

9 YEARS REMAINING | CORPORATE GUARANTY (S&P: BBB)



Representative Photo

FOR MORE INFORMATION CONTACT:

HARJOT GILL - VP Investments
801.859.5338
harjot@wellsnetlease.com

WELLS NET LEASE GROUP
11983 TAMiami TRAIL N., SUITE 163
NAPLES, FL 34110
WWW.WELLSNETLEASEGROUP.COM

Contents

Offering Summary	3
Rent Roll & Investment Highlights.....	4
Brand Profile.....	5
In The News	6
Property Overview.....	7
Location Map	8
Regional Map.....	9
Site Plan	10
Area Overview	11

2026 Wells Net Lease Group. This marketing brochure has been prepared to provide a summary to prospective investors of the valuation of the lease or leases contained herein and does not include or take into account any value of the real estate which is bonded under the lease or leases contained herein. It is intended to be reviewed only by the party receiving it from WNL and should not be made available to any other person or entity without the written consent of WNL.

The information contained herein is not a substitute for a thorough due diligence investigation. WNL has not made an investigation, and makes no warranty or representation, with respect to the income or expenses for the bonded lease or lease information contained herein and or it's guarantor or guarantors nor any future projected financial performance. WNL recommends and advises any and all prospective purchasers to work with a licensed real estate professional or legal counsel to verify the size and square footage of the property and improvements, investigate the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this marketing brochure has been obtained from sources we believe to be reliable; however, WNL has not verified, and will not verify, any of the information contained herein, nor has WNL conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

Offering Summary



OFFERING

Pricing	\$1,277,000
Net Operating Income	\$83,007
Cap Rate	6.50%

PROPERTY SPECIFICATIONS

Property Address	4620 FM 10, Gary City, TX 75643
Rentable Area	9,167 SF
Land Area	2.33 AC
Year Built	2020
Tenant	Dollar General
Guaranty	Corporate (S&P: BBB)
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Term Remaining	9 Years
Increases	10% at Beg. of Each Option
Options	3 (5-Year)
Rent Commencement	07/01/2020
Lease Expiration	06/30/2035
ROFO/ROFR	No



20,580+

LOCATIONS
GLOBALLY

\$40.6B

2025
REVENUE

S&P: BBB

CREDIT
RATING

FOR MORE INFORMATION CONTACT:

HARJOT GILL – VP Investments | 801.859.5338 | harjot@wellsnetlease.com

WELLS NET LEASE GROUP
11983 TAMiami TRAIL N., SUITE 163
NAPLES, FL 34110
WWW.WELLSNETLEASEGROUP.COM



Rent Roll & Investment Highlights



Tenant Name	Square Feet	Rent Commencement	Rent Expiration Date	Increase	Monthly	Annually	Options
Dollar General	9,167	07/01/2020	06/30/2035	–	\$6,917	\$83,007	3 (5-year) options to extend with 10% increases

6-YEAR OPERATING HISTORY | 9 YEARS REMAINING | CORPORATE GUARANTEED

- Dollar General has operated at this location for 6 years and has 9 years remaining on their current lease with 3 (5-year) options to extend
- The lease features 10% 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

ABSOLUTE NNN | FEE SIMPLE OWNERSHIP | ZERO LANDLORD RESPONSIBILITIES

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment for a passive investor

LOCAL DEMOGRAPHICS WITHIN 10-MILE TRADE AREA

- Serves a wide rural trade area with limited retail competition
Essential goods tenant providing consistent customer traffic
Proximity to Carthage and regional industrial employers
Stable, low-maintenance investment with a national credit tenant

ALONG FM 10 (1,500 VPD) | LIMITED COMPETITION | GARY INDEPENDENT SCHOOL

- Dollar General is strategically fronting FM 10 which averages 1,500 VPD
- With extremely limited nearby competition, the subject property offers an immediate discount store option for highway travelers and locals alike
- The site is in close proximity to Gary Independent School (485 students), further increasing consumer traffic to the immediate trade area

FOR MORE INFORMATION CONTACT:

HARJOT GILL – VP Investments | 801.859.5338 | harjot@wellsnetlease.com

WELLS NET LEASE GROUP
11983 TAMiami TRAIL N., SUITE 163
NAPLES, FL 34110
WWW.WELLSNETLEASEGROUP.COM



Brand Profile

DOLLAR GENERAL

dollargeneral.com

Company Type: Public (NYSE: DG) Locations:
20,580+

2025 Employees: 194,200

2025 Revenue: \$40.61 Billion

2025 Net Income: \$1.13 Billion

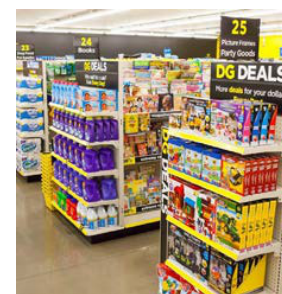
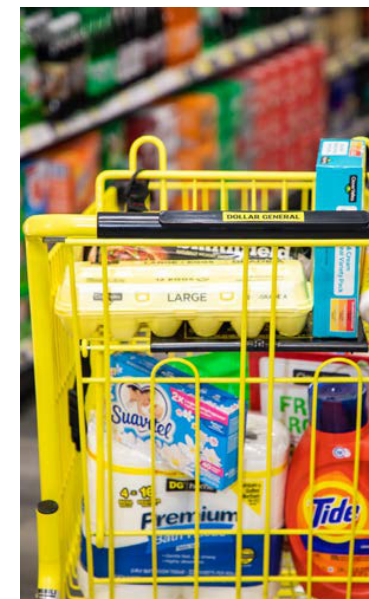
2025 Assets: \$31.13 Billion

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, finance.yahoo.com



FOR MORE INFORMATION CONTACT:

HARJOT GILL – VP Investments | 801.859.5338 | harjot@wellsnetlease.com

WELLS NET LEASE GROUP
11983 TAMiami TRAIL N., SUITE 163
NAPLES, FL 34110
WWW.WELLSNETLEASEGROUP.COM

WNL
Wells Net Lease Group

In The News



DOLLAR GENERAL JUMPS MOST ON RECORD AFTER RAISING FORECAST

DOLLAR GENERAL CORPORATION (NYSE: DG) TODAY REPORTED FINANCIAL RESULTS FOR ITS FIRST QUARTER (13 WEEKS) ENDED MAY 1, 2026.

First Quarter Fiscal Year 2026 Highlights

- Net Sales Increased 3.4% to \$10.8 Billion
- Same-Store Sales Increased 2.0%
- Operating Profit Increased 10.8% to \$638.5 Million
- Diluted Earnings Per Share ("EPS") Increased 12.4% to \$2.00
- Cash Flow From Operations of \$716.2 Million
- Board of Directors Declares Quarterly Cash Dividend of \$0.59 per share

"We are pleased with our first-quarter EPS performance, which exceeded our expectations as strong operating margin expansion more than offset the impact of severe winter weather and higher fuel costs," said Todd Vasos, Dollar General's chief executive officer. "Our topline results were highlighted by positive customer traffic and balanced category growth, while continued progress on our key initiatives drove another quarter of strong operating profit growth."

Source: Bloomberg [Read Full Article](#)

FOR MORE INFORMATION CONTACT:

HARJOT GILL – VP Investments | 801.859.5338 | harjot@wellsnetlease.com

WELLS NET LEASE GROUP
11983 TAMiami TRAIL N., SUITE 163
NAPLES, FL 34110
WWW.WELLSNETLEASEGROUP.COM

 **WNL**
Wells Net Lease Group

Property Overview



LOCATION

- Gary City, Texas – Panola County

ACCESS

- Farm to Market Road 10 | 1 Access Point

TRAFFIC COUNT

- Farm to Market Road 10: 1,500 VPD

IMPROVEMENTS

- There is approx. 9,167 SF of existing building area

PARKING

- There are approx. 30 parking spaces on the owned parcel.
- The parking ratio is approximately 3.27 stalls per 1,000 SF on leasable area.

PARCEL

- Parcel #: 8462 | Acres: 2.33 | SF: 101,495

CONSTRUCTION

- Year Built: 2020

ZONING

- General Commercial



FOR MORE INFORMATION CONTACT:

HARJOT GILL – VP Investments | 801.859.5338 | harjot@wellsnetlease.com

WELLS NET LEASE GROUP
11983 TAMiami TRAIL N., SUITE 163
NAPLES, FL 34110
WWW.WELLSNETLEASEGROUP.COM



Location Map



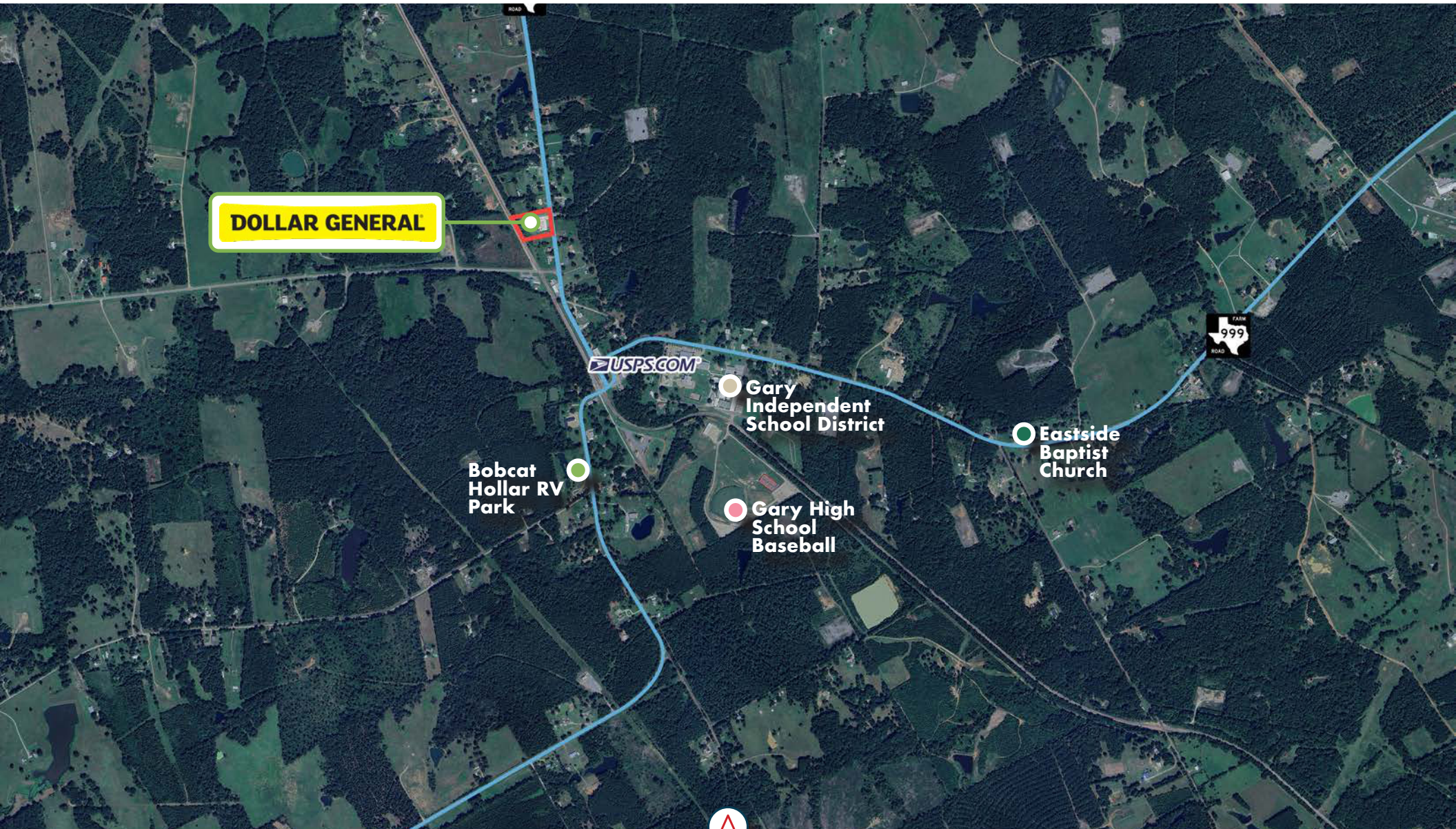
FOR MORE INFORMATION CONTACT:

HARJOT GILL – VP Investments | 801.859.5338 | harjot@wellsnetlease.com

WELLS NET LEASE GROUP
11983 TAMiami TRAIL N., SUITE 163
NAPLES, FL 34110
WWW.WELLSNETLEASEGROUP.COM



Regional Map

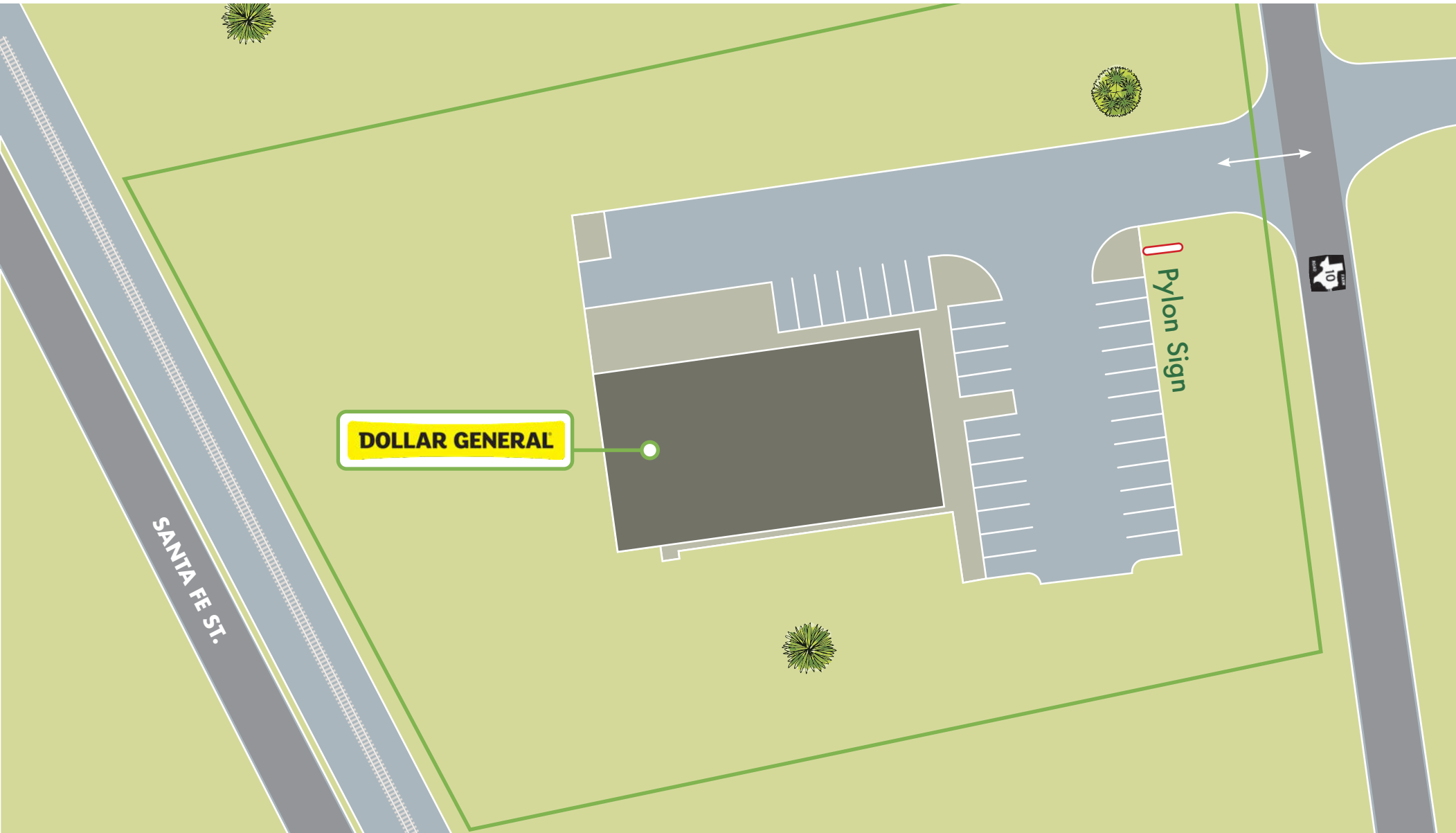
DG**FOR MORE INFORMATION CONTACT:**

HARJOT GILL – VP Investments | 801.859.5338 | harjot@wellsnetlease.com

WELLS NET LEASE GROUP
11983 TAMiami TRAIL N., SUITE 163
NAPLES, FL 34110
WWW.WELLSNETLEASEGROUP.COM

WNL
Wells Net Lease Group

Site Plan

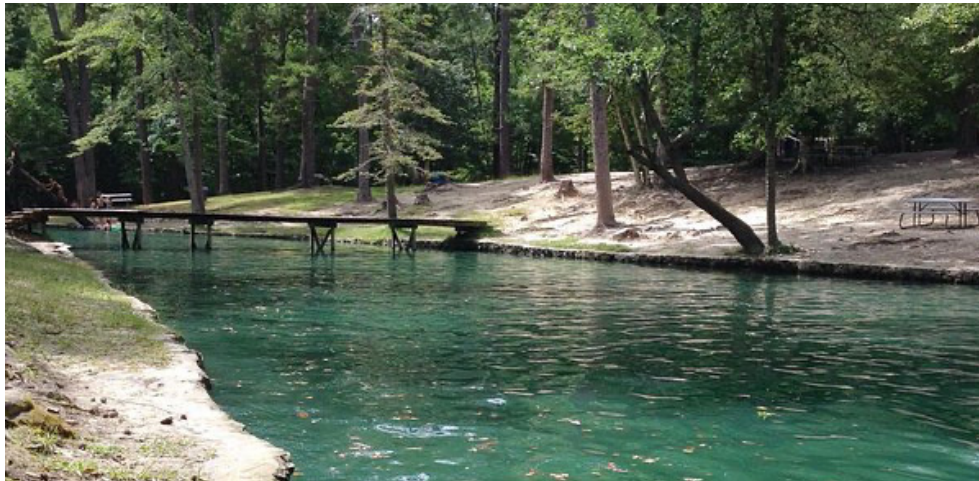
DG**FOR MORE INFORMATION CONTACT:****HARJOT GILL** – VP Investments | 801.859.5338 | harjot@wellsnetlease.com

WELLS NET LEASE GROUP
11983 TAMiami TRAIL N., SUITE 163
NAPLES, FL 34110
WWW.WELLSNETLEASEGROUP.COM

WNL
Wells Net Lease Group

Area Overview

Population	3 Miles	5 Miles	10 Miles
2025 Estimated Population	1035	2484	15675
2030 Projected Population	1048	2494	15725
2025 Median Age	40.6	43.6	41.9
Households & Growth	3 Miles	5 Miles	10 Miles
2025 Estimated Households	379	945	6309
2030 Projected Households	383	947	6350
Income	3 Miles	5 Miles	10 Miles
2025 Estimated Average HH Income	\$89,929	\$93,151	\$92,302
2025 Estimated Median HH Income	\$72,449	\$76,842	\$63,511
Businesses & Employees	3 Miles	5 Miles	10 Miles
2025 Estimated Total Businesses	33	43	748
2025 Estimated Total Employees	248	305	7436



GARY CITY, TEXAS

DG

Gary City is a small rural community located in Panola County, in the eastern part of Texas, near the Louisiana border. It lies approximately 10 miles south of Carthage and about 35 miles from Nacogdoches. Though small in population, Gary City offers a quiet, close-knit lifestyle surrounded by East Texas' natural beauty, pine forests, and agricultural land.

Gary City's economy is modest and largely based on agriculture, forestry, and small-scale local businesses. Cattle ranching, poultry farming, and hay production are common agricultural activities in and around the area. Timber and logging operations also contribute to the local economy, benefiting from the dense pine woods typical of East Texas. Due to its size, employment opportunities directly in Gary City are limited, with many residents commuting to nearby towns like Carthage or Henderson for work. Key employment sectors in the broader region include oil and gas services, education, healthcare, and public administration.

While Gary City is primarily residential and rural, it offers access to several regional outdoor and recreational attractions. Lake Murvaul, located about 20 minutes west, is a popular spot for fishing, boating, and camping. The surrounding piney woods provide opportunities for hunting and hiking. Nearby Carthage is home to the Texas Country Music Hall of Fame, drawing visitors interested in the area's musical heritage. Gary City also benefits from proximity to cultural and historical sites across East Texas. Local churches, community gatherings, and school events play a central role in social life, fostering a strong sense of local identity.

The nearest major airport to Gary City, TX is Shreveport Regional Airport.

FOR MORE INFORMATION CONTACT:

HARJOT GILL – VP Investments | 801.859.5338 | harjot@wellsnetlease.com

WELLS NET LEASE GROUP
11983 TAMiami TRAIL N., SUITE 163
NAPLES, FL 34110
WWW.WELLSNETLEASEGROUP.COM

WNL
Wells Net Lease Group



Wells Net Lease Group

FOR MORE INFORMATION CONTACT:

HARJOT GILL - VP Investments
801.859.5338
harjot@wellsnetlease.com

2026 Wells Net Lease Group. This marketing brochure has been prepared to provide a summary to prospective investors of the valuation of the lease or leases contained herein and does not include or take into account any value of the real estate which is bonded under the lease or leases contained herein. It is intended to be reviewed only by the party receiving it from WNL and should not be made available to any other person or entity without the written consent of WNL.

The information contained herein is not a substitute for a thorough due diligence investigation. WNL has not made an investigation, and makes no warranty or representation, with respect to the income or expenses for the bonded lease or lease information contained herein and or it's guarantor or guarantors nor any future projected financial performance. WNL recommends and advises any and all prospective purchasers to work with a licensed real estate professional or legal counsel to verify the size and square footage of the property and improvements, investigate the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this marketing brochure has been obtained from sources we believe to be reliable; however, WNL has not verified, and will not verify, any of the information contained herein, nor has WNL conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.