

OFFERING MEMORANDUM



DOLLAR GENERAL
SAN ANGELO, TEXAS



SCHUCHERT
RETAIL GROUP

In Association with Brian Brockman & Bang Realty-Texas Inc.
A Licensed Texas Broker #701472



EXCLUSIVELY LISTED BY:

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INVESTMENT SUMMARY



LIST PRICE
\$1,197,057



PROPERTY ADDRESS
**1636 PULLIAM ST.
SAN ANGELO, TX 76903**



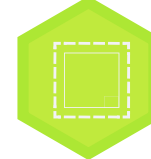
CAP RATE
7.00%



ANNUAL RENT
\$83,784.00



BUILDING SIZE
9,100 SQ. FT.



LAND AREA
0.87 ACRES



OWNERSHIP
FEE SIMPLE



LEASE TYPE
ABSOLUTE NNN



LEASE TERM REMAINING
5 YEARS



LEASE EXPIRATION
06/30/2031



RENEWAL OPTIONS
3 - 5 YEAR



RENT INCREASES
10% IN OPTIONS



PARKING
36 SPACES



YEAR BUILT
2016



PARCEL NUMBER
R000034637



TRAFFIC COUNTS
**PULLIAM ST. = 5,449 VPD
N. BELL ST. = 8,768 VPD**

INVESTMENT HIGHLIGHTS

DOLLAR GENERAL CORPORATE LEASE:

- 5 Years Remaining in Existing Term (Lease Exp: 06/30/2031)
- 2016 Build to Suit Construction – 9,100 SF
- Three (3) - Five (5) Year Options | 10% Rent Increase in Option Periods

ABSOLUTE NNN LEASE | A TRUE COUPON CLIPPER:

- Absolute NNN Lease with ZERO Management Responsibilities
- Tenant Pays for ALL Operating Expenses, Insurance & Reimburses Property Taxes

ANGELO STATE UNIVERSITY:

- 4.8 Miles from Subject Property
- Founded in 1928
- Enrollment of 12,000+ Students
- Offers 50 Undergraduate Programs & 31 Graduate Programs

GOODFELLOW AIR FORCE BASE:

- 3.2 Miles from Subject Property
- Located on 1,235 Acres
- Home to the 17th Training Wing
- Supports a Population of Over 12,500 People

PROXIMITY FROM SAN ANGELO, TEXAS:

- Abilene, TX | 90 Miles
- Midland, TX | 112 Miles
- Lubbock, TX | 184 Miles
- Austin, TX | 206 Miles
- San Antonio, TX | 212 Miles
- Dallas, TX | 258 Miles
- Houston, TX | 366 Miles

TRADE AREA DEMOGRAPHICS:

- 1-Mile: 5,348 Residents | \$61,697 Average Household Income
- 3-Mile: 36,649 Residents | \$76,677 Average Household Income
- 5-Mile: 71,782 Residents | \$82,471 Average Household Income
- 7-Mile: 99,753 Residents | \$94,439 Average Household Income

TENANT:

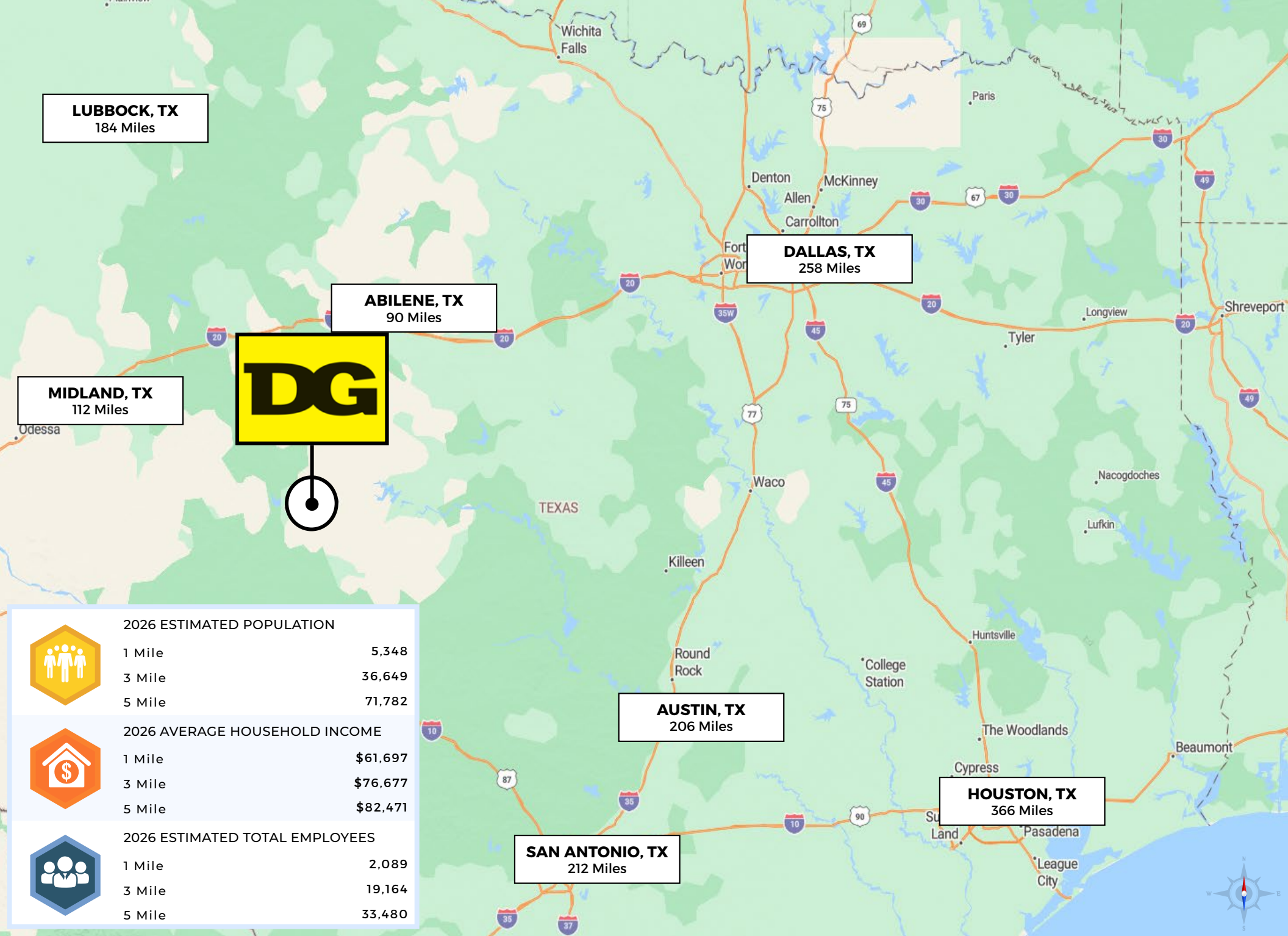
- Dollar General Corporation (NYSE: "DG")
- Strong Investment Grade Credit Rating of "BBB" by Standard & Poor's
- Ranked #112 on the Fortune 500 List (2024)
- 21,055 Stores in 48 States











LUBBOCK, TX
184 Miles

DALLAS, TX
258 Miles

ABILENE, TX
90 Miles



MIDLAND, TX
112 Miles

AUSTIN, TX
206 Miles

SAN ANTONIO, TX
212 Miles

HOUSTON, TX
366 Miles

2026 ESTIMATED POPULATION	
1 Mile	5,348
3 Mile	36,649
5 Mile	71,782

2026 AVERAGE HOUSEHOLD INCOME	
1 Mile	\$61,697
3 Mile	\$76,677
5 Mile	\$82,471

2026 ESTIMATED TOTAL EMPLOYEES	
1 Mile	2,089
3 Mile	19,164
5 Mile	33,480

AREA OVERVIEW



SAN ANGELO, TEXAS

San Angelo is a city in and the county seat of Tom Green County, Texas, United States. It is in the Concho Valley, a region of West Texas between the Permian Basin to the northwest, Chihuahuan Desert to the southwest, Osage Plains to the northeast, and Central Texas to the southeast. According to the 2020 United States Census, San Angelo had a population of 99,893.

It is the principal city and center of the San Angelo metropolitan area, which had a population of 100,159.

San Angelo is home to Angelo State University, historic Fort Concho, and Goodfellow Air Force Base. It is home to the Concho Valley Baptist Association and is the seat of the Roman Catholic Diocese of San Angelo.



AREA DEMOGRAPHICS



POPULATION	1 MILE	3 MILE	5 MILE	7 MILE
2026 Estimated Population	5,348	36,649	71,782	99,753
2031 Projected Population	5,334	36,673	71,611	100,202
2020 Census Population	5,361	38,256	73,921	101,747



HOUSEHOLDS	1 MILE	3 MILE	5 MILE	7 MILE
2026 Estimated Households	2,199	13,906	28,424	40,475
2031 Projected Households	2,183	13,902	28,357	40,641
2020 Census Households	2,040	13,814	27,987	39,828
Average Household Size	2.42	2.48	2.41	2.38



INCOME	1 MILE	3 MILE	5 MILE	7 MILE
2026 Average Household Income	\$61,697	\$76,677	\$82,471	\$94,439
2026 Median Household Income	\$53,800	\$61,911	\$65,873	\$71,599
2026 Per Capita Income	\$25,379	\$30,268	\$33,337	\$38,824



HOUSING	1 MILE	3 MILE	5 MILE	7 MILE
2026 Housing Units	2,199	13,906	28,424	40,475
2026 Owner-Occupied Units	1,115	7,904	15,898	23,230
2026 Renter Occupied Housing Units	1,084	6,002	12,527	17,245



PLACE OF WORK	1 MILE	3 MILE	5 MILE	7 MILE
2026 Businesses	128	1,716	3,194	4,246
2026 Employees	2,089	19,164	33,480	42,229

TENANT OVERVIEW

DOLLAR GENERAL®



STOCK
NYSE: DG



CREDIT RATING
S&P: BBB



MARKET CAP
\$24.48 Billion



FORTUNE 500
#112



YEAR FOUNDED
1939



HEADQUARTERS
Goodlettsville, TN



STORES
21,055



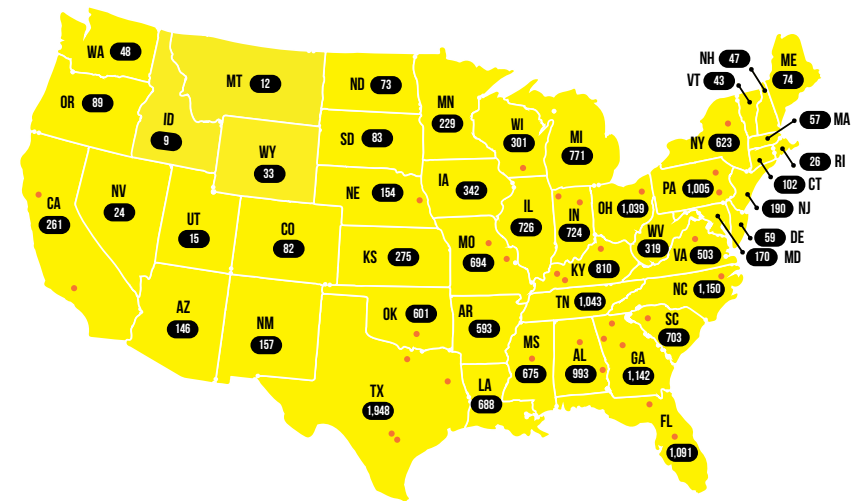
NO. EMPLOYEES
195,000

ABOUT

Dollar General Corporation (NYSE: DG) is proud to serve as America's neighborhood general store. Founded in 1939, Dollar General lives its mission of Serving Others every day by providing access to affordable products and services for its customers, career opportunities for its employees, and literacy and education support for its hometown communities. As of May 1, 2026, the company's 21,055 Dollar General, DG Market, DGX and pOpshelf stores across the United States and Mi Súper Dollar General stores in Mexico provide everyday essentials including food, health and wellness products, cleaning and laundry supplies, self-care and beauty items, and seasonal décor from our high-quality private brands alongside many of the world's most trusted brands such as Coca Cola, PepsiCo/Frito-Lay, General Mills, Hershey, J.M. Smucker, Kraft, Mars, Nestlé, Procter & Gamble and Unilever.

21,055 STORES | **IN 48 STATES** |
AS OF 05/01/2026

● STORES
● DISTRIBUTION CENTER



CONFIDENTIALITY & DISCLAIMER STATEMENT

The information contained in this Offering Memorandum is strictly confidential. It is intended to be reviewed only by the party receiving it from Schuchert Retail Group and should not be made available to any other person or entity without the written consent of Schuchert Retail Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Schuchert Retail Group has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, the compliance with State or 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 the subject property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable. However, Schuchert Retail Group, has not and will not verify any of this information, nor has Schuchert Retail Group conducted any investigation regarding these matters. Schuchert Retail Group makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided

As the buyer of a net leased property or retail property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Offering Memorandum is not a substitute for a Buyer's thorough due diligence investigation of this investment opportunity. Schuchert Retail Group expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions or estimates used in this Offering Memorandum are for example only and do not represent the current or future performance of this property. The value of a net leased or retail property to a Buyer depends on factors that should be evaluated by a Buyer and their tax, financial and legal advisor(s). Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased or retail property to determine their satisfaction with the suitability of the property for their needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

Owner and Schuchert Retail Group expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered. Schuchert Retail Group is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Schuchert Retail Group, the property, or the seller by such entity.

By accepting this Offering Memorandum, you agree to release Schuchert Retail Group or any agent and hold them harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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N/A			
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
N/A			
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date