Waco, Texas this week and celebrated with a ribbon-cutting ceremony.

The **120,000-square-foot** facility is designed to enhance CCSWB’s day-to-day operations and services. “They’ve built a culture of **excellence** that values employees, the community, and **business operations**, and we’re proud to have them as corporate citizens.”

“CCSWB’s decision to expand in Waco reflects our community’s commitment to a business-friendly environment and economic collaboration,” said Kris Collins, executive vice president of the Greater Waco Chamber.

The distribution facility holds 10 docks for loading, shipping and receiving products, a secure parking area for staff and has enough warehouse space to house 10 days’ worth of products. CCSWB associates will also enjoy a new 9,000 square-foot office space and a new amenity area for fleet mechanics and cooler services teams.

The facility represents a multi-million-dollar investment to support growth. In addition, the CCSWB will retain a workforce of more than 150 associates with the opportunity for future expansion of the building and its workforce.

The new Waco distribution center is the third facility Coca-Cola Southwest Beverages has invested in the past five years. In April 2020, CCSWB opened its state-of-the-art “Northpoint” facility in Houston, Texas. The Coca-Cola bottler also made headlines after announcing plans to upgrade its Fossil Creek bottling plant in Fort Worth, Texas.

EXPLORE ARTICLE

What Makes Waco an Emerging Hotspot for Business Development in Central Texas?

MAY 07, 2025 (THE BOSS MAGAZINE)

Waco is becoming a popular spot for business growth in Texas.

It’s positioned right between Dallas and Austin, which gives it access to **major markets** without the high price tags. With solid infrastructure, a **pro-business environment**, and a growing talent pool, Waco is on many companies’ radar. The city’s leadership has made **strategic investments** that are now paying off. Now, more businesses are choosing Waco as a **place to grow**. It’s not just a place to pass through anymore—it’s a place where things are happening.

One of Waco’s biggest strengths is where it sits on the map. It’s in the heart of Central Texas, making it easy to reach major cities in just a couple of hours.

A Central Location That Works for Business

That makes shipping, commuting, and networking much easier for businesses. I-35 runs through Waco, making it easy to reach from other major cities. Businesses also have access to **regional airports** and railways. That makes it easy to move goods and connect with customers across the state. Being central also helps companies tap into a larger workforce. These factors are driving the rise of growing industries in Central Texas.

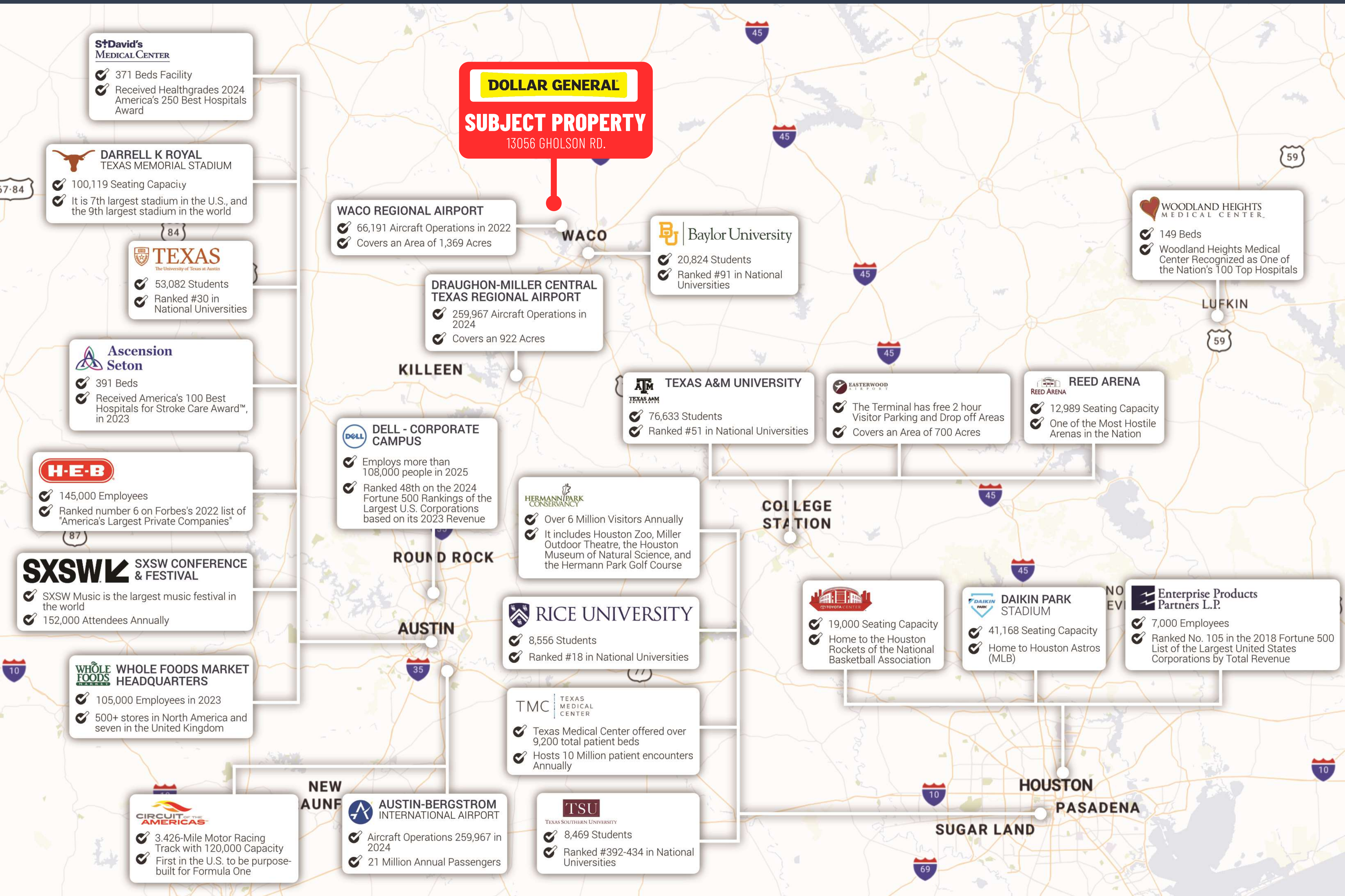
Supportive Business Climate and Low Costs

Waco offers a friendly business environment that **attracts entrepreneurs** and investors. The cost of doing business is much lower than in larger Texas cities. Rent, utilities, and wages are **more affordable**, allowing companies to manage their budgets better. Startups can get off the ground faster, and **growing businesses** have room to keep building. Local leaders are thinking ahead and planning for steady progress. The city provides tax incentives and access to state-level economic programs. There are also groups like the Greater Waco Chamber that **help guide businesses** through each step. These resources make Waco a smart place to invest.

EXPLORE ARTICLE

METRO AREA

DOLLAR GENERAL WACO, TX



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

Russell Smith

Vice President
(214) 915-8890
rsmith@securenetlease.com

Bob Moorhead

Managing Partner
(214) 522-7210
bob@securenetlease.com

TEXAS DISCLAIMER

DOLLAR GENERAL WACO, 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.