



EMBREE
CAPITAL MARKETS

pOpshelf (Dollar General New Brand)

3416 West Loop El Campo, TX 77437

DISCLAIMER & CONFIDENTIALITY

The information contained herein is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from the Embree Group of Companies (Embree Group) and should not be made available to any other person or entity without the written consent of the Embree Group (the Embree Group collectively refers to Embree Capital Markets Group, Inc., Embree Asset Group, Inc., Embree Healthcare Group, Inc., and Embree Construction Group, Inc.). This brochure has been prepared to provide summary information to prospective investors and to establish a preliminary level of interest in establishing an investment relationship with the Embree Group, which may or may not include the sale or purchase of any specific property referenced herein. Several Embree Group employees are licensed real estate agents and brokers in various states. The information contained herein is not a substitute for a thorough due diligence investigation. The Embree Group has supplied information in this brochure from sources we believe are reliable; however, all potential Buyers and Investors must take appropriate measures to investigate and verify the income and expenses for any specific property, the future projected financial performance of any specific property, the size and square footage of any specific property and its improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant or any tenant's plans or intentions to continue its occupancy of any specific property. The Embree Group reserves the right to withdraw this solicitation at any time without prior notice. The information contained herein is based upon sources deemed to be reliable, but the accuracy of the information is not guaranteed, nor should the information contained herein be considered all inclusive. Statements contained herein which involve matters of opinion, whether or not identified to be that only, are not representations of fact. The price and terms of this offering may be subject to change at any time. The Embree Group is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of the Embree Group, its affiliates or subsidiaries, or any agent, product, or commercial listing of The Embree Group, and is solely included for the purpose of proving tenant lessee information about this listing to prospective customers.

The Embree Group has an ownership interest in the subject property.

Exclusively Offered By



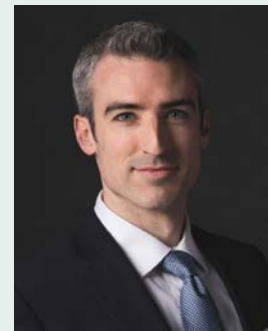
KLINTON LEWIS

Director of Brokerage

O (512) 819-4729

M (512) 630-9758

KLewis@EmbreeGroup.com



JOSIAH BYRNES

Executive Vice President

TABLE OF CONTENTS

01 Executive Summary	Property & Lease Details	05
	Area Overview	06
	Company Overview	07
	Fixture Plan	08
	Site Plan	09
	Photos	10

02 Maps & Aerials	Site Aerial	13
	Surrounding Aerial	14
	Local Context	15

03 Analytics	Demographic Analysis	17
--------------	----------------------	----

01

EXECUTIVE SUMMARY

Property & Lease Details	05
Area Overview	06
Company Overview	07
Fixture Plan.....	08
Site Plan	09
Photos	10

PROPERTY & LEASE DETAILS

Offering Overview

Embree Capital Markets Group is pleased to offer for sale to qualified investors a unique pOpshelf retail store. POpshelf is an exciting Dollar General brand located in affluent suburban areas based on home decor, seasonal entertaining and health & beauty, with 95 percent of the items priced below \$5.00. This is an opportunity for an investor to acquire a build-to-suit, well-located, asset in a desirable Texas geography. The property features a 15-year Absolute NNN Lease that features four, 5-Year options with rental increases of 10% at each option period.



PURCHASE PRICE

\$2,335,000



CAP RATE

5.85%



ANNUAL RENT

\$136,500



LEASE TYPE

ABSOLUTE NNN

THE OFFERING

Address	3416 West Loop El Campo, TX 77437
Tenant	Dolgencorp of Texas, Inc.
Guarantor	Dollar General Corporation

SITE DESCRIPTION

Year Built	2022
Building SF	Approx. 10,857 SF
Lot Size	Approx. 1.25 Acres

INVESTMENT SUMMARY

Asset Class	Single-Tenant Net-Lease Retail
Ownership Interest	Fee Simple
Annual Rent	\$136,500
Monthly Rent	\$11,375
Cap Rate	5.85%
Purchase Price	\$2,335,000
Rent Commencement	08.26.2022
Lease Expiration	08.31.2037
Lease Term	15-Years
Lease Type	Absolute NNN
Renewal Options	Four, 5-Year
Lease Escalations	10% at Each Option Period
Property Taxes	Landlord Pays, Tenant Reimburses
ROFR	No

AREA OVERVIEW

El Campo, Texas

El Campo is the largest city in Wharton County, Texas. The city is located at the intersection of State Highway 71 and US Route 59, approximately 70 miles southwest of Houston, TX. The population was 12,350 according to the 2020 United States Census Bureau, the city has a total area of 7.5 square miles.

In 1882 a railroad camp was located where El Campo now stands. The camp was first named “Prairie Switch” and then “Pearl of the Prairie” but was later changed by the Mexican Cowboys to “El Campo” which means “the camp.” Ranching was the main industry, and thousands of cattle were shipped annually. At that time El Campo was surrounded by four large ranches; to the north was the Brown Ranch; to the south was the Texas Land and Cattle Company, to the west was the Herder Ranch, and to the east was the Pierce Ranch.

The town was officially incorporated in 1905. The city has seen its job market increase by 2% over the last year. The City of El Campo has been the result of a steady and continual growth by citizens who came and saw the great possibilities that El Campo has to offer.

COMPANY OVERVIEW

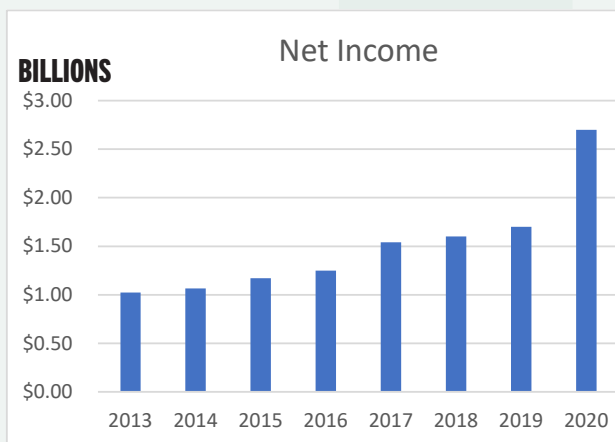
**DOLLAR
GENERAL®**



Investment Summary

Company Type	Public (NYSE: DG)
2020 Net Sales	\$33.7 Billion+
2020 Net Income	\$2.7 Billion+
Store Count	17,915+
Employees	157,000+
S&P Credit Rating	Baa2
Website	www.DollarGeneral.com

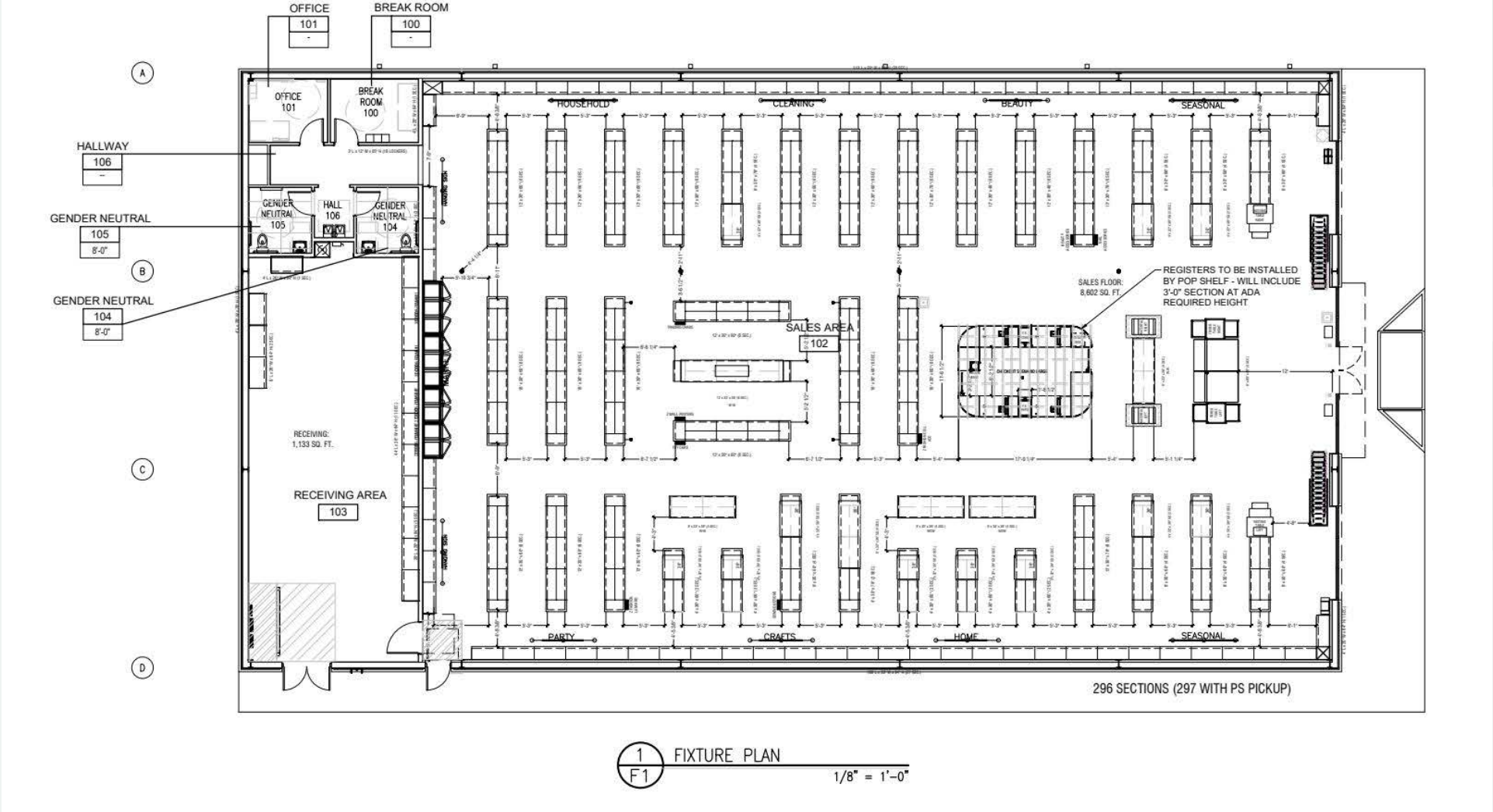
- Dollar General Corporation (NYSE: DG) is the nation's largest "smallbox" discount retailer, operating over 17,915 stores in 46 states as of Oct 29, 2021.
- Based in Goodlettsville, Tennessee, the company was founded in 1939 and has weathered 12 technical recessions.
- The company plans to open an additional 1,050 stores in, remodel 1,750 mature stores, and relocate 100 stores in 2021 for a total of 2,900 real estate projects.
- In 2020 Dollar General opened 1,000 new stores, remodel 1,670 stores, and relocate 110 stores in 2019 for a total of 2,780 real estate projects.



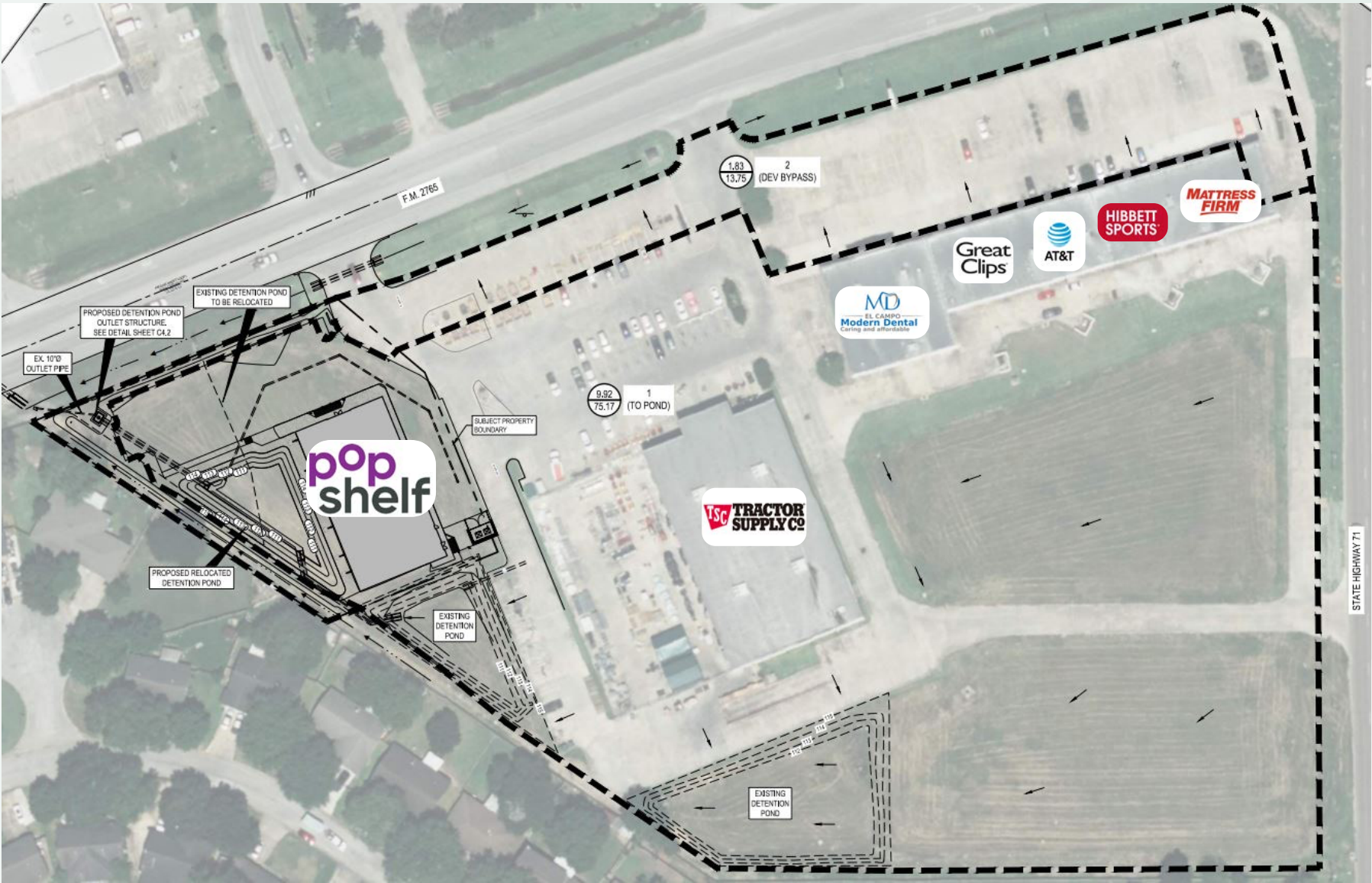
pOpshelf

- pOpshelf's mission is to make Everyday Special by providing moms and families a stress free shopping destination for everyday essentials and those special things that make living better. pOpshelf is targeting locations in mid sized cities and suburbs on the fringes of larger metro areas, including both freestanding and Shopping Center locations.
- Customers will experience a relaxed and comfortable store atmosphere coupled with surprisingly good deals on quality products that help them entertain, give great gifts, take care of their families and treat themselves.
- pOpshelf will offer a fun, on trend and rotating selection of seasonal, houseware, home décor, and party goods in addition to candy & snacks, toys & games and electronics. Customers may also choose from an expansive selection of health and beauty products, home cleaning supplies and paper products, among other items.
- And for the individual who needs a "one stop shop" for her upcoming event, pOpshelf will offer a curated selection of libations, providing that extra level of convenience as she crosses the last item off her shopping list.
- pOpshelf is proud to partner with The Confetti Foundation a nonprofit organization founded to provide birthday parties to children who have to spend their birthday in a hospital, pediatric oncology clinic or hospice facility who seeks to provide positive memories and normalcy during a difficult time.
- To commemorate each new store's grand opening, pOpshelf is donating funds to provide approximately 100 parties.

FIXTURE PLAN



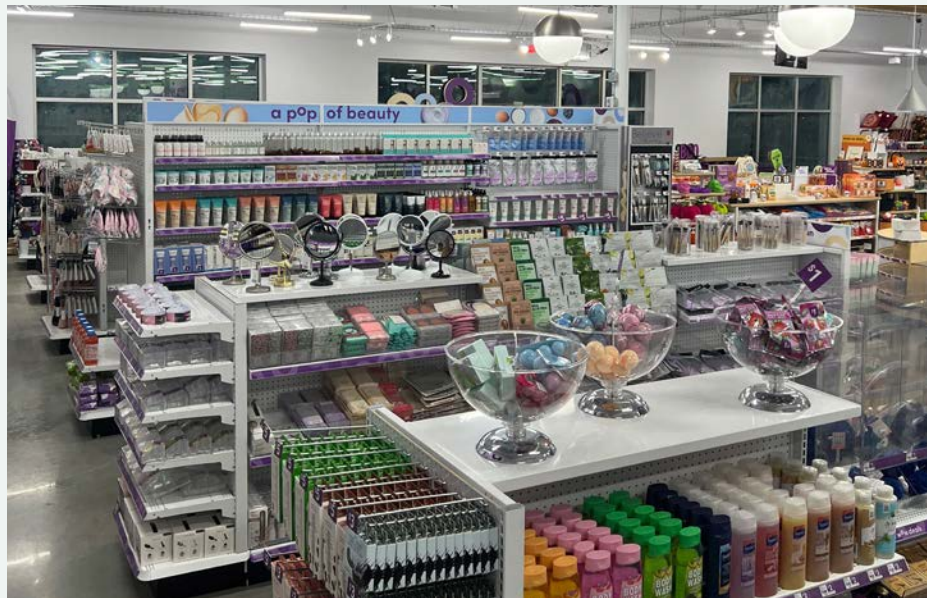
SITE PLAN



EXTERIOR PHOTOS



INTERIOR PHOTOS



03

MAPS & AERIALS

Site Aerial	13
Surrounding Aerial	14
Local Context	15

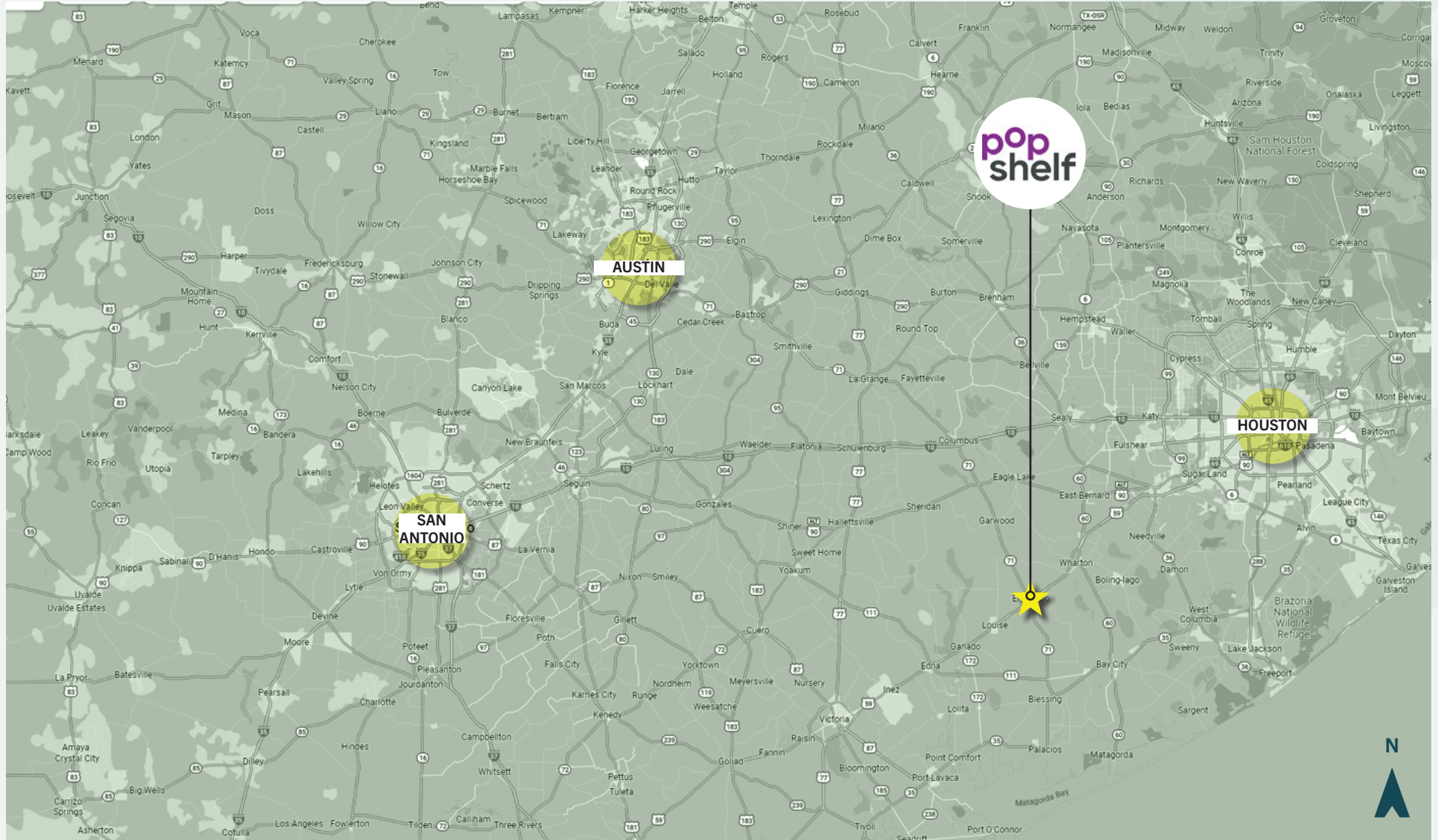
SITE AERIAL



SURROUNDING AERIAL



LOCAL CONTEXT



HOUSTON, TX (71 MILES); AUSTIN, TX (130 MILES) AND SAN ANTONIO (162 MILES)

04

ANALYTICS

Demographic Analysis	17
----------------------------	----

DEMOGRAPHIC ANALYSIS



POPULATION	3 MILE	5 MILES	10 MILES
2027 Projection	13,626	15,741	18,407
2022 Estimate	13,653	15,739	18,465



HOUSEHOLDS			
2027 Projection	4,880	5,594	6,519
2022 Estimate	4,890	5,595	6,540



AVG. HOUSEHOLD INCOME			
Average Household Income	\$70,188	\$70,475	\$70,137
Less than \$25,000	1,292	1,463	1,722
\$25,000 - \$50,000	1,036	1,213	1,413
\$50,000 - \$75,000	720	800	953
\$75,000 - \$100,000	554	660	750
\$100,000 - \$125,000	566	637	750
\$125,000 - \$150,000	324	347	381
\$150,000 - \$200,000	293	347	377
More than \$200,000	105	129	163

ABOUT EMBREE GROUP

Embree Group provides nationwide turnkey real estate services, specializing in build-to-suit development, design/build, general construction, program management, and capital markets for specialty retail, financial, automotive, restaurant, healthcare and senior living facilities. Embree's fully integrated, in-house services allow us to become an extension of the client's organization. Since 1979, Embree's foundation has been built on developing tailored programs for 300+ national clients. The firm is headquartered near Austin, Texas, with regional offices located in Phoenix, AZ and the Dallas-Fort Worth area. Over the past 41 years, Embree's executive team has developed, built, or transacted more than 14,000 assets in all 50 states, Puerto Rico, and Canada with a total market value in excess of \$10 billion.

Contact Details

For more information about this listing, please contact:

KLINTON LEWIS

DIRECTOR OF BROKERAGE

KLewis@EmbreeGroup.com

O 512.819.4729 M 512.630.9758



EMBREE
CAPITAL MARKETS