

# SINGLE TENANT NN

Investment Opportunity

**DOLLAR GENERAL**

10-Year Operating History | 3+ Years Remaining | Corporate Guaranty (S&P: BBB)



1121 S. Raul Longoria Road

**EDINBURG TEXAS**

REPRESENTATIVE PHOTO



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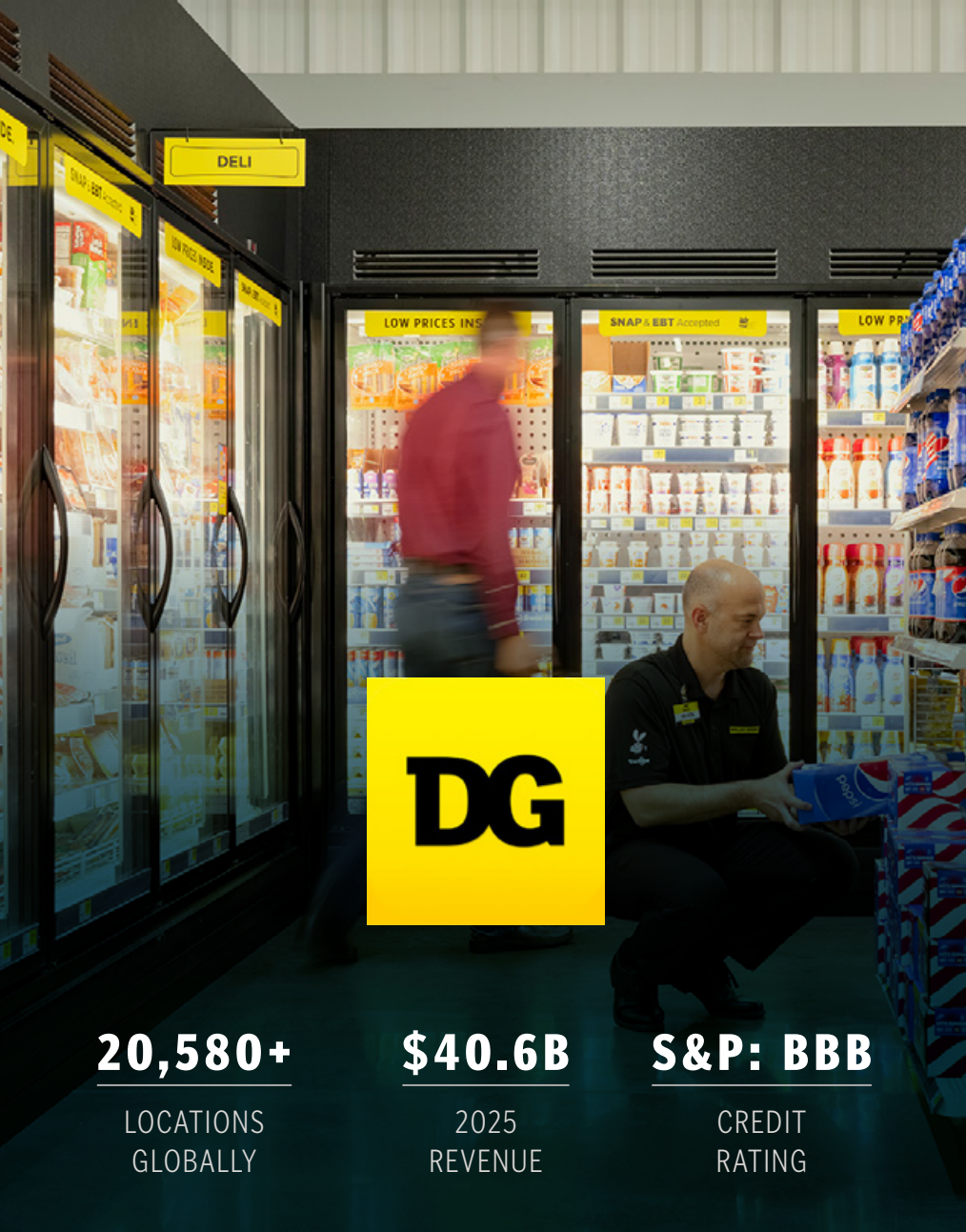
Tampa, FL 33606

FL License No. SL3257920



NATIONAL NET LEASE

Broker of Record: Ryan Johnson, SRS Real Estate Partners-Southwest, LLC | TX License No. 525292



**20,580+**

LOCATIONS  
GLOBALLY

**\$40.6B**

2025  
REVENUE

**S&P: BBB**

CREDIT  
RATING

## OFFERING

<b>Pricing</b>	\$1,066,720
<b>Net Operating Income</b>	\$80,004
<b>Cap Rate</b>	7.50%

## PROPERTY SPECIFICATIONS

<b>Property Address</b>	1121 S. Raul Longoria Road Edinburg, Texas 78539
<b>Rentable Area</b>	8,995 SF
<b>Land Area</b>	0.79 AC
<b>Year Built</b>	2005
<b>Tenant</b>	Dollar General
<b>Guaranty</b>	Corporate (S&P: BBB)
<b>Lease Type</b>	NN
<b>Landlord Responsibilities</b>	Roof, Structure, HVAC, & Parking Lot
<b>Lease Term</b>	3+ Years
<b>Increases</b>	10% at Beg. of Each Option
<b>Options</b>	3 (5-Year)
<b>Rent Commencement</b>	8/1/2015
<b>Lease Expiration</b>	7/31/2030
<b>ROFO/ROFR</b>	No



Tenant Name	Square Feet	LEASE TERM		RENTAL RATES				
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
Dollar General	8,995	8/31/2015	7/31/2030	Current	-	\$6,667	\$80,004	3 (5-Year)
(Corporate Guaranty)								10% Increases at Beg. of Each Option

### 10-Year Operating History | 3+ Years Remaining | Scheduled Rental Increases | Corporate Guaranteed | Top 5% DG

- Dollar General has operated at this location for 10 years and has 3+ years remaining on their current lease with 3 (5-year) options to extend
- The lease features 10% rental increases at the beginning of each option, growing NOI and hedging against inflation
- The lease is corporate guaranteed by Dollar General, Corp., an investment grade (S&P: BBB), nationally recognized, and an established discount store with more than 20,580 location as of May 2025

### NN Lease | Fee Simple Ownership | Zero Landlord Responsibilities

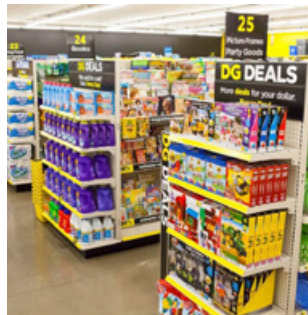
- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- Landlord responsibilities limited to roof, structure HVAC, and parking lot
- Ideal, management-free investment for a passive investor

### Local Demographics in 10-mile Trade Area

- More than 519,000 residents and 162,000 employees support the trade area, providing a direct consumer base from which to draw
- \$80,326 average household income

### Fronting S Raul Longoria Rd | Interstate 69C | Surrounding Retailers | Excellent Visibility & Access

- Dollar General is strategically fronting S Raul Longoria Rd averaging 10,600 VPD
- Located off of Interstate 69C (70,500 VPD), providing direct on/off ramp access for travelers
- The immediate trade area is supported by surrounding retailers such as Walmart Supercenter, Whataburger, KFC, Harbor Freight and more
- The asset has excellent visibility via street frontage providing ease and convenience for customers



## DOLLAR GENERAL

**dollargeneral.com**

**Company Type:** Public (NYSE: DG)

**Locations:** 20,582+

**2025 Employees:** 194,200

**2025 Revenue:** \$40.61 Billion

**2025 Net Income:** \$1.13 Billion

**2025 Assets:** \$31.13 Billion

**2025 Equity:** \$7.41 Billion

**Credit Rating:** S&P: BBB

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 2, 2025, the Company's 20,582 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.

Source: [newscenter.dollargeneral.com](https://newscenter.dollargeneral.com), [finance.yahoo.com](https://finance.yahoo.com)

## LOCATION



Edinburg, Texas  
Hidalgo County  
McAllen-Edinburg-Mission MSA

## ACCESS



S. Raul Longoria Road: 1 Access Point

## TRAFFIC COUNTS



S. Raul Longoria Road: 10,600 VPD  
Interstate 69C/U.S. Highway 281: 70,500 VPD

## IMPROVEMENTS



There is approximately 8,995 SF of existing building area

## PARKING



There are approximately 31 parking spaces on the owned parcel.  
The parking ratio is approximately 3.44 stalls per 1,000 SF of leasable area.

## PARCEL



Parcel Number: T3565-00-000-0032-00  
Acres: 0.79  
Square Feet: 34,308

## CONSTRUCTION



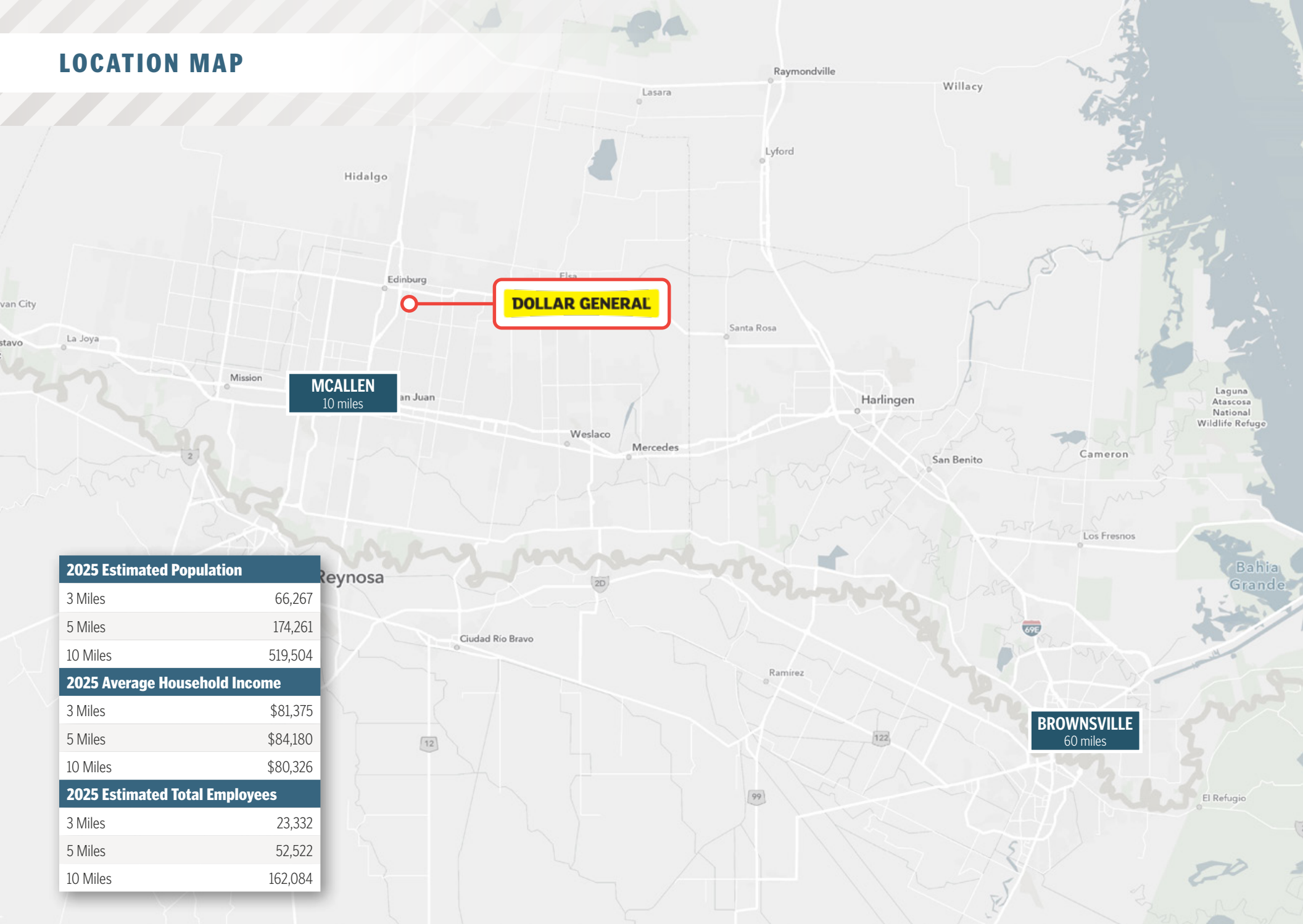
Year Built: 2005

## ZONING



General Commercial

# LOCATION MAP



## 2025 Estimated Population

3 Miles	66,267
5 Miles	174,261
10 Miles	519,504

## 2025 Average Household Income

3 Miles	\$81,375
5 Miles	\$84,180
10 Miles	\$80,326

## 2025 Estimated Total Employees

3 Miles	23,332
5 Miles	52,522
10 Miles	162,084



Imagination Station Academy

Sweet Love Event Center

Salud y Bienestar

BORDER TOWN

El Pulpito Seafood

New Development

New Development

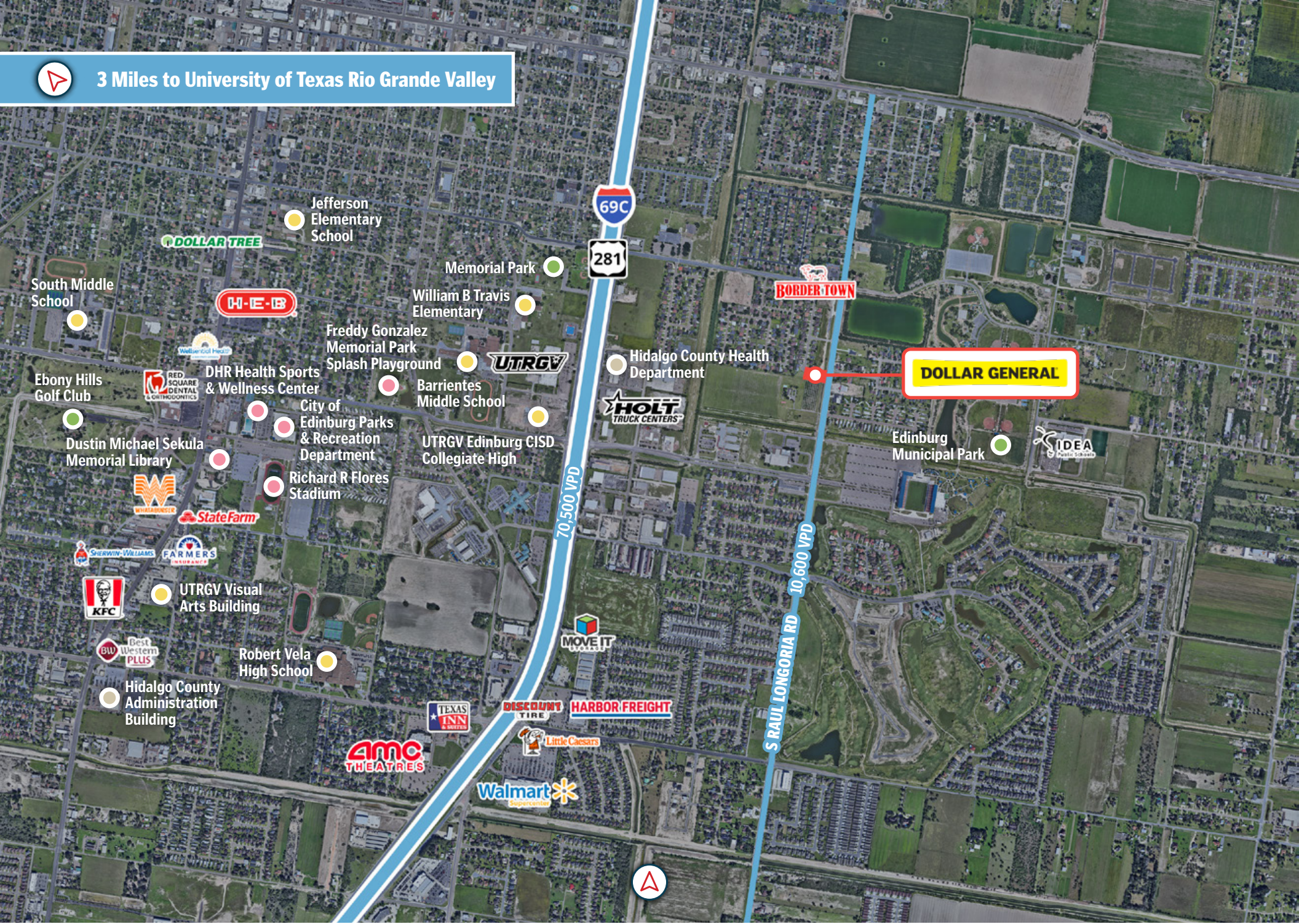
DOLLAR GENERAL

S RAUL LONGORIA RD 10,600 VPD





3 Miles to University of Texas Rio Grande Valley



Jefferson Elementary School

DOLLAR TREE

South Middle School

H-E-B

Memorial Park

William B Travis Elementary

69C

281

BORDER TOWN

DOLLAR GENERAL

Ebony Hills Golf Club

RED SQUARE DENTAL & ORTHODONTICS

Freddy Gonzalez Memorial Park Splash Playground

UTRGV

Hidalgo County Health Department

Dustin Michael Sekula Memorial Library

City of Edinburg Parks & Recreation Department

Barrientes Middle School

HOLT TRUCK CENTERS

Edinburg Municipal Park

IDEA Public Schools

WINDSOR

Richard R Flores Stadium

UTRGV Edinburg CISD Collegiate High

State Farm

SHEARIN-WILLIAMS FARMERS INSURANCE

UTRGV Visual Arts Building

MOVE IT

10,600 VPD

70,500 VPD

S RAUL LONGORIA RD

KFC

Best Western PLUS

Robert Vela High School

DISCOUNT TIRE

HARBOR FREIGHT

Hidalgo County Administration Building

TEXAS INN

Little Caesars

AMC THEATRES

Walmart Supercenter





	3 Miles	5 Miles	10 Miles
<b>Population</b>			
2025 Estimated Population	66,267	174,261	519,504
2030 Projected Population	68,729	182,377	540,281
2025 Median Age	31.8	30.6	32.3
<b>Households &amp; Growth</b>			
2025 Estimated Households	21,694	55,660	166,349
2030 Projected Households	23,053	59,763	177,116
<b>Income</b>			
2025 Estimated Average Household Income	\$81,375	\$84,180	\$80,326
2025 Estimated Median Household Income	\$61,671	\$61,465	\$58,906
<b>Businesses &amp; Employees</b>			
2025 Estimated Total Businesses	1,583	3,797	13,799
2025 Estimated Total Employees	23,332	52,522	162,084



## EDINBURG, TEXAS

Edinburg is a city in and the county seat of Hidalgo County, Texas, United States. Edinburg has a 2025 population of 109,191. Edinburg is home to many businesses, neighborhood developments, entertainment, and is also home to one of the UT System’s leading schools, University of Texas Rio Grande Valley.

The City of Edinburg enjoys a favorable economic environment, and local indicators point to continued stability. The region is continuously undergoing growth from a variety of industries which include healthcare, entertainment and others. The city developed as a cotton-ginning centre and a packing and shipping point for the valley’s citrus fruits and vegetables. Oil and natural gas fields are in the vicinity. The city operates one of the nation’s most-scattered school districts, embracing about 945 square miles of groves, farmland, and ranchland.

One should visit the Museum of South Texas History which occupies an entire city block and features numerous exhibits related to the history of Rio Grande Valley and South Texas. The Bentsen Rio Grande Valley State Park, situated along the Rio Grande River, has facilities for fishing, boating, picnicking, camping, and hiking. Edinburg International Airport is nearby.

Almost the entire city is served by the Edinburg Consolidated Independent School District, comprising four high schools, one alternative secondary school, six middle schools, and 20 elementary schools. University of Texas Rio Grande Valley is unique in that it is the first time the UT System has merged with existing campuses in such a way. UTRGV was to also bring the first medical school to the Rio Grande Valley region. There are two major commercial airports near Edinburg: McAllen-Miller International Airport at McAllen, 20 minutes from Edinburg and Valley International Airport, in Harlingen, 40 minutes from Edinburg.



# THE EXCLUSIVE NATIONAL NET LEASE TEAM

of SRS Real Estate Partners

**300+**

TEAM  
MEMBERS

**25+**

OFFICES

**\$5B+**

TRANSACTION  
VALUE

company-wide  
in 2024

**600+**

CAPITAL MARKETS  
PROPERTIES

SOLD  
in 2024

**\$2.5B+**

CAPITAL MARKETS  
TRANSACTION

VALUE  
in 2024

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