

# SINGLE TENANT NN

Investment Opportunity

**DOLLAR  
GENERAL®**

5+ Years Remaining | Top 2% of all DGs (Placer.AI) | Recent Lease Extension



1406 W. Monte Cristo Road

**EDINBURG TEXAS**

ACTUAL SITE



**EXCLUSIVELY MARKETED BY**



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NATIONAL NET LEASE

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



## OFFERING

<b>Pricing</b>	\$1,114,400
<b>Net Operating Income</b>	\$83,580
<b>Cap Rate</b>	7.50%

## PROPERTY SPECIFICATIONS

<b>Property Address</b>	1406 W Monte Cristo Road Edinburg, Texas 78541
<b>Rentable Area</b>	9,014 SF
<b>Land Area</b>	0.76 AC
<b>Year Built / Remodeled</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>	5+ Years
<b>Increases</b>	10% at Beg. of Each Option
<b>Options</b>	3 (5-Year)
<b>Rent Commencement</b>	7/1/2015
<b>Lease Expiration</b>	6/30/2031



## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>2025 Population</b>	6,743	52,328	117,363
<b>2025 Households</b>	2,024	18,000	39,248
<b>2025 Average Household Income</b>	\$74,937	\$68,419	\$83,333
<b>2025 Median Age</b>	29.3	29.5	31.2
<b>2025 Total Businesses</b>	91	1,145	2,245
<b>2025 Total Employees</b>	1,481	17,706	31,007



Tenant Name	Square Feet	LEASE TERM				RENTAL RATES		
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
Dollar General	9,014	7/1/2015	6/30/2031	Current	-	\$6,965	\$83,580	3 (5-Year)
(Corporate Guaranty)								10% Increases at Beg. of Each Option

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

- Dollar General has operated at this location for 10 years and has 5+ 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

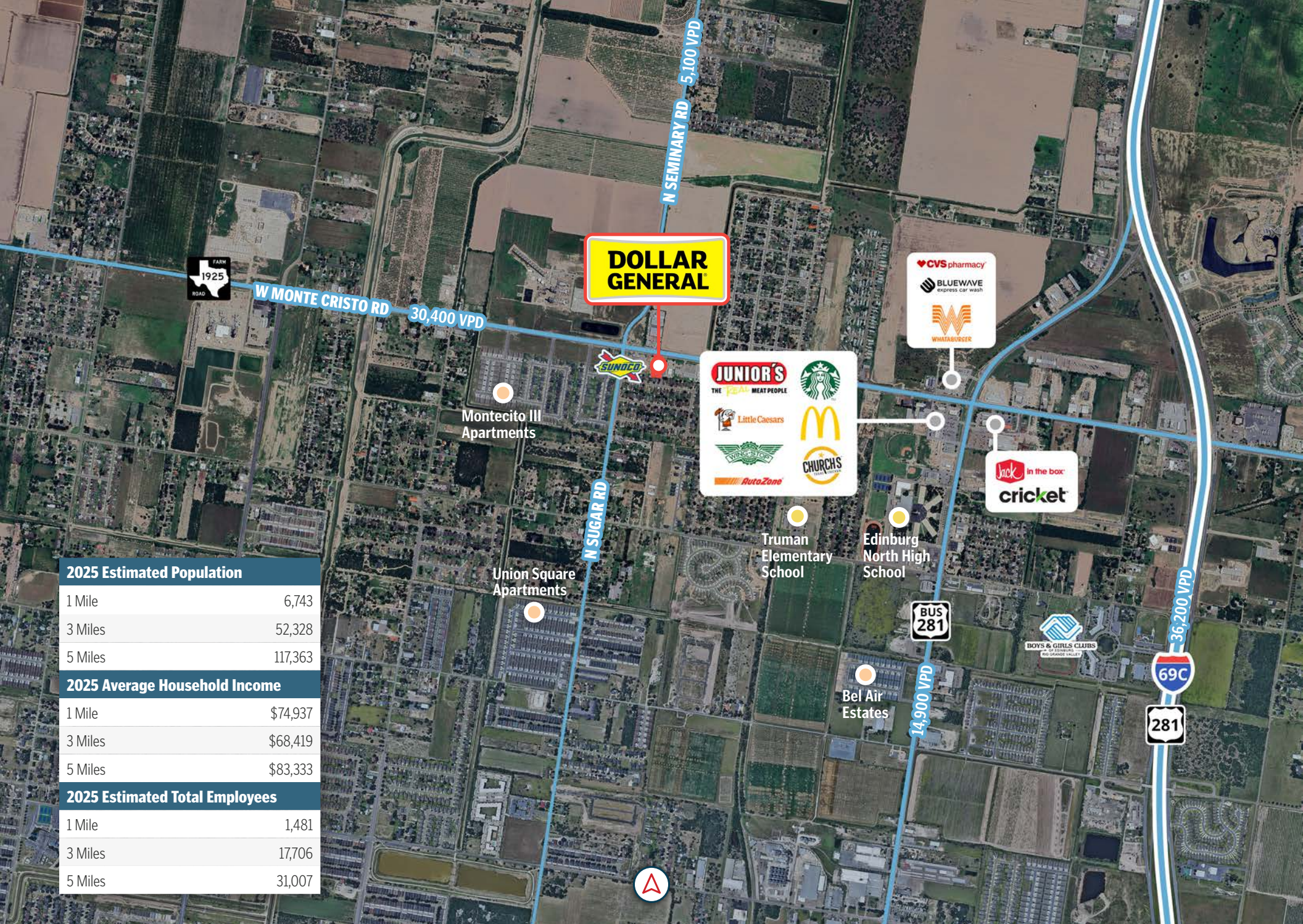
- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- Landlord responsibilities limited to roof, structure HVAC, and parking lot
- Ideal, management-free investment for a passive investor

### Local Demographics in 5-mile Trade Area

- More than 117,000 residents and 31,000 employees support the trade area, providing a direct consumer base from which to draw
- \$83,333 average household income

### Fronting W Monte Cristo Rd | Interstate 69C | Surrounding National/Credit Tenants | Excellent Visibility & Access | Nearby Schools

- Dollar General is strategically fronting W Monte Cristo Rd averaging 30,400 vehicles passing by daily
- Located off of Interstate 69C (36,200 VPD), providing direct on/off ramp access for travelers
- The immediate trade area is supported by surrounding retailers such as Starbucks, Autozone, Whataburger, McDonald's, CVS and more
- The site is in close proximity to Edinburg North High School (2,693 students) and Truman Elementary School (709 students)
- The asset has excellent visibility via street frontage providing ease and convenience for customers



**2025 Estimated Population**

1 Mile	6,743
3 Miles	52,328
5 Miles	117,363

**2025 Average Household Income**

1 Mile	\$74,937
3 Miles	\$68,419
5 Miles	\$83,333

**2025 Estimated Total Employees**

1 Mile	1,481
3 Miles	17,706
5 Miles	31,007





## 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)



## 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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