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DOLLAR GENERAL

216 REGIS STREET, LUBBOCK, TX 79403

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Josh Tharp

Net Lease Advisor
(404) 474-8726
josh@Tri-Oak.com

TABLE OF CONTENTS

INVESTMENT HIGHLIGHTS 4

OFFERING SUMMARY 5

SITE AERIAL & TRADE AREA 7

LOCATION OVERVIEW 9



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Disclaimer: The information in this Offering Memorandum is obtained from sources we believe to be reliable; however, Tri-Oak Consulting Group has not verified and will not verify any of this information. Potential buyers are advised to take necessary steps to verify all details during the due diligence period.



4 | INVESTMENT HIGHLIGHTS

- **2021 Construction** – Newer-prototype store with ~9.4 years remaining on the original 15-year lease, which runs through March 31, 2036
- **No State Income Tax** – Texas ownership is a strong draw for out-of-state and 1031 buyers
- **Strong Corporate Guarantor –** Dollar General's Q2 2026 net sales rose 5.2% to $11.3 billion, same-store sales grew 3.5% on higher customer traffic, and operating profit was up 29.2%. The company raised its full-year 2026 guidance and is opening about 450 new U.S. stores this year.
- **I-27 Interchange Location** – Frontage on I-27 at Regis Street, next to Love's Travel Stop and minutes from Lubbock Preston Smith International Airport
- **Next to Lubbock Business Park** – A 586-acre employment center that includes O'Reilly Auto Parts' distribution center, with a new $14 million distribution facility announced in 2026
- **Record University Growth** – Texas Tech reached a record 46,296 students in fall 2026, with first-time freshmen up nearly 40% since 2024
- **Growing Metro** – The Lubbock MSA has grown to an estimated 368,000+ residents, and Lubbock County is up 5.9% since 2020
- **Affluent 3-Mile Trade Area** – Population growth of 1.51% a year since 2020 and an average household income of $93,394
- **Strong Job Creation** – Companies supported by the Lubbock Economic Development Alliance have committed to 14,433 jobs and $3.3 billion in capital investment
- **Regional Retail Hub** – Lubbock County retail sales exceed $7.8 billion, or $24,776 per capita, drawing shoppers from across West Texas and eastern New Mexico
- **Airport Traffic Above Pre-Pandemic Levels** – About 578,000 enplanements in 2025, 106.8% of the 2019 level
- **North Lubbock in the Path of Growth** – 2,858 county building permits in 2025, new Lennar Homes construction near Loop 289, and the planned Regis Park mixed-use development nearby

5 | OFFERING SUMMARY

LIST PRICE:	**$1,652,724**
CAP RATE:	**6.40%**

NOI:	$105,774
LEASE START:	03/23/2021
LEASE END:	03/31/2036
TERM REMAINING:	9.4 Years
OPTIONS:	Three, 5-Year Options
INCREASES:	10% In Each Option
BUILDING SIZE:	9,026 Square Feet
LOT SIZE:	1.24 Acres
YEAR BUILT:	2021
LEASE TYPE:	NNN
GUARANTOR:	Corporate
TENANCY:	Single-Tenant
OWNERSHIP:	Fee Simple



LEASE YEAR	ANNUAL RENT	RENT INCREASES	CAP RATE
YEARS 1-15	$105,774	--	6.40%
OPTION 1	$116,352	10.00%	7.04%
OPTION 2	$127,987	10.00%	7.74%
OPTION 3	$140,786	10.00%	8.52%

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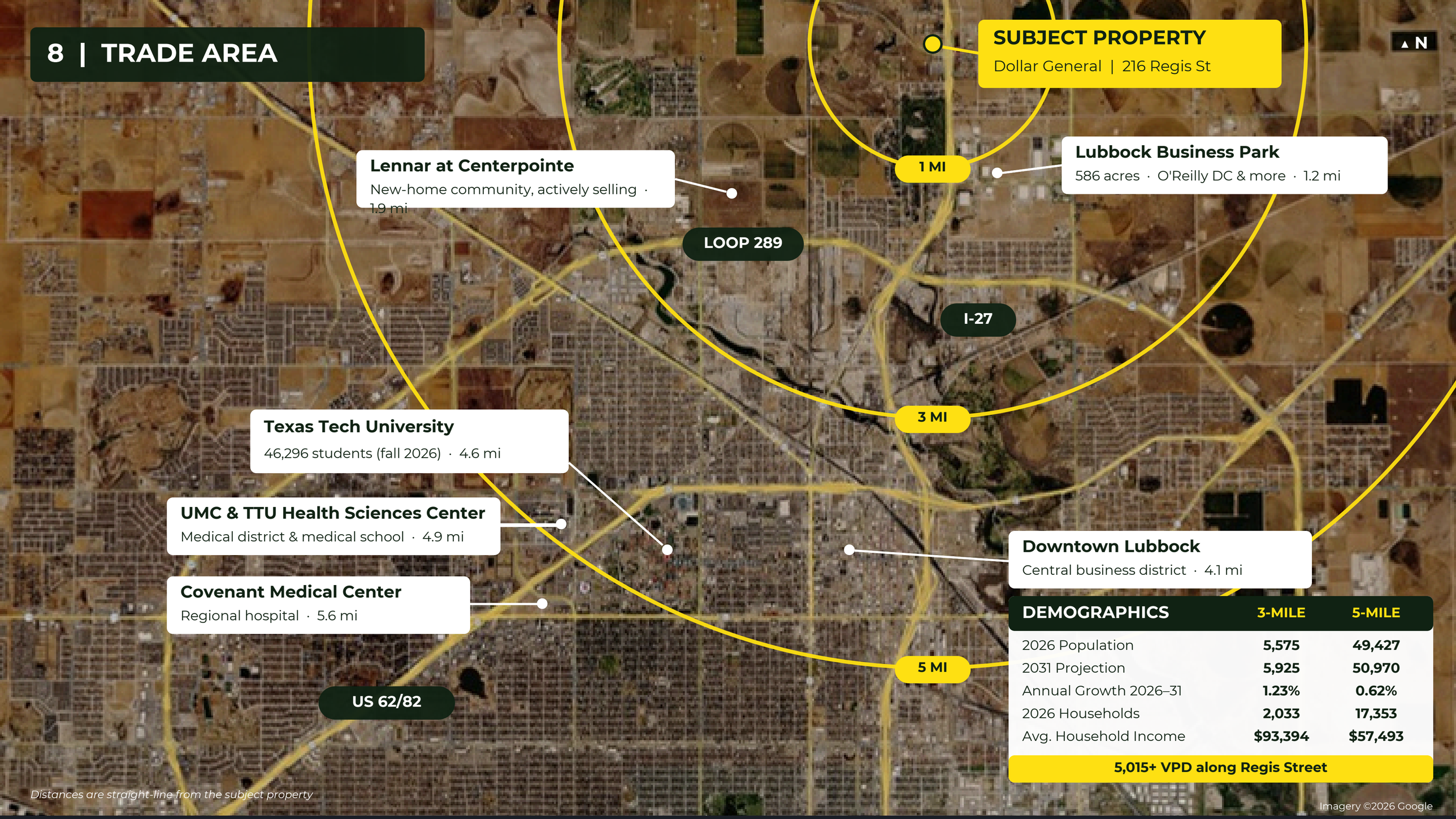

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7 | SITE AERIAL



8 | TRADE AREA



DEMOGRAPHICS	3-MILE	5-MILE
2026 Population	5,575	49,427
2031 Projection	5,925	50,970
Annual Growth 2026–31	1.23%	0.62%
2026 Households	2,033	17,353
Avg. Household Income	$93,394	$57,493

5,015+ VPD along Regis Street

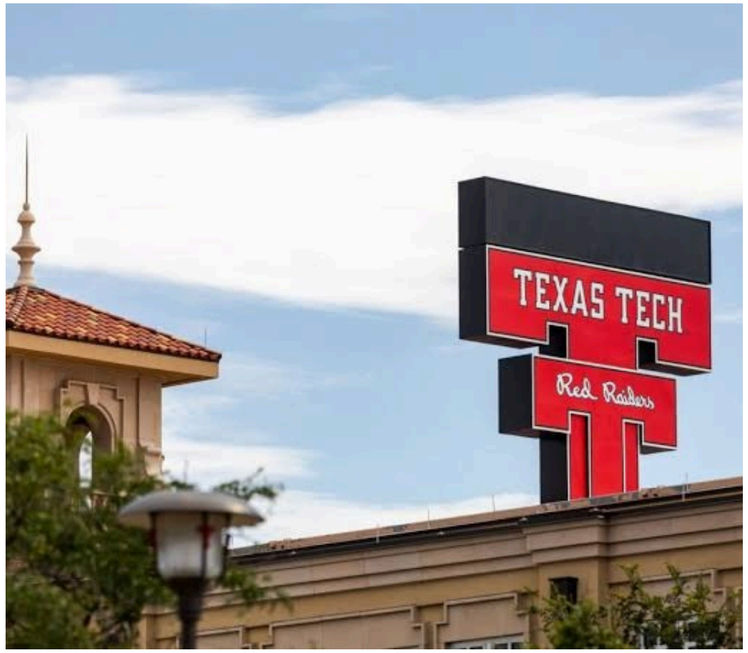
Distances are straight-line from the subject property

Imagery ©2026 Google

9 | LOCATION OVERVIEW - Lubbock, TX




Downtown Lubbock, TX



Lubbock, Texas is the county seat of Lubbock County and the economic center of the South Plains region of West Texas. Known as the “Hub City,” Lubbock is home to approximately 272,000 residents and anchors a growing metro area of more than 368,000 people. It serves as the regional center for commerce, healthcare, education and agriculture across West Texas and eastern New Mexico. Interstate 27 runs through the city, connecting Lubbock to Amarillo (120 miles) and Midland (115 miles), with Dallas–Fort Worth 320 miles to the east. Major employers include Texas Tech University, Covenant Health, University Medical Center and United Supermarkets. Texas Tech reached a record enrollment of more than 46,000 students in fall 2026, and its growth continues to drive the local economy and workforce.

The subject property sits just off I-27 at Regis Street in north Lubbock, minutes from Lubbock Preston Smith International Airport and the 586-acre Lubbock Business Park. The park is home to distribution and manufacturing users, including O’Reilly Auto Parts’ distribution center, and a new $14 million auto parts distribution facility was announced there in 2026. The airport handled roughly 578,000 enplanements in 2025, above its pre-pandemic level. Ongoing investment supports Lubbock’s position as the leading economic hub of West Texas, including the Loop 88 transportation project, new residential construction in north Lubbock and continued expansion in healthcare and retail.

10 | TENANT OVERVIEW



Company:	**Dollar General Corporation**
Year Founded:	**1939**
Locations:	**21,000+**
Net Sales (2025):	**$42.7 Billion**
Website:	**www.dollargeneral.com**
Headquarters:	**Goodlettsville, TN**
Guarantor:	**Corporate**

Dollar General Corporation has been delivering value to shoppers for more than 80 years. Dollar General helps shoppers Save time. Save money. Every day.® by offering products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares and seasonal items at everyday low prices in convenient neighborhood locations. Dollar General operates over 21,000 stores in 48 states. In addition to high-quality private brands, Dollar General sells products from America's most-trusted manufacturers such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills and PepsiCo.
Learn more about Dollar General at www.dollargeneral.com.

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