SUCCESSFUL 27-YEAR LONG TERM OCCUPANCY | LOW AFFORDABLE PRICE POINT | VALUE-ADD OPPORTUNITY

DOLLAR GENERAL & STOREFRONT RETAIL

813-815 Hutchings Ave,
Ballinger, TX 76821

EXCLUSIVELY LISTED BY

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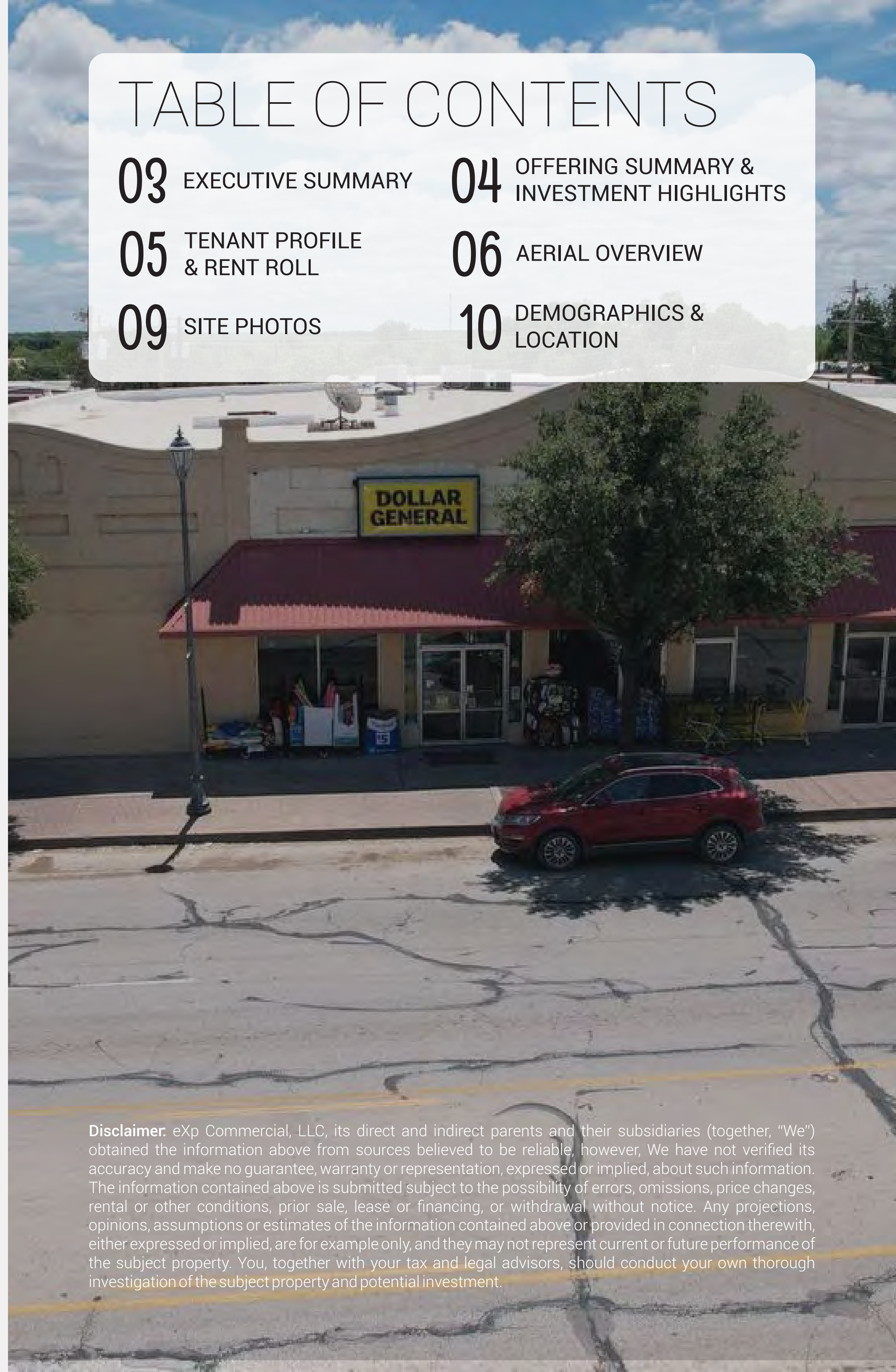

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EXECUTIVE SUMMARY

The EngVest Group is pleased to present the opportunity to acquire a unique two-property portfolio in Ballinger, Texas, consisting of a Dollar General with a strong corporate guarantee and an adjacent storefront retail building. This offering provides investors with stable cash flow from a nationally recognized investment-grade tenant while also presenting additional upside through the neighboring retail space, making it an ideal acquisition for both passive investors and owner-users.

The Dollar General is secured by 5 years remaining on a Modified Net fee-simple lease and is backed by Dollar General Corporation (S&P: BBB), providing dependable income from one of the nation's leading discount retailers. Under the lease, the tenant is responsible for insurance and non-structural maintenance, while the landlord is responsible for the roof, structure, foundation, and real estate taxes. To further enhance the investment, the Seller will execute a 1-year Master Lease on the adjacent storefront retail space at closing, providing immediate rental income and allowing the future owner time to pursue a long-term leasing strategy or transition the space to an owner-user.

The property has been recently renovated with a new roof, HVAC units, and water heater, demonstrating continued investment in the asset. As the only dollar store within a 15-mile radius, the location benefits from a captive customer base and serves as an essential retail destination that has consistently demonstrated resilience during economic downturns, the growth of e-commerce, and changing consumer spending habits.

Strategically positioned on the hard corner of Hutchings Avenue (Highway 67) with more than 10,760 cars per day, the property enjoys outstanding visibility and convenient access. The surrounding area is anchored by numerous community and employment drivers, including the County Courthouse, hospital, schools, churches, warehouses, and other local businesses that support consistent consumer traffic.

With an attractive price point well below replacement cost, immediate income from both the Dollar General lease and the Seller Master Lease, and future value-add potential through the adjacent retail space, this portfolio represents a compelling opportunity for investors seeking stable cash flow, national credit tenancy, and long-term upside in a well-established Texas community.

OFFERING SUMMARY

THE OFFERING	
Purchase Price:	$486,000
CAP Rate:	10.98%
Gross Rent:	$58,200
Operating Expenses:	$4806
Net Operating Income:	$53,394

PROPERTY SPECIFICATIONS	
Address:	813-815 Hutchings Ave, Ballinger, TX 76821
APN:	R000008869; R000008873; R000020191
Building Size:	17,640
Price/SF:	$27.55
Land Size:	23,640 SF (±0.543 Acres)
Year Built:	1910
Number of Tenants:	2
Occupancy:	100%

INVESTMENT HIGHLIGHTS

- Ideal for a Potential Owner User or Potential Investors Seeking to Add-Value
- 5 Years Remaining on Modified Net Lease with Minimal Landlord Responsibilities
- Seller to Execute a 1-Year Master Lease at Closing for the Adjacent Storefront Retail Space, Providing Immediate Income and Additional Stability
- Dollar General Corporation (S&P: BBB) – Strong Corporate Guarantee from a National, Investment-Grade Tenant
- Recently Renovated – Brand New Roof, HVAC Units, and Water Heater
- Only Dollar Store in a 15-Mile Radius – Captive Customer Base
- Essential Retailer – Proven Resilience to Economic Downturns, E-Commerce, and Pandemics
- Attractive Low Price Point – Accessible Entry for Investors Seeking Strong Yield with National Credit & Priced Well Below Replacement Cost
- High Visibility and Hard Corner Location on Hutchings Ave (Hwy 67) That Sees 10,760+ CPD

At Closing, Seller to credit 12-months rent for 813 Hutchings Ave

TENANT PROFILE & RENT ROLL

ABOUT FAMILY DOLLAR

Dollar General is a nationally recognized retail brand known for providing affordable, everyday essentials in a convenient shopping format. Founded in 1939, the company has built a strong reputation by focusing on low prices, efficient operations, and serving communities that are often overlooked by larger retailers. With over 19,000 locations in 47 states, Dollar General emphasizes small-town and rural markets, offering a mix of national brands and private-label products. Their typical store is compact and easy to navigate, carrying core household items, groceries, health and beauty supplies, and seasonal goods—all geared toward quick, budget-conscious shopping.

As a business, Dollar General is known for its disciplined cost management, strong supply chain, and lean store model, which allows it to operate profitably even in low-density areas. The brand's consistent growth and recession-resistant model have made it a fixture in the American retail landscape. Strategically, Dollar General continues to expand through new store openings, remodels, and concept innovations like DG Market (with expanded fresh food) and pOpshelf (targeting suburban shoppers). Publicly traded under the ticker DG on the NYSE, the company is a component of the S&P 500 and widely regarded as a stable, long-term performer in both retail and investment circles.

LEASE SUMMARY

Guarantor:	*Corporate Guarantee – DOLGENCORP OF TEXAS, INC.*
Lease Type:	*Modified Net Lease*
Landlord Responsibilities:	*Roof, Structure, Foundation, Property Taxes*
Tenant:	*Insurance, Non-Structural Maintenance*
Lease:	*5 Years Remaining*
Increases:	*Next Increase in Next Option Period (April 2031)*
Options:	*One (3) Year Option Remaining*

Tenant	SF	Lease Type	Term	Annual NOI	Monthly NOI	Rent/SF	Increases
Dollar General	8,820 SF	Modified Net Lease	2/27/1998 - 3/31/2003	$25,800	$2,150	$2.93	-
			4/1/2003 - 3/31/2006	$26,400	$2,200	$2.99	2.33%
			4/1/2006 - 3/31/2009	$27,000	$2,250	$3.06	2.27%
			4/1/2009 - 3/31/2012	$27,600	$2,300	$3.13	2.22%
			4/1/2012 - 3/31/2018	$27,600	$2,300	$3.13	0.00%
			4/1/2018 - 3/31/2020	$27,600	$2,300	$3.13	0.00%
			4/1/2020 - 3/31/2023	$28,800	$2,400	$3.27	4.35%
			4/1/2023 - 3/31/2031	$31,800	$2,650	$3.61	10.42%
			(Option 1) 4/1/2031 - 3/31/2034	$36,000	$3,000	$4.08	13.21%
Master Lease	**8,820 SF**	**NNN**	1 Year Master Lease	**$26,400**	**$2,200**	**$2.99**	
TOTAL	**17,640 SF**			**$58,200**	**$4,850**	**$3.30**	

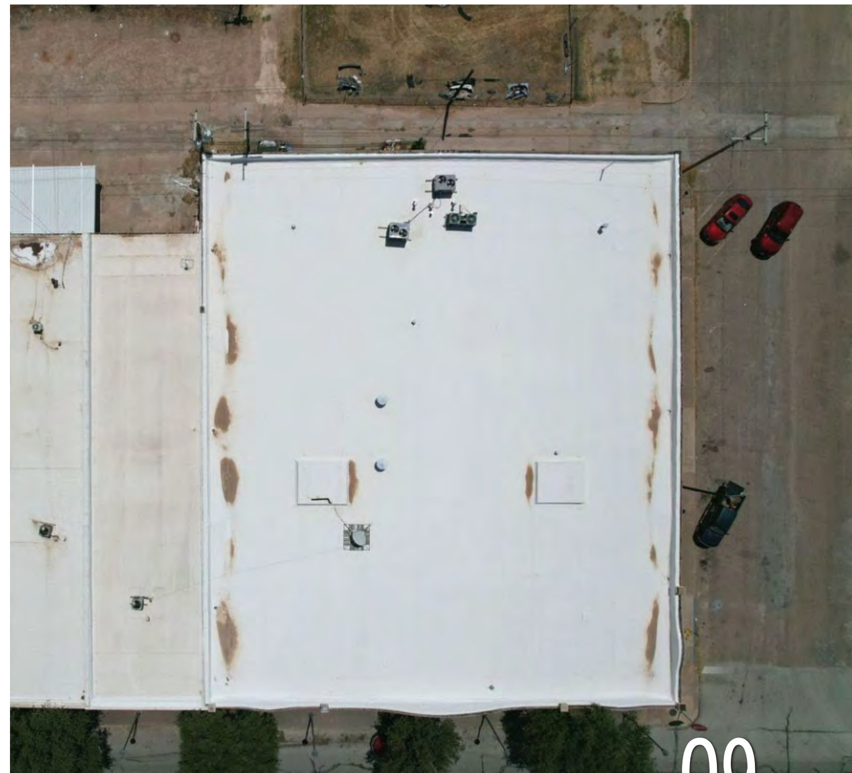
At Closing, Seller to credit 12-months rent for 813 Hutchings Ave

AERIAL OVERVIEW

AERIAL MAP

N Broadway St (5,520+ CPD)
158
Buddy's PLANT PLUS
(125 Employees)
Ballinger Memorial Hospital
(25 beds)
Ballinger High School
(266 Students)
Ballinger Junior High School
(180 Students)
Valero
Ballinger City Community Center
67
Ballinger Elementary School
(180 Students)
First Baptist Church
BUDGETINN
ACE
DK
Carnegie Library of Ballinger
BFD
KEYSTONE BANK
Runnels County Texas
Hutchings Ave (10,760+ CPD)
USPS.COM
DG SUBJECT
Ballinger Cotton Warehous
The First National Bank of Ballinger
Executive Inn
Toliver BROTHERS
67


DOLLAR
GENERAL

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	10 Miles
2020 Population	2,438	4,093	5,342
2024 Population	2,745	4,399	5,397
2029 Population Projection	2,824	4,491	5,448
Annual Growth 2020-2024	3.1%	1.9%	0.3%
Annual Growth 2024-2029	0.6%	0.4%	0.2%
Median Age	42.6	44.1	44.6
Bachelor's Degree or Higher	13%	15%	16%
HOUSEHOLDS			
2020 Households	946	1,586	2,078
2024 Households	1,070	1,711	2,103
2029 Household Projection	1,101	1,747	2,123
Annual Growth 2020-2024	0.6%	-0.1%	-0.1%
Annual Growth 2024-2029	0.6%	0.4%	0.2%
Owner Occupied Households	817	1,301	1,614
Renter Occupied Households	284	446	508
INCOME			
Avg Household Income	$64,525	$62,973	$67,317
Median Household Income	$53,067	$52,421	$54,699
HOUSING			
Median Home Value	$85,852	$98,301	$107,334
Median Year Built	1954	1957	1958

LOCATION

THE CITY OF BALLINGER

Ballinger, Texas is a small, historic city located in Runnels County, serving as the county seat. Founded in the late 1800s, it developed as a railroad and agricultural community, and still retains its small-town charm. The local economy is supported by farming, ranching, and small business es, with a focus on community-oriented living. Ballinger features notable landmarks such as the historic courthouse and Ballinger City Lake, offering recreational opportunities. Its friendly atmosphere and rich history make it a welcoming place for residents and visitors alike

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TREC
TEXAS REAL ESTATE COMMISSION

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.

EQUAL HOUSING OPPORTUNITY

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.

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Buyer/Tenant/Seller/Landlord Initials Date