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Embree affiliates have an ownership interest in the subject property.

## Exclusively Offered By



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# 01

## EXECUTIVE SUMMARY

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# 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**  
**\$2,681,805**



**CAP RATE**  
**6.40%**



**ANNUAL RENT**  
**\$171,636**



**LEASE TYPE**  
**ABSOLUTE NNN**

## THE OFFERING

<b>Address</b>	3163 Wildflower Dr. Bryan, TX 77802
<b>Tenant</b>	Dolgencorp of Texas, Inc.
<b>Guarantor</b>	Dollar General Corporation

## SITE DESCRIPTION

<b>Year Built</b>	2023
<b>Building SF</b>	Approx. 10,640 SQFT
<b>Lot Size</b>	Approx. 0.47 Acres

## INVESTMENT SUMMARY

<b>Asset Class</b>	Single-Tenant, Net-Lease Retail
<b>Ownership Interest</b>	Condo
<b>Monthly Rent</b>	\$14,303
<b>Rent Commencement</b>	09.22.2023
<b>Lease Expiration</b>	09.30.2038
<b>Lease Term</b>	15-Years
<b>Renewal Options</b>	Four, 5-Year
<b>Lease Escalations</b>	10% at Options
<b>ROFR</b>	None

- Dollar General's New pOpshelf Brand
- 156,000+ Population Within 5-Miles
- New 10,640 Sq. Ft. Footprint
- College Station-Bryan, TX (Home of Texas A&M - 72,000+ Students)

# AREA OVERVIEW

## BRYAN, TX

Bryan, Texas is a vibrant city nestled in the heart of the Brazos Valley, just a stone's throw away from its twin city, College Station. Bryan serves as the county seat for Brazos County with an estimated population of over 86,000 people. Bryan's strategic location at the crossroads of major highways makes it easy to reach other Texas cities like Houston (100-Miles), Austin (90-Miles), and Dallas (175-Miles), as well as the beautiful Gulf Coast beaches (145-Miles). Founded in the mid-19th century, this city has preserved its historic downtown, where century-old buildings house modern shops, restaurants, and businesses. The city is a charming and diverse community that seamlessly blends its rich historical heritage.

Home to the prestigious Texas A&M University, one of the nation's largest university campuses, Bryan is a hub of education and research. The presence of this world-renowned institution infuses the city with intellectual energy and a vibrant student population of over 67,000 students. The university's cultural events, sports, and educational opportunities enrich the community. Additionally, Blinn College, a two-year academic institution, has a campus in Bryan with a student enrollment of over 9,000.

Bryan's economy thrives on a diverse range of industries, including healthcare, manufacturing, and technology. The city's business-friendly environment and strategic location make it an attractive destination for entrepreneurs and corporations alike. Serving as the market's regional industrial park, Texas Triangle Park (TTP) is a 1,000 acre plus rail served industrial property. Located in northeast Bryan, TTP is designated as Foreign Trade Zone #84 and the home to Bryan's largest industrial property, Axis Pipe and Tube.



# COMPANY OVERVIEW

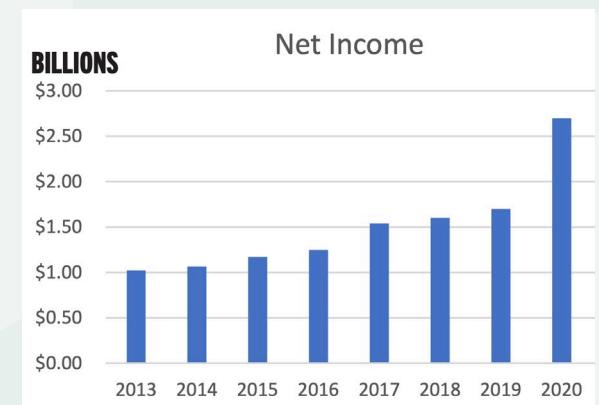
## DOLLAR GENERAL®



### 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	<a href="http://www.DollarGeneral.com">www.DollarGeneral.com</a>

- 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'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.



# 03

## MAPS & AERIALS

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# ELEVATION



## SITE AERIAL



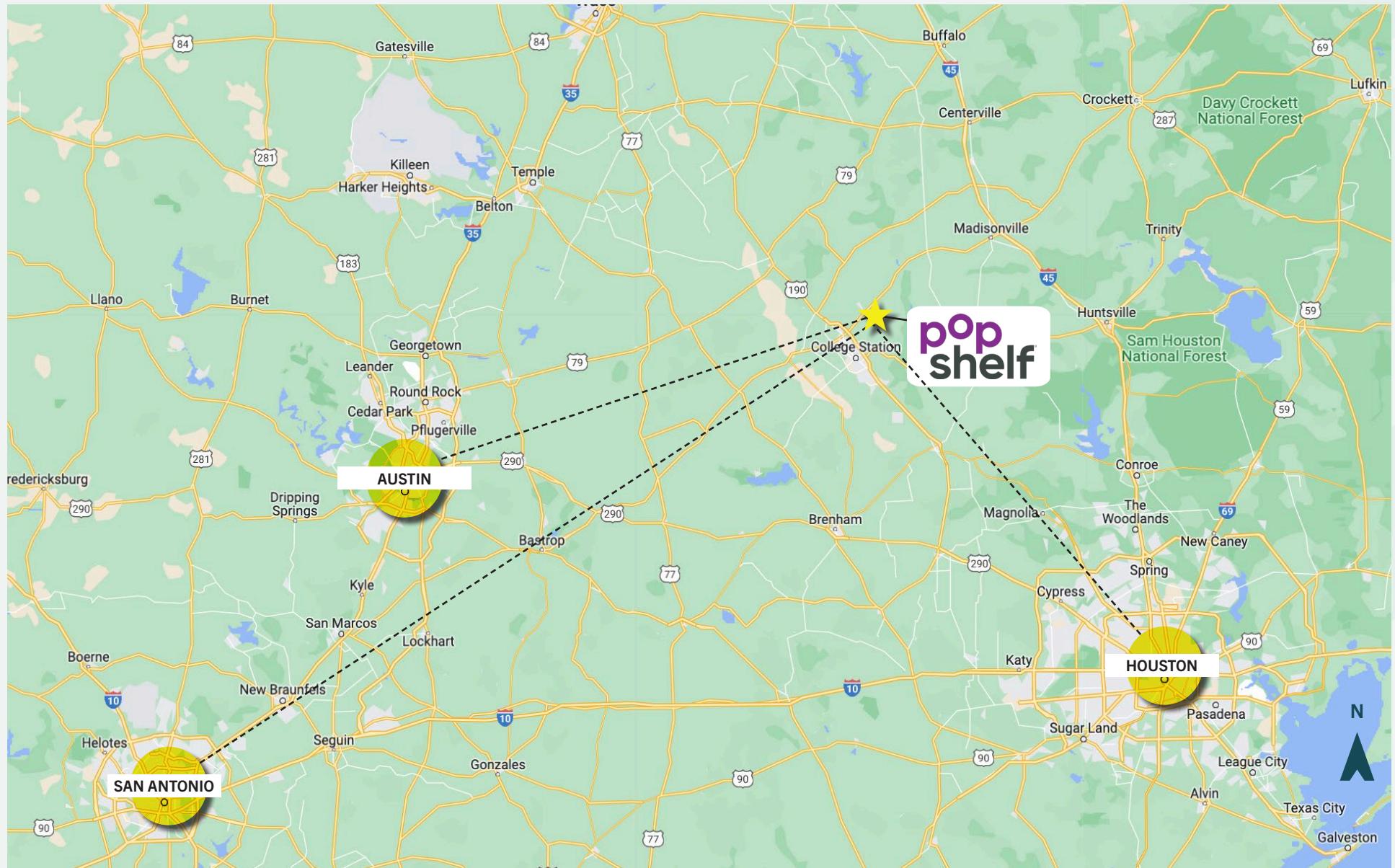
## SURROUNDING AERIAL



# LOCATION



## LOCAL CONTEXT



HOUSTON (100 MI), AUSTIN (110 MI), SAN ANTONIO (175 MI)

# 04

## ANALYTICS

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# DEMOGRAPHIC ANALYSIS



POPULATION	3 MILE	5 MILES	10 MILES
<b>2028 Projection</b>	62,579	156,448	241,156
<b>2023 Estimate</b>	60,378	151,485	231,048
<b>Growth 2023 - 2028</b>	3.65%	3.28%	4.37%



HOUSEHOLDS	3 MILE	5 MILES	10 MILES
<b>2028 Projection</b>	26,258	59,352	90,164
<b>2023 Estimate</b>	25,284	57,259	86,140
<b>Growth 2023 - 2028</b>	3.85%	3.66%	4.67%



AVG. HOUSEHOLD INCOME	3 MILE	5 MILES	10 MILES
Average Household Income	\$75,841	\$64,197	\$76,903
Less than \$25,000	5,827	17,567	22,064
\$25,000 - \$50,000	5,385	13,112	17,886
\$50,000 - \$75,000	4,468	9,437	14,161
\$75,000 - \$100,000	3,863	7,134	11,683
\$100,000 - \$125,000	1,880	3,433	5,666
\$125,000 - \$150,000	1,380	2,507	5,118
\$150,000 - \$200,000	1,029	1,715	3,899
More than \$200,000	1,453	2,354	5,661

## 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 350+ 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 46 years, Embree's executive team has developed, built, or transacted more than 20,000 assets in all 50 states, Puerto Rico, and Canada with a total market value in excess of \$14 billion.

### Contact Details

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