

**INVESTMENT OFFERING**

**DOLLAR GENERAL**

**DOLLAR GENERAL**

13756 Main Street

Chester (Outside Beaumont), TX 75936



REPRESENTATIVE PHOTO

# TABLE OF CONTENTS

## DOLLAR GENERAL

<b>Financial Overview</b>	<b>3</b>
<b>Tenant Overview</b>	<b>4</b>
<b>Executive Summary</b>	<b>5</b>
<b>Aerial Photo</b>	<b>6</b>
<b>Area Map</b>	<b>7</b>
<b>Market Overview</b>	<b>8</b>
<b>Demographic Report</b>	<b>9</b>

# DISCLAIMER

This Marketing Package was prepared by Wertz Real Estate Investment Services and DZ Net Lease Realty, LLC (“Broker”) solely for the use of prospective buyer considering the purchase of the Property within (the “Property”) and is not to be used for any other purpose. Neither the Broker nor the Owner of the Property make any representation or warranty, expressed or implied, as to the completeness or accuracy of the material contained in the Marketing Package.

Prospective purchasers of the Property are advised that changes may have occurred in the physical or financial condition of the Property since the time this Marketing Package or the financial statements herein were prepared. Prospective purchasers acknowledge that this Marketing Package and the financial statements herein were prepared by Broker, and not by Owner, and are based upon assumptions or events beyond the control of both Broker and Owner, and therefore may be subject to variation. Other than current and historical revenue and operating expense figures for the Property, Owner has not, and will not, provide Broker or any prospective purchaser with any projections regarding the Property. Prospective purchasers of the Property are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

The Marketing Package is a solicitation of interest only and is not an offer to sell the Property. The Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expression of interest or offers to purchase the Property and expressly reserve the right, at their sole discretion, to terminate discussions with any entity at any time with or without notice.

The Owner shall have no legal commitments or obligations to any entity reviewing the Marketing Package or making an offer to purchase the Property unless and until such offer is approved by Owner pursuant to its Governing Authorities and the signature of the Owner or Owner’s representative is affixed to a Real Estate Purchase Agreement prepared by Owner.

This Marketing Package is confidential. By accepting the Marketing Package, you agree (i) that you will hold and treat the Marketing Package and its contents in the strictest confidence, (ii) that you will not photocopy or duplicate any part of the Marketing Package, (iii) that you will not disclose the Marketing Package or any of its contents to any entity without the prior authorization of the Owner, and (iv) that you will not use the Marketing Package in any fashion or manner detrimental to the Owner or Broker.

Broker has obtained the information contained in this Marketing Package from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions, or estimates for example only, and they may not represent current or future performance of the Property. You and your tax and legal advisors should conduct your own investigations of the physical condition of the Property and of the financial performance of its future Ownerships.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT BROKER FOR MORE DETAILS.

For more information contact:

John R. Wertz

Tel: (619) 218-6427

[jwertz@wertzrealestate.com](mailto:jwertz@wertzrealestate.com)

CA Lic No. 01448585

Listed with Texas broker  
DZ Net Lease Realty, LLC  
Lic. No. 9002851

**WERTZ**  
REAL ESTATE INVESTMENT SERVICES

# FINANCIAL OVERVIEW

## OFFERING SUMMARY

PRICE	\$2,030,092
DOWN PAYMENT	100% / \$2,030,092
RENTABLE SQUARE FEET	10,640 SF
CAP RATE	6.50%
YEAR BUILT	2024
LOT SIZE	1.03 +/- Acres
TYPE OF OWNERSHIP	Fee Simple



## TENANT SUMMARY

TENANT TRADE NAME	Dollar General
OWNERSHIP	Public
LEASE GUARANTOR	Corporate
LEASE TYPE	Absolute NNN
LANDLORD RESPONSIBILITIES	None
ORIGINAL LEASE TERM	Fifteen (15) Years
RENT COMMENCEMENT DATE	09/01/2024
LEASE EXPIRATION DATE	08/31/2039
TERM REMAINING ON LEASE	Fifteen (15) Years
INCREASES	5.0% Every 5-Years
OPTIONS TO RENEW	(5) 5-Year Options
RIGHT OF FIRST REFUSAL	No

## ANNUALIZED OPERATING DATA

RENT INCREASES	ANNUAL RENT	MONTHLY RENT
Years 1-5	\$131,956.00	\$10,996.33
Years 6-10	\$138,553.76	\$11,546.15
Years 11-15	\$145,481.45	\$12,123.45
Years 16-20 (Option 1)	\$152,755.52	\$12,729.63
Years 21-25 (Option 2)	\$160,393.29	\$13,366.11
Years 26-30 (Option 3)	\$168,412.96	\$14,034.41
Years 31-35 (Option 4)	\$176,833.61	\$14,736.13
Years 36-40 (Option 5)	\$185,675.29	\$15,472.94
<b>NET OPERATING INCOME</b>		<b>\$131,956.00</b>
<b>TOTAL RETURN YR-1</b>	<b>6.50%</b>	<b>\$131,956.00</b>

# TENANT OVERVIEW

## DOLLAR GENERAL

### DOLLAR GENERAL CORPORATION

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 March, 3, 2023, the company's 19,147 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.

## DOLLAR GENERAL

PROPERTY NAME	Dollar General
PROPERTY ADDRESS	13756 Main Street Chester (Outside Beaumont), TX 75936
PROPERTY TYPE	Net Lease Dollar Store
OWNERSHIP	Public
LEASE GUARANTOR	Corporate
STOCK SYMBOL	DG
BOARD	NYSE
ORIGINAL LEASE TERM	Fifteen (15) Years
TERM REMAINING ON LEASE	Fifteen (15) Years
OPTIONS TO RENEW	(5) 5-Year Options
LEASE TYPE	Absolute NNN
LANDLORD RESPONSIBILITY	None
INCREASES	5.0% Every 5-Years
YEAR 1 NET OPERATING INCOME	\$131,956
NO. OF LOCATIONS	19,100+
HEADQUARTERED	Goodlettsville, TN
WEBSITE	<a href="http://www.dollargeneral.com">www.dollargeneral.com</a>
YEARS IN THE BUSINESS	Since 1968

# EXECUTIVE SUMMARY

## INVESTMENT OVERVIEW

The subject property is a newly constructed freestanding Dollar General located in Chester (Outside Beaumont), TX. The new 15-year absolute NNN lease includes rare 5% rental increases every 5-years in the primary lease term and in the (5) five-year option periods. The lease is corporately guaranteed by Dollar General (NYSE: DG), an investment grade credit tenant, rated BBB by Standard & Poor's.

This location benefits from its excellent visibility and frontage on Main Street, a major thoroughfare through Chester, TX, which boasts over 3,500 vehicles per day. The 5-mile population surrounding this site has expected growth of 2.70% over the next 5-years and average household income exceeds \$85,000 within a 10-mile radius. This Dollar General is in the heart of downtown Chester, TX, approximately 71 miles to downtown Beaumont, TX and roughly 100 miles to downtown Houston, TX. This is an excellent opportunity for an investor to purchase a stable, long term corporately guaranteed investment with zero landlord responsibility.

# DOLLAR GENERAL

## INVESTMENT HIGHLIGHTS

- Brand New 2024 High-Quality Construction
- New 15-Year Absolute NNN Lease (Zero Landlord Responsibilities)
- Rare 5% Rent Increases Every 5-Years in Primary Term & Options
- Dollar General (NYSE: DG) Corporate Guarantee (Investment Grade Credit - S&P Rated BBB)
- Excellent Visibility & Access on Main Street
- Average Household Income Exceeds \$85,000 (10-Mile Radius)



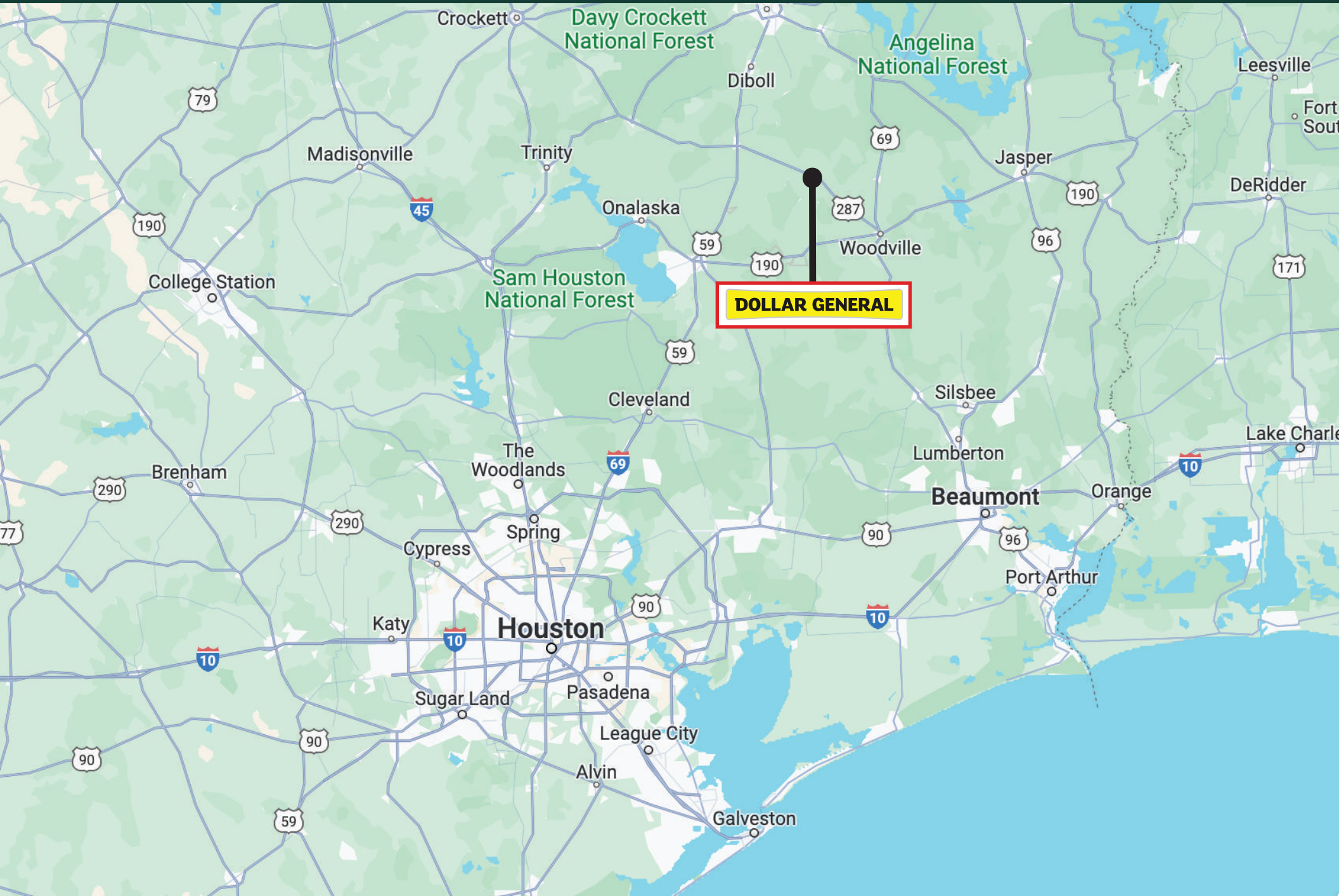
REPRESENTATIVE PHOTO

# AERIAL PHOTO



The information contained herein has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt its accuracy but regret we cannot guarantee it. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. All properties subject to change or withdrawal without notice. Wertz Real Estate Investment Services, Inc.

# AREA MAP



The information contained herein has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt its accuracy but regret we cannot guarantee it. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. All properties subject to change or withdrawal without notice. Wertz Real Estate Investment Services, Inc.

# MARKET OVERVIEW

## BEAUMONT-PORT ARTHUR MSA

Beaumont's economy is fueled by a diverse range of industries, with a strong emphasis on petrochemical and oil refining. As part of the Golden Triangle region, which includes Beaumont, Port Arthur, and Orange, the city serves as a vital hub for the energy sector. Major companies like ExxonMobil, Chevron, and Valero Energy have significant operations in the area, contributing to Beaumont's economic growth and providing employment opportunities for the local workforce. Additionally, the city benefits from a thriving healthcare sector, with several hospitals and medical centers serving both the local population and the broader region. The transportation and logistics industry also plays a significant role in Beaumont's economy due to its strategic location along the Gulf Coast and its well-connected infrastructure, including the Port of Beaumont. The city's economy is further supported by a robust retail and service sector, which caters to the needs of residents and visitors alike. Overall, Beaumont's economy is dynamic and resilient, driven by its strategic industries and a commitment to continued growth and development.

Beaumont is a city in and the county seat of Jefferson County in southeast Texas along the Gulf Coast. As of 2022, the city population was estimated to be 117,321 and the metro population 394,268. The city is approximately 90 miles east of Houston and 60 miles west of Louisiana, providing businesses with access to more than 2.5 million people within a two-hour drive. In addition to its cultural and entertainment offerings, Beaumont is the fourth most affordable city in the state of Texas and the #11 city with the lowest cost of living in America. About a third of households earn more than the national average each year. Connected by Interstate 10, as well as US Highways 69, 96, 90, 105 and 287, access to larger markets is reliable and efficient for the people of Beaumont. The Sabine Neches Waterway, Lower Neches Valley Authority, Sabine River Authority, and the Gulf of Mexico provide water access to the region while the Jack Brooks Regional Airport and Amtrak, along with commercial transporters BNSF, UP and KCS, provide air and rail service.

Surrounded by three of the largest refineries in the U.S. and located in an area with nearly \$200 billion in projected expansions, Beaumont is a prosperous city offering growth opportunities for any industry. Originally a lumber, farming and port city, Beaumont today is a thriving industrial area with direct access to both the Port of Beaumont (the fifth-largest port in the nation) and the Port of Port Arthur, two of ten seaports along Texas' 367-mile coastline where \$41.7 billion of international trade passes annually. Energy and mining related companies, including both upstream and downstream firms, account for the largest cluster in Beaumont, employing around 15% of the workforce. Major employers include Exxon Mobil in Beaumont (2,000 workers), and Motiva Enterprises and Valero in Port Arthur (1,500 and 850, respectively). Other major employers in the area include Christus Southeast Texas Health System, Lamar University, Baptist Hospitals of SETX, and local city and county governments. The largest universities in Beaumont-Port Arthur, TX are Lamar University (5,520 degrees), Lamar Institute of Technology (862 degrees), and Lamar State College-Orange (631 degrees).



### Major Employers Include

Exxon Mobil, ENGlobal Corporation, Goodyear Tire & Rubber and Motiva Enterprises and Valero



### Home to 3 of the Largest

Oil Refineries in the United States: Exxon, Motiva Enterprises and Valero



### Largest Universities Include

Lamar University (5,520 degrees), Lamar Institute of Technology (862 degrees), and Lamar State College-Orange (631 degrees)





# DEMOGRAPHIC REPORT

REPRESENTATIVE PHOTO



POPULATION	5 MILES	10 MILES	15 MILES
2029 Projection	800	2,564	13,967
2024 Estimate	779	2,494	13,546
2020 Census	757	2,421	13,229
Percent Change 2020-2024	2.91%	3.02%	2.40%
Percent Change 2024-2029	2.70%	2.81%	3.11%
Median Age	47.84	48.92	42.94

HOUSEHOLDS	5 MILES	10 MILES	15 MILES
2024 Est. Avg. HH Income	\$75,944	\$85,966	\$78,346
2029 Projection	325	1,027	4,813
2024 Est. Households	313	991	4,637
2020 Census	300	953	4,456
Percent Change 2020-2024	4.33%	3.99%	4.06%
Percent Change 2024-2029	3.83%	3.63%	3.80%

The information contained herein has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt its accuracy but regret we cannot guarantee it. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. All properties subject to change or withdrawal without notice. Wertz Real Estate Investment Services, Inc.

# WERTZ

REAL ESTATE INVESTMENT SERVICES

Wertz Real Estate Investment Services  
3138 Roosevelt Street, Suite L  
Carlsbad, CA 92008  
Tel: (619) 218-6427  
Fax: (858) 408-1830  
[www.wertzrealestate.com](http://www.wertzrealestate.com)

Listed with Texas broker  
DZ Net Lease Realty, LLC license 9002851



**THE TEXAS REAL ESTATE COMMISSION (TREC) REGULATES  
REAL ESTATE BROKERS AND SALES AGENTS, REAL ESTATE INSPECTORS,  
EASEMENT AND RIGHT-OF-WAY AGENTS,  
AND TIMESHARE INTEREST PROVIDERS**

**YOU CAN FIND MORE INFORMATION AND  
CHECK THE STATUS OF A LICENSE HOLDER AT**

**WWW.TREC.TEXAS.GOV**

**YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO TREC  
A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE**

**TREC ADMINISTERS THE REAL ESTATE RECOVERY TRUST ACCOUNT WHICH MAY BE  
USED TO SATISFY A CIVIL COURT JUDGMENT AGAINST A BROKER, SALES AGENT, OR  
EASEMENT OR RIGHT-OF-WAY AGENT, IF CERTAIN REQUIREMENTS ARE MET.**

**REAL ESTATE INSPECTORS ARE REQUIRED TO MAINTAIN ERRORS AND OMISSIONS  
INSURANCE TO COVER LOSSES ARISING FROM THE PERFORMANCE OF A REAL ESTATE  
INSPECTION IN A NEGLIGENT OR INCOMPETENT MANNER.**

**PLEASE NOTE: INSPECTORS MAY LIMIT LIABILITY THROUGH PROVISIONS IN THE CONTRACT  
OR INSPECTION AGREEMENT BETWEEN THE INSPECTOR AND THEIR CLIENTS. PLEASE BE  
SURE TO READ ANY CONTRACT OR AGREEMENT CAREFULLY. IF YOU DO NOT UNDERSTAND  
ANY TERMS OR PROVISIONS, CONSULT AN ATTORNEY.**

**IF YOU HAVE QUESTIONS OR ISSUES ABOUT THE ACTIVITIES OF  
A LICENSE HOLDER, THE COMPLAINT PROCESS, OR THE  
RECOVERY TRUST ACCOUNT, PLEASE VISIT THE WEBSITE OR CONTACT TREC AT**



**TEXAS REAL ESTATE COMMISSION**

**P.O. BOX 12188**

**AUSTIN, TEXAS 78711-2188**

**(512) 936-3000**