



NNN Lease

DOLLAR GENERAL

Exclusively Listed With: Tri-Oak Consulting Group

2705 FM 315 South
Chandler, TX 75758

Purchase Price: **\$1,174,210**

Cap Rate: **6.65%**

HIGHLIGHTS

- ✓ NNN - No Landlord Responsibilities
- ✓ 96 Miles from Dallas, TX
- ✓ Immediate Vicinity of Lake Palestine
- ✓ Lease Expiration: May 2032



Actual Location Shown



CONTACT INFORMATION

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Dollar General - NNN

2705 FM 315 South, Chandler, TX 75758

Price: **\$1,174,210** | Cap Rate: **6.65%**



Property Summary ◆

Asking Price:	\$1,174,210
ANNNual Rent/NOI:	\$78,084.96
Cap Rate:	6.65%
Lease Commencement:	05/28/2017
Lease Expiration:	5/31/2032
Renewal Options:	Three / 5-year
Building Size:	9,026 +/- SF
Land Size:	0.67 Acres
Parking:	Adequate

Responsibility ◆

Tenant	RE Taxes, Building Insurance, Roof, HVAC, Structure, Parking Lot Maintenance
Lessor	None - Triple Net
Lease	Dollar General Corporation
Guarantor	NYSE: DG



Aerial View



Demographics

Based off of 2023 data

	1-Mile	3-Mile	5-Mile
Population:	959	5,634	10,364
Median Income:	\$52,725	\$53,291	\$56,469
Average Income:	\$68,573	\$78,033	\$84,642



7-Eleven
\$3 Big Meal Deal™



Aerial View with Tenants

Lake Palestine

Forest Grove
Baptist Church



FM 315 - 406 VPD

**DOLLAR
GENERAL**

Lake Palestine

JB's RV Resort

Lake Palestine United
Methodist Church



DOLLAR GENERAL®

Company Profile

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 operated 19,104 stores in 47 states as of February 3, 2023. 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.

