

SINGLE TENANT NN

Investment Opportunity

**DOLLAR
GENERAL®**

3+ Years Remaining | Scheduled Rental Increases | Dense Retail Corridor



4406 S. Raul Longoria Road

EDINBURG TEXAS

ACTUAL SITE

 **SRS** | CAPITAL
MARKETS

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NATIONAL NET LEASE

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

OFFERING

Pricing	\$1,010,560
Net Operating Income	\$75,792
Cap Rate	7.50%

PROPERTY SPECIFICATIONS

Property Address	4406 S. Raul Longoria Road Edinburg, Texas 78542
Rentable Area	9,125 SF
Land Area	0.92 AC
Year Built	2005
Tenant	Dollar General
Guaranty	Corporate
Lease Type	NN
Landlord Responsibilities	Roof, Structure, HVAC, & Parking Lot
Lease Term Remaining	3+ Years
Increases	10% Every 5 Years
Options	2 (5-Year)
Rent Commencement	Feb. 1, 2015
Lease Expiration	Feb. 28, 2030
ROFO/ROFR	No



[CLICK HERE FOR A FINANCING QUOTE](#)

JORDAN YAROSH
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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2025 Population	8,417	73,919	208,185
2025 Households	2,523	22,996	68,572
2025 Average Household Income	\$75,520	\$85,168	\$80,771
2025 Median Age	28.2	31.4	32.0
2025 Total Businesses	65	1,415	6,264
2025 Total Employees	668	17,435	72,045

Tenant Name	Square Feet	LEASE TERM		RENTAL RATES				
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
Dollar General	9,125	2/1/2015	2/28/2030	Current	-	\$6,316	\$75,792	2 (5-Year)
(Corporate Guaranty)								10% Increases at Beg. of Each Option

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

- Dollar General has operated at this location for 10+ years and has 3+ years remaining on their current lease with 2 (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 | Limited Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- DG pays for all minor repairs up to \$1,000; all major repairs are responsibility of the Landlord
- Landlord responsibilities limited to roof, structure, HVAC replacement and Parking Lot
- Ideal, low-management investment for a passive investor

Near Signalized, Hard Corner Intersection | Interstate 69C | Surrounding Retailers | Excellent Visibility & Access | Edinburg High School

- The site is near the signalized, hard corner intersection of E Trenton Rd and S Raul Longoria Rd which combined average 34,000 VPD
- The asset benefits from nearby direct on/off ramp access to Interstate 69C, a major thoroughfare that averages 83,300 VPD
- The immediate trade area is supported by surrounding retailers such as Walmart Supercenter, Chick-fil-A, O'Reilly Auto Parts, Ulta, Petco, Marshall's, Academy, Burlington, and many more
- The Dollar General is in close proximity to Edinburg High School which has 2,352 students
- The asset has excellent visibility via street frontage providing ease and convenience for customers

Local Demographics in 5-mile Trade Area

- More than 208,000 residents and 72,000 employees support the trade area, providing a direct consumer base from which to draw
- \$80,771 average household income

2025 Estimated Population

1 Mile	8,417
3 Miles	73,919
5 Miles	208,185

2025 Average Household Income

1 Mile	\$75,520
3 Miles	\$85,168
5 Miles	\$80,771

2025 Estimated Total Employees

1 Mile	668
3 Miles	17,435
5 Miles	72,045





Shoppes at Rio Grande Valley

Academy SPORTS+OUTDOORS | five BELOW | ROSS DRESS FOR LESS
 Burlington SHOE DEPT. | THE CHILDREN'S PLACE
 T.J. MAXX | carter's
 Michaels | SALLY.
 petco | Melrose | ULTA BEAUTY
 DOLLAR TREE

MainStay SUITES | Comfort INN | tru by Hilton

Seminario Bíblico Río Grande

SUBARU | VOLVO | MAZDA

CADILLAC | INFINITI | NISSAN

AMC THEATRES | Walmart Supercenter

AVID STORAGE | ROYAL METAL BUILDING COMPONENTS

CHRYSLER | Jeep | RAM

goodwill

CHEVROLET | BUICK | GMC

U.S. Border Patrol Sector Headquarters

Bert Ogden Arena

FARMERS INSURANCE

J & R Auto Parts & Sales

O'Reilly AUTO PARTS | DOLLAR TREE | WATER.COM BY PRIMO BRANDS

Delgado's Hardware

DOLLAR GENERAL

ExxonMobil

Edinburg High School

Pollos Asados NL Nuevo Leon

S RAUL LONGORIA RD 10,700 VPD



Pylon Sign



DOLLAR GENERAL





DOLLAR GENERAL

dollargeneral.com

Company Type: Public (NYSE: DG)

Locations: 20,900+

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 October 31, 2025, the Company's 20,901 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



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



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