SINGLE TENANT NN

Investment Opportunity

3+ Years Remaining | Along Old Pearsall Rd (34,500 VPD) | Corporate Guaranty (S&P: BBB)

5831 Old Pearsall Road

SAN ANTONIO TEXAS

ACTUAL SITE

SRS CAPITAL MARKETS

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NATIONAL NET LEASE

Broker of Record: Louie Tijerina, SRS Real Estate Partners-Austin, LLC | TX License No. 655302-B

OFFERING

Pricing	$1,061,600
Net Operating Income	$75,900
Cap Rate	7.15%

PROPERTY SPECIFICATIONS

Property Address	5831 Old Pearsall Road San Antonio, Texas 78242
Rentable Area	9,040 SF
Land Area	1.62 AC
Year Built	2005
Tenant	Dollar General
Guaranty	Corporate (S&P: BBB)
Lease Type	NN
Landlord Responsibilities	Roof and Structure
Lease Term Remaining	3+ Years
Increases	10% At Beg. of Each Option
Options	1 (5-Year)
Rent Commencement	December 2005
Lease Expiration	December 28, 2029
ROFO/ROFR	No

CLICK HERE FOR A FINANCING QUOTE

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DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2026 Population	15,824	58,764	140,636
2026 Households	4,790	16,713	43,050
2026 Average Household Income	$58,085	$68,858	$69,856
2026 Median Age	31.5	28.0	30.7
2026 Total Businesses	93	608	2,483
2026 Total Employees	1,187	7,794	36,036

		LEASE TERM				RENTAL RATES		
Tenant Name	**Square Feet**	**Lease Start**	**Lease End**	**Begin**	**Increase**	**Monthly**	**Annually**	**Options**
Dollar General	9,040	Dec. 2005	12/28/2029	Current	-	$6,325	$75,900	1 (5-Year)
(Corporate Guaranty)						10% Increases at Beg. of Each Option		

21-Year Operating History | 3+ Years Remaining | Corporate Guaranteed | Scheduled Rental Increases

- Dollar General has operated at this location for 21 years and has 3+ years remaining on their current lease with 1 (5-year) option
- 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 21,055 location as of May 2026

NN Leased | Fee Simple Ownership | Limited Landlord Responsibilities

- Tenant pays for CAM, taxes, and maintains most aspects of the premises
- Investor benefits from fee simple ownership of the building and land
- Landlord responsibilities limited to roof and structure
- Ideal, low-management investment for a passive investor

Fronting Old Pearsall Rd (34,500 VPD) | Interstate 410 | Surrounding Retailers | Excellent Visibility | Nearby Schools

- Dollar General is strategically fronting Old Pearsall Rd averaging 34,500 vehicles passing by daily
- Located off of Interstate 410 (64,600 VPD), providing direct on/off ramp access for travelers
- The immediate trade area is supported by surrounding retailers such as McDonald's, Taco Bell, KFC, CVS, Autozone, O'Reilly Auto Parts and more
- Strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover store exposure to the site
- Furthermore, the site is in close proximity to Indian Creek Elementary School (570 students), Hidden Cove Elementary School (490 students) and Sky Harbor Elementary School (468 students)
- The asset has excellent visibility via street frontage providing ease and convenience for customers

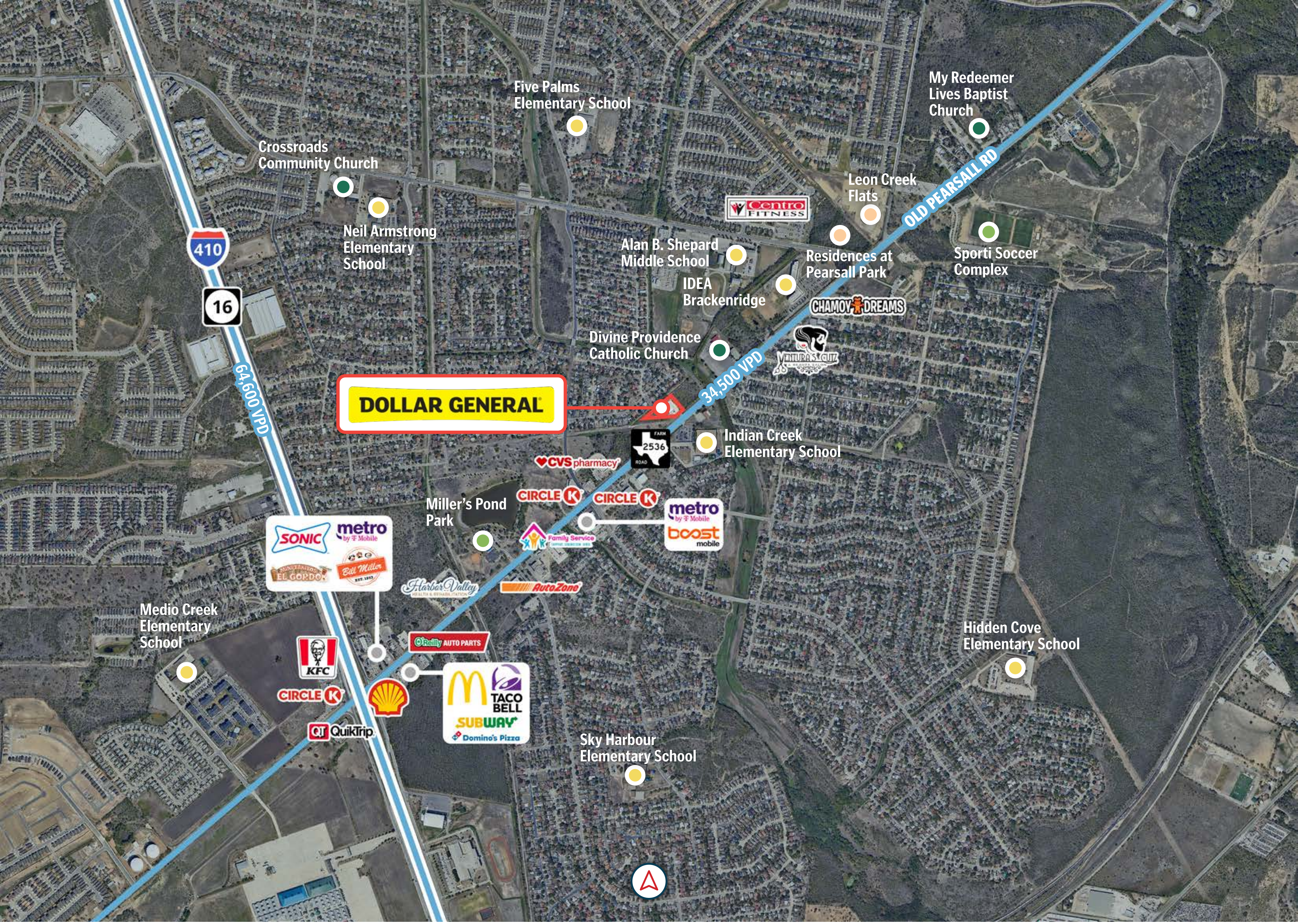
Demographics in 5-mile Trade Area | Direct Consumer Base

- More than 140,000 residents and 36,000 employees support the trade area, providing a direct consumer base from which to draw
- $69,856 average household income

2026 Estimated Population	
1 Mile	15,824
3 Miles	58,764
5 Miles	140,636

2026 Average Household Income	
1 Mile	$58,085
3 Miles	$68,858
5 Miles	$69,856

2026 Estimated Total Employees	
1 Mile	1,187
3 Miles	7,794
5 Miles	36,036


Five Palms
Elementary School
My Redeemer
Lives Baptist
Church
Crossroads
Community Church
Leon Creek
Flats
OLD PEARSALL RD
Neil Armstrong
Elementary
School
Centro Fitness
Alan B. Shepard
Middle School
Residences at
Pearsall Park
Sporti Soccer
Complex
410
IDEA
Brackenridge
16
CHAMOY DREAMS
Divine Providence
Catholic Church
64,600 VPD
34,500 VPD
DOLLAR GENERAL
2536
Indian Creek
Elementary School
CVS pharmacy
CIRCLE K
CIRCLE K
Miller's Pond
Park
metro by T-Mobile
boost mobile
SONIC
metro by T-Mobile
El Gordo
Bill Miller
Harbor Valley
AutoZone
Medio Creek
Elementary
School
O'Reilly AUTO PARTS
KFC
CIRCLE K
QuikTrip
TACO BELL
SUBWAY
Domino's Pizza
Hidden Cove
Elementary School
Sky Harbour
Elementary School


SNOW VALLEY DRIVE
KIM VALLEY STREET
DOLLAR GENERAL
Pylon Sign
OLD PEARSALL ROAD
34,500 VPD
FARM 2536 ROAD

SRS

DOLLAR GENERAL

dollargeneral.com
Company Type: Public (NYSE: DG)
Locations: 21,055+
Credit Rating: S&P: BBB
2026 Employees: 194,000
2026 Revenue: $42.72 Billion
2026 Net Income: $1.51 Billion
2026 Assets: $30.96 Billion
2026 Equity: $8.51 Billion

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.

Source: investor.dollargeneral.com, finance.yahoo.com

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THE EXCLUSIVE NATIONAL NET LEASE TEAM

of SRS Real Estate Partners

300+
TEAM MEMBERS

29
OFFICES

$6.5B+
TRANSACTION VALUE
company-wide in 2025

930+
CAPITAL MARKETS PROPERTIES SOLD
in 2025

$3.5B+
CAPITAL MARKETS TRANSACTION VALUE
in 2025

45 Years OF GOING THE EXTRA MILE

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