DOLLAR GENERAL®

102 JUNG SUN LN, CHAPARRAL, NM 88317

OFFERING MEMORANDUM

STRONG PLACER.AI RANKINGS

95TH PERCENTILE NATIONWIDE – VISITS PER PLACER.AI

JUST NORTH OF META'S PLANNED 1GW DATA CENTER CAMPUS

CLICK TO VISIT THE NEWS RELEASE

OVER 9 YEARS REMAIN

BUILD-TO-SUIT IN 2020

CORPORATE GUARANTEE

MORE THAN 20,000 LOCATIONS

REPRESENTATIVE PHOTOS

DOLLAR GENERAL

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OFFERING PRICE: $1,428,000 **CAP RATE: 6.80%**

GROSS LEASABLE AREA:	+/- 9,206 SF
PRICE / SF:	$155.12
NET OPERATING INCOME:	$97,068
CURRENT OCCUPANCY:	100%
YEAR BUILT:	2020
LOT SIZE:	+/- 1.53 AC
TYPE OF OWNERSHIP:	Fee Simple
PROPOSED FINANCING:	5 YR TERM / 6.40% RATE / 25 YR AMORT / 65% LTV
CASH ON CASH RETURN:	$22,555 / 4.51%
TOTAL RETURN:	$38,114 / 7.63%

CLICK TO VIEW ON GOOGLE MAPS

CLICK TO VISIT WEBSITE

REPRESENTATIVE PHOTOS

RENT SCHEDULE

YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE
Current – 10/31/2035	**$97,068**	**$8,089**	**$10.75**	**6.80%**
Option 1	$106,776	$8,898	$11.83	7.48%
Option 2	$117,444	$9,787	$13.01	8.22%
Option 3	$129,192	$10,766	$14.31	9.05%

LEASE SUMMARY

LEASE TYPE:	Absolute-Net
LEASE GUARANTEE:	Corporate
OPTION TO PURCHASE / ROFR:	No
SALES / FINANCIAL REPORTING:	No
RENT COMMENCEMENT:	10/22/2020
LEASE EXPIRATION:	10/31/2035
RENT INCREASES:	10% At Each Option
OPTIONS:	Three – Five Years

INVESTMENT HIGHLIGHTS

STNL DOLLAR GENERAL

- 9,026+/- SQUARE FEET
- 1.53 AC PARCEL
- BUILD TO SUIT LOCATION IN 2020
- HARD CORNER LOCATION

DOLLAR GENERAL

- CORPORATE GUARANTEE – 20,000+ LOCATIONS
- INVESTMENT GRADE CREDIT – S&P: BBB
- RAPIDLY GROWING LOCATIONS NATIONWIDE

LEASE OVERVIEW

- 15 YEAR LEASE (LEASED THROUGH 10/31/2035)
- OVER NINE YEARS REMAIN
- THREE – FIVE YEAR OPTIONS
- 10% RENT INCREASES DURING OPTIONS

ABSOLUTE NET LEASE

- TENANT RESPONSIBLE FOR REAL ESTATE TAXES
- TENANT RESPONSIBLE FOR CAM
- TENANT RESPONSIBLE FOR INSURANCE
- TENANT RESPONSIBLE FOR PARKING LOT
- TENANT RESPONSIBLE FOR ROOF & STRUCTURE

LOCATION

- JUST NORTH OF META'S PLANNED 1GW DATA CENTER CAMPUS
- META PLEDGED TO DIRECTLY IMPACT THE AREA IN A POSITIVE LIGHT – ADDING JOBS, TAX BASE, GRANT PROGRAMS
- https://datacenters.atmeta.com/wp-content/uploads/2026/03/Meta-El-Paso-Data-Center.pdf
- STATE LINE DRIVE– TRAFFIC COUNTS: 3,796

DEMOGRAPHICS

- OVER 24,000 RESIDENTS WITHIN FIVE MILES
- AVERAGE HOUSEHOLD INCOME OF $62,485 WITHIN FIVE MILES

STRONG PLACER.AI RANKINGS

95TH PERCENTILE NATIONWIDE – VISITS PER PLACER.AI

OVER 9 YEARS REMAIN

BUILD-TO-SUIT IN 2020

JUST NORTH OF META'S PLANNED 1GW DATA CENTER CAMPUS

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REPRESENTATIVE PHOTOS

DOLLAR GENERAL®

Dollar General is a major US discount retailer with over 20,000 small-format stores, offering everyday essentials, groceries, health/beauty, and seasonal items at low prices, focusing on convenience in rural and suburban areas with popular national brands and its own private labels, driven by a mission to "Serve Others". Founded in 1939, it's known for its convenient locations, low prices, and broad product assortment, making it a significant player in the small-box retail sector.

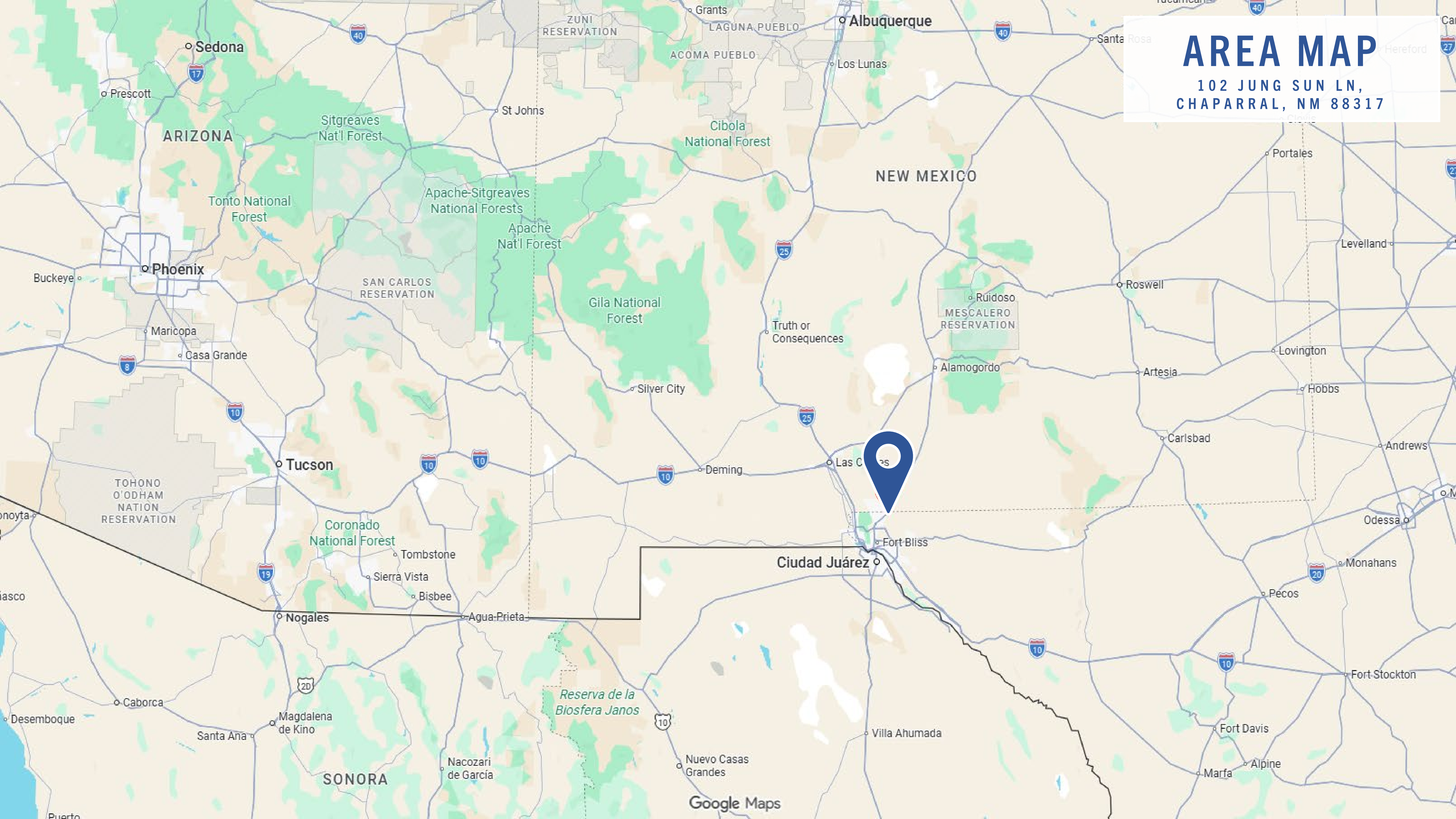
Key Aspects

- Business Model: A small-box discount retailer providing value and convenience through everyday low prices on essential goods.
- Products: Includes food (consumables, snacks), health & beauty, cleaning supplies, apparel, home goods, and seasonal items, featuring both national brands (P&G, Coca-Cola) and private brands (Clover Valley, True Living).
- Store Locations: Operates in 48 states, strategically located in rural, suburban, and urban areas for easy access.
- Mission: "To Serve Others," focusing on customers, employees, and communities through affordable products and job opportunities.
- History: Started as J.L. Turner & Son in 1939, becoming Dollar General Corporation in 1955 and going public in 1968.

Information Provided By: www.dollargeneral.com/about-us

AREA MAP

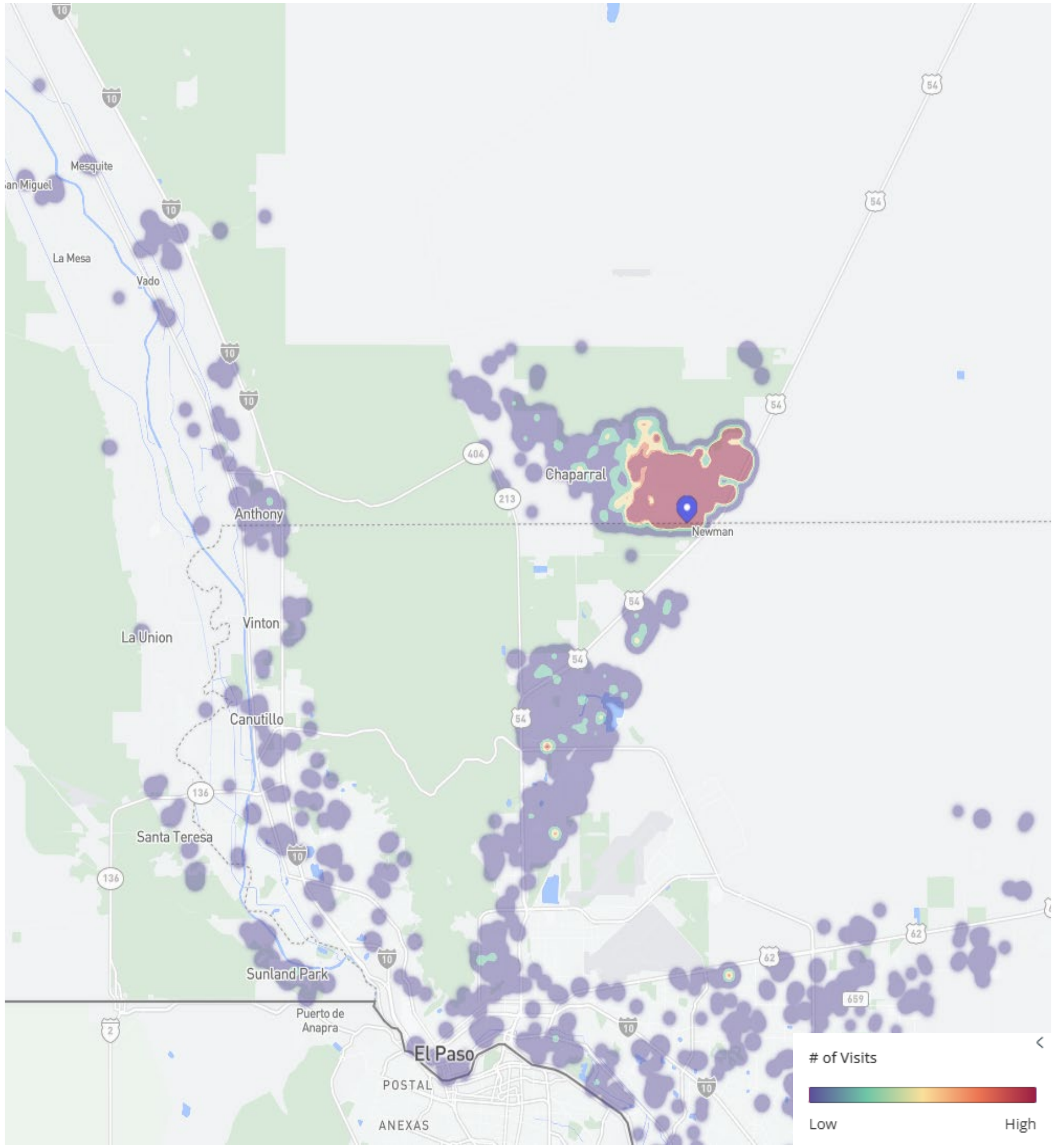
102 JUNG SUN LN,
CHAPARRAL, NM 88317



Placer.ai

TRUE TRADE AREA

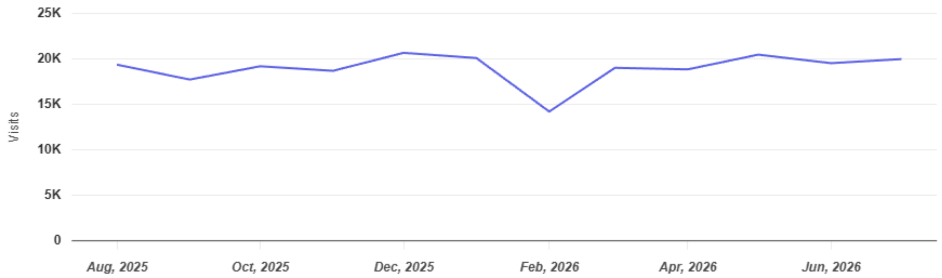
INFORMATION FROM PLACER.AI (MAP FROM GOOGLE)
LAST 12 MONTHS

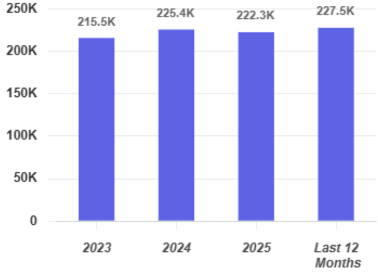


VISITS DATA

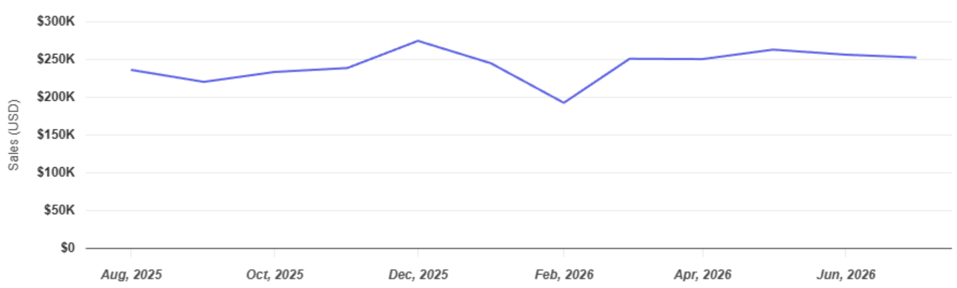
Visits	227.5K	Visit Frequency	10.09
Visits / sq ft	24.2	Avg. Dwell Time	12 Min
Visitors	22.5K	Sales	$2.9M

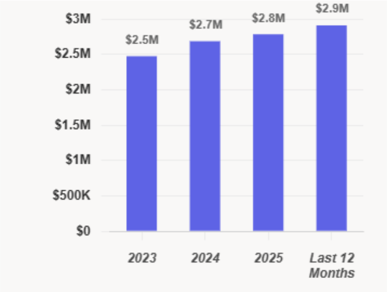
VISITS VARIANCE





ESTIMATED SALES





TENANT RANKINGS

Nationwide	New Mexico	Local: 15mi
857 / 19,667	15 / 145	6 / 16
95%	90%	68%
View List	View List	View List

DEMOGRAPHICS SUMMARY

POPULATION	3 Miles	5 Miles	10 Miles
2029 Population Projection	13,091	24,743	105,011
2024 Population	12,762	24,047	103,799
2020 Population	12,185	22,580	102,944
Median Age	33.1	32.4	34

INCOME	3 Miles	5 Miles	10 Miles
Average	$62,092	$62,485	$72,432
Median	$48,142	$52,362	$60,892

TRAFFIC COUNTS	
State Line Dr	3,796 (2026)

HOUSEHOLDS	3 Miles	5 Miles	10 Miles
2029 Household Projection	3,588	7,311	35,907
2024 Households	3,497	7,102	35,495
2020 Households	3,350	6,686	35,248

Source: © 2024 Experian.

AVERAGE HOUSEHOLD INCOME FIVE MILE RADIUS **$62,485**

HOUSEHOLDS WITHIN FIVE MILE RADIUS **7,102**

POPULATION WITHIN FIVE MILE RADIUS **24,047**

DAILY TRAFFIC COUNTS **3,796**

REP PHOTOS

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ACTIVITY ID: XXXX

DOLLAR GENERAL

102 JUNG SUN LN, CHAPARRAL, NM 88317

OFFERING MEMORANDUM

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REPRESENTATIVE PHOTOS