

DOLLAR GENERAL®

DOLLAR GENERAL | 10,640 SF

15 Year Absolute NNN Lease | Built in 2023

Rare Texas Hill Country Location | Bandera, Texas

12 Years Remaining | 10% Rent Increases in Options

Bandera in Part of the San Antonio, Texas Metro Area

262 Reidquest Rd, Bandera, TX 78003

OFFERED
FOR SALE

LISTED BY:

Gavin M Kam
Brad F Kam

972.375.3437

NNN Retail Advisors
18208 Preston Road
Suite #D9-278
Dallas, Texas 75252



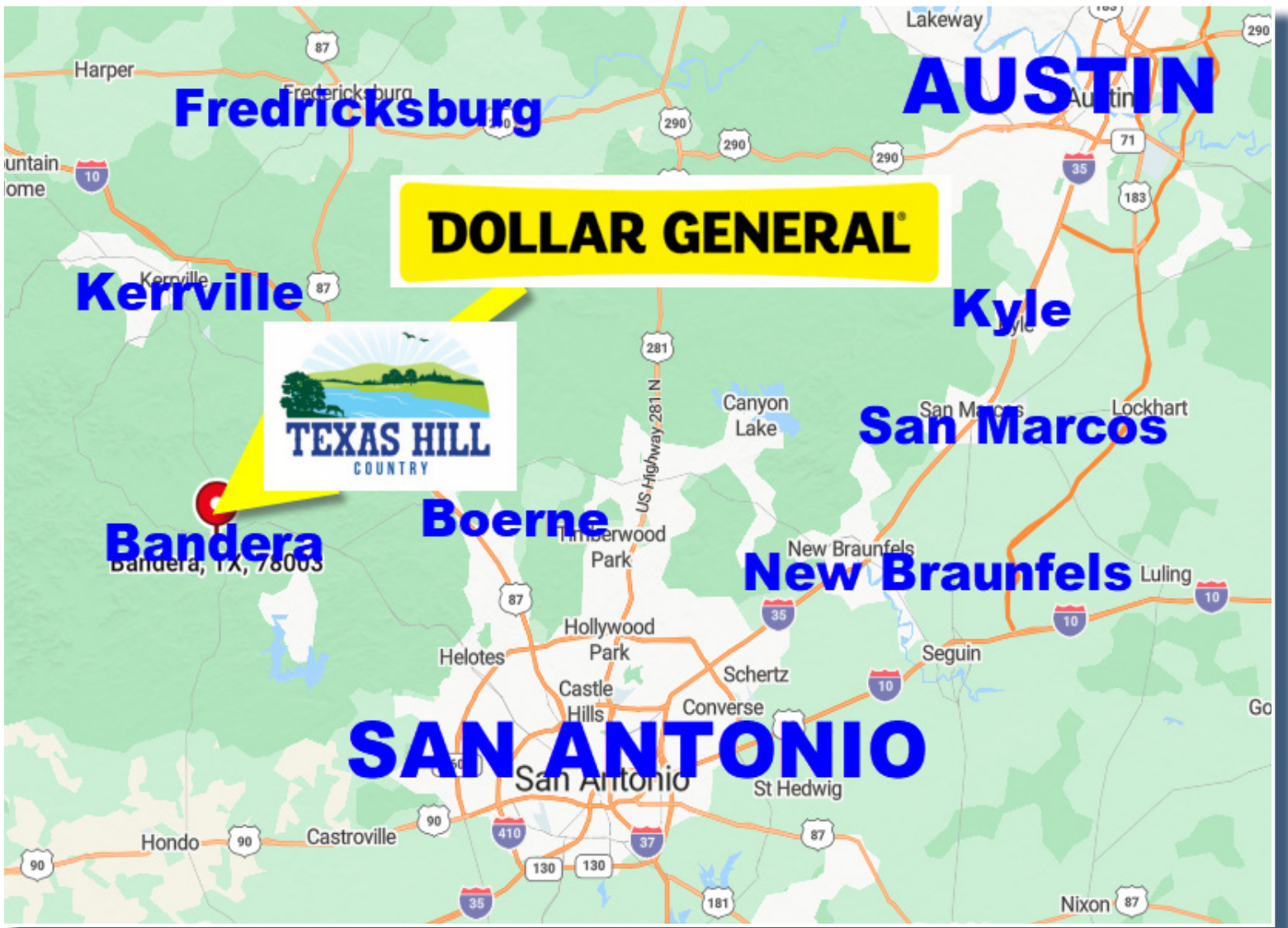
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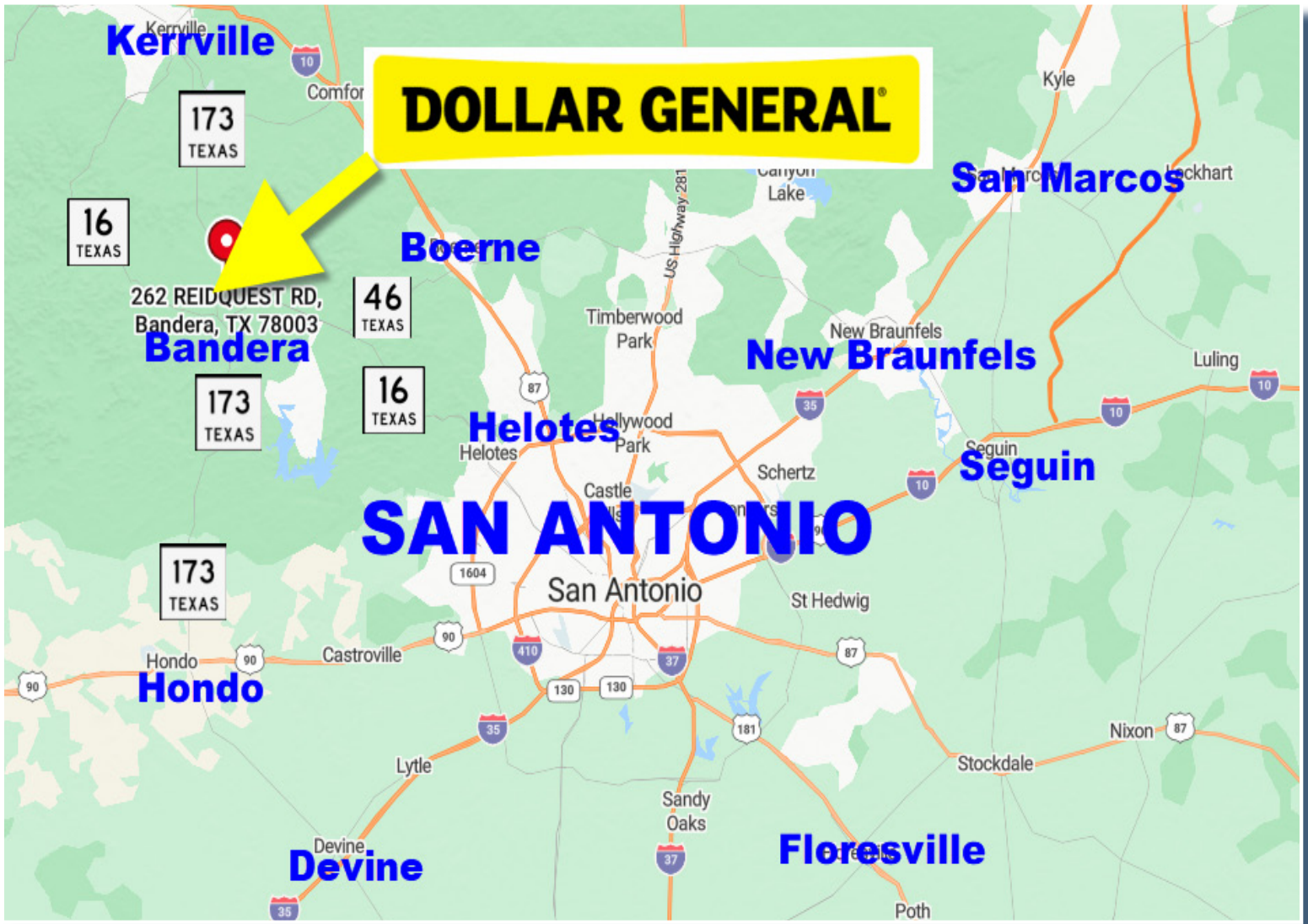
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PLEASE CONSULT LISTING AGENT FOR MORE DETAILS.**

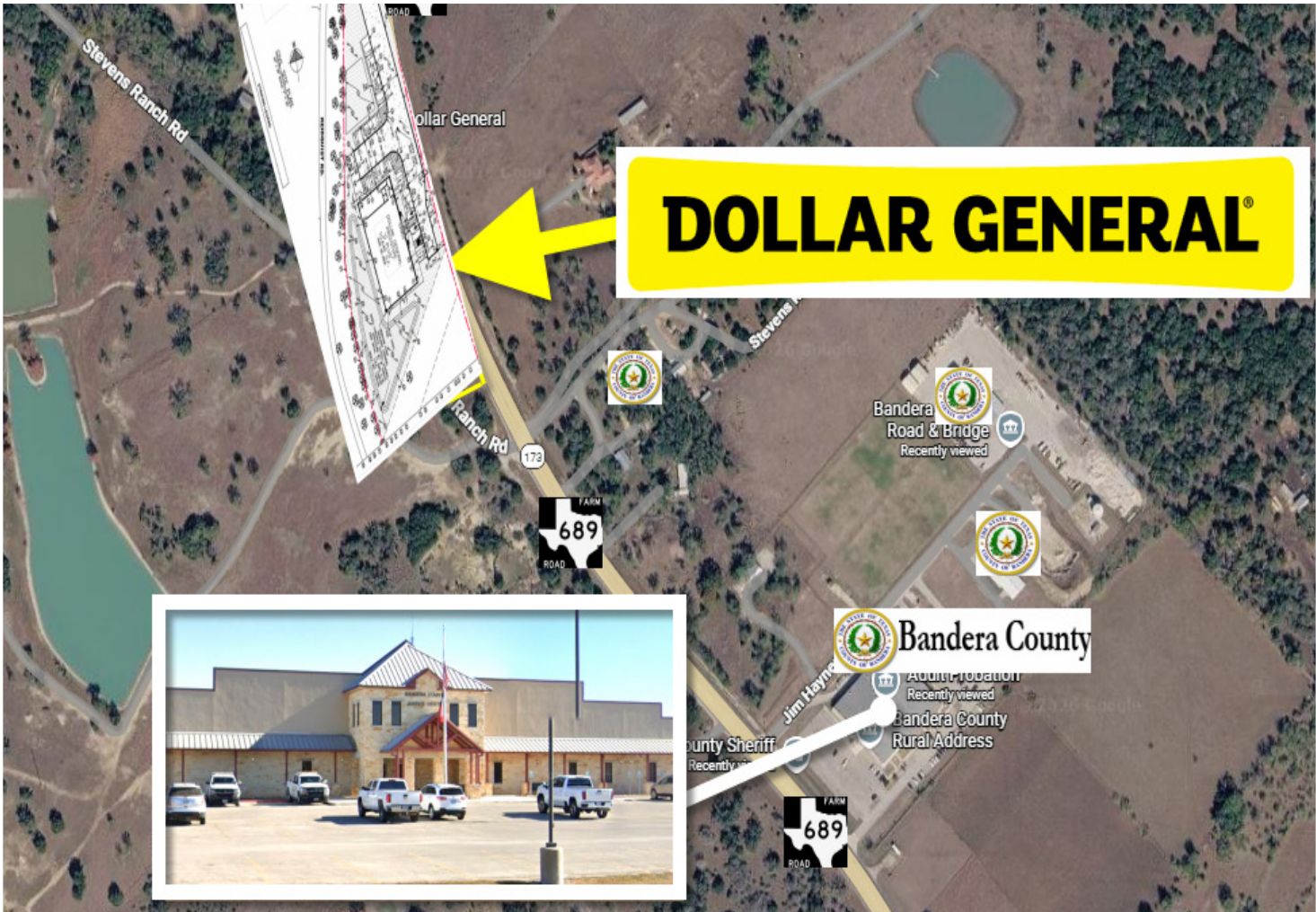
PROPERTY MAP



PROPERTY MAP

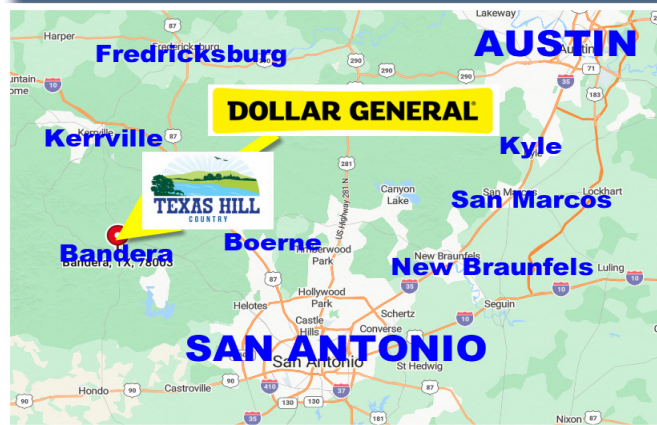
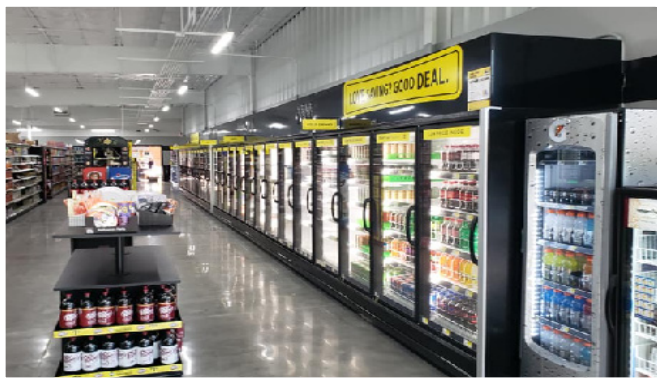
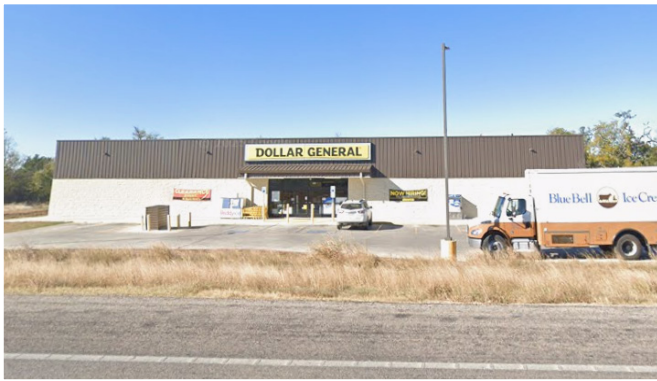


PROPERTY MAP



OFFERING SUMMARY

PRICING SUMMARY:



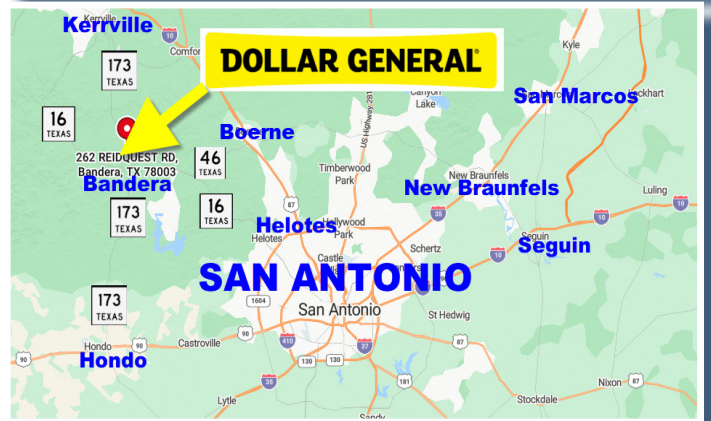
Asking Price:	\$1,721,500
Selling CAP	5.85%
Year Built:	2023
Rent:	\$100,703
Building Size:	10,640 SF
Lot Size:	4.24 Acres

TENANT SUMMARY:

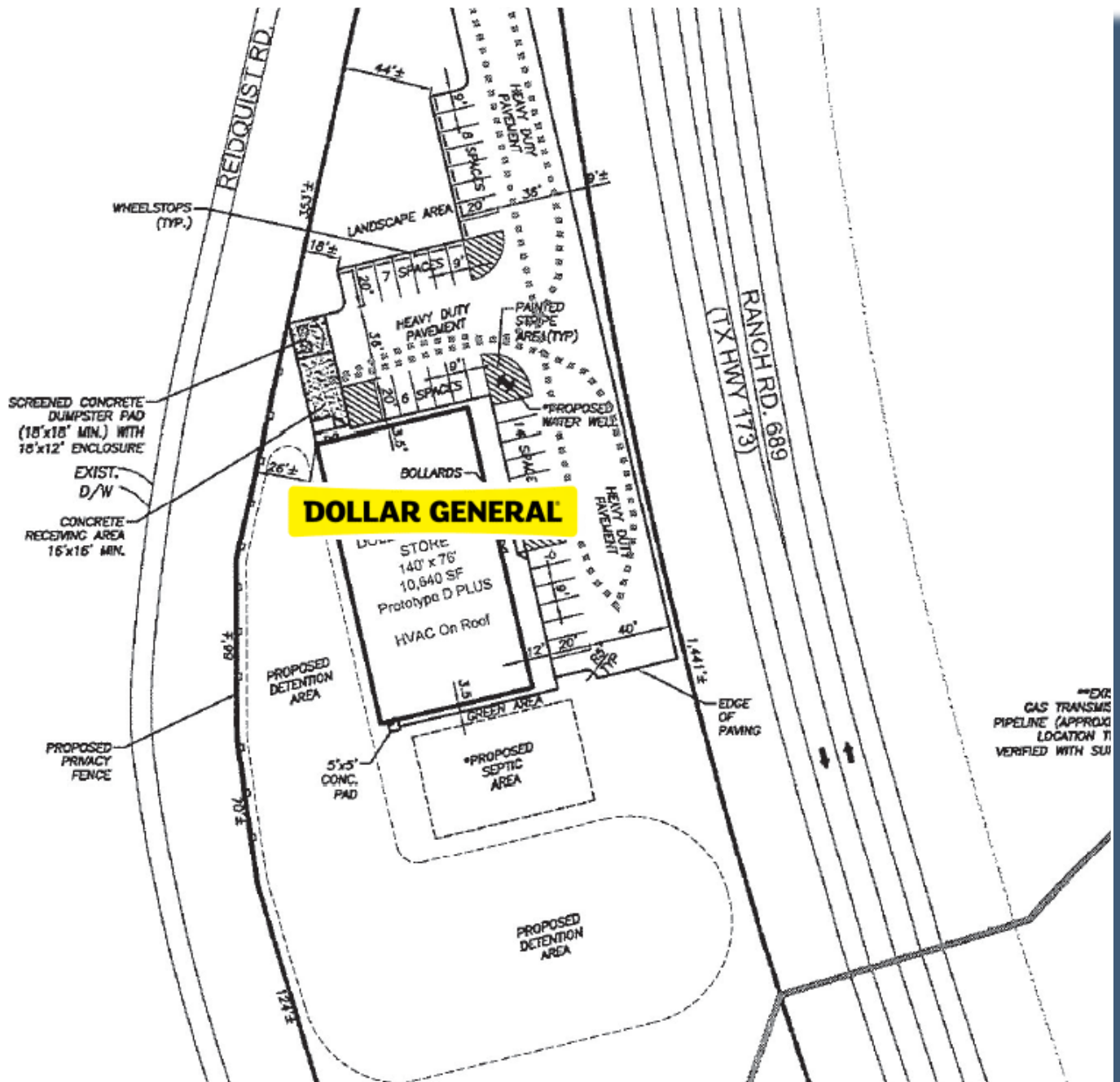
Tenant Name:	Dollar General
Guaranty Type:	Corporate
Lease Type:	Absolute NNN
Primary	15 Years
Lease Term:	12 Years Remaining
Rent Increases	10% Rent Increase in First Option Period
Options:	3/5 Year Options 10% Increases
Lease Term:	3/17/2023-3/31/2038

INVESTMENT HIGHLIGHTS

- Unique opportunity to acquire a 15 year absolute NNN Dollar General in the Texas Hill Country, one of the most supply-constrained, iconic, and desirable regions in the state. Hill Country Dollar Generals like in Bandera, with close proximity to San Antonio and Austin, are exceptionally rare
- Store opened in March of 2023, 12 years remaining on original 15 year absolute NNN lease, 10,640 Dollar General "Plus" Store on over 4 acres of land
- Bandera, Texas is a historic Hill Country community known as the "Cowboy Capital of the World," offering a unique blend of tourism, heritage, and steady local demand. Located in the scenic Texas Hill Country, Bandera attracts visitors year-round with its authentic western culture, including rodeos, dude ranches, live music, and outdoor recreation along the Medina River
- Located 22 miles from Kerrville and 25 miles from Boerne, providing strong connectivity across the core Hill Country corridor, 40 miles northeast of the San Antonio metro area.
- Corporate-guaranteed lease by Dollar General (NYSE: DG), 19,000+ locations nationwide, and strong credit rating BBB+, market capitalization of approximately \$42 billion



SITE PLAN



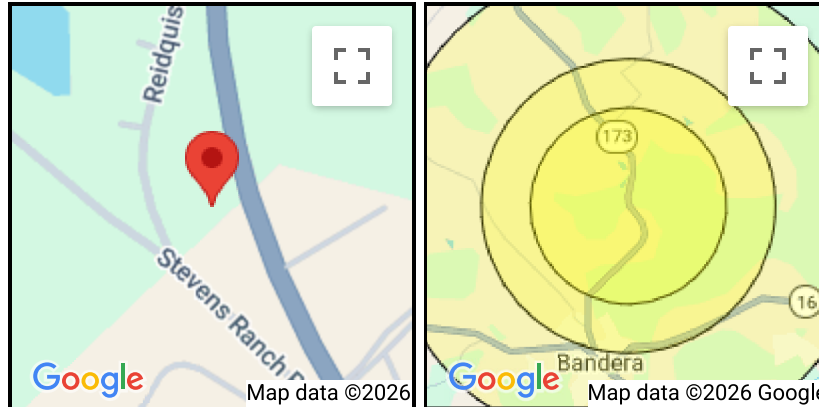
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EASI Updated Site Selection Reports & Analysis Summary Report

Latitude: 29° : 46' : 24"

Longitude: -99° : 03' : 48"



Description	2 Miles	3 Miles	5 Miles
DEMOGRAPHIC OVERVIEW			
Population	1,409	3,427	4,631
Households	639	1,473	2,093
Total Household Income (\$)	53,330,600	120,999,533	149,164,533
Median Household Income (\$)	50,781	52,749	43,498
Median Age	53.8	54.2	52.4
POPULATION BY RACE			
White Population	1,062	2,574	3,519
Black Population	4	24	29
Asian, Pacific Islander Population	6	15	26
American Indian and Alaska Native Population	2	16	34
Other Race Alone Population	72	254	308
Two or More Races Population	263	544	715
POPULATION BY ETHNICITY			
Hispanic Population	357	808	1,077
White Non-Hispanic	912	2,292	3,116
BLOCK GROUP COUNT	1	3	4

Footnotes:

© 2025 Easy Analytic Software, Inc. Easy Analytic Software, Inc. (EASI) is the source of all updated estimates. All other data are derived from the US Census and other official government sources. Consumer Expenditure data are derived from the Bureau of Labor Statistics and is presented in thousands of dollars per year.

All estimates are as of 1/1/2025 unless otherwise stated.

Easy Analytic Software, Inc.
101 Haag Avenue, Bellmawr, NJ 08031



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Net Realty Advisors LLC	596860	info@netrealtyadvisors.com	972 375 3437
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Gavin M Kam	493003	gavin@netrealtyadvisors.com	972 375 3437
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date