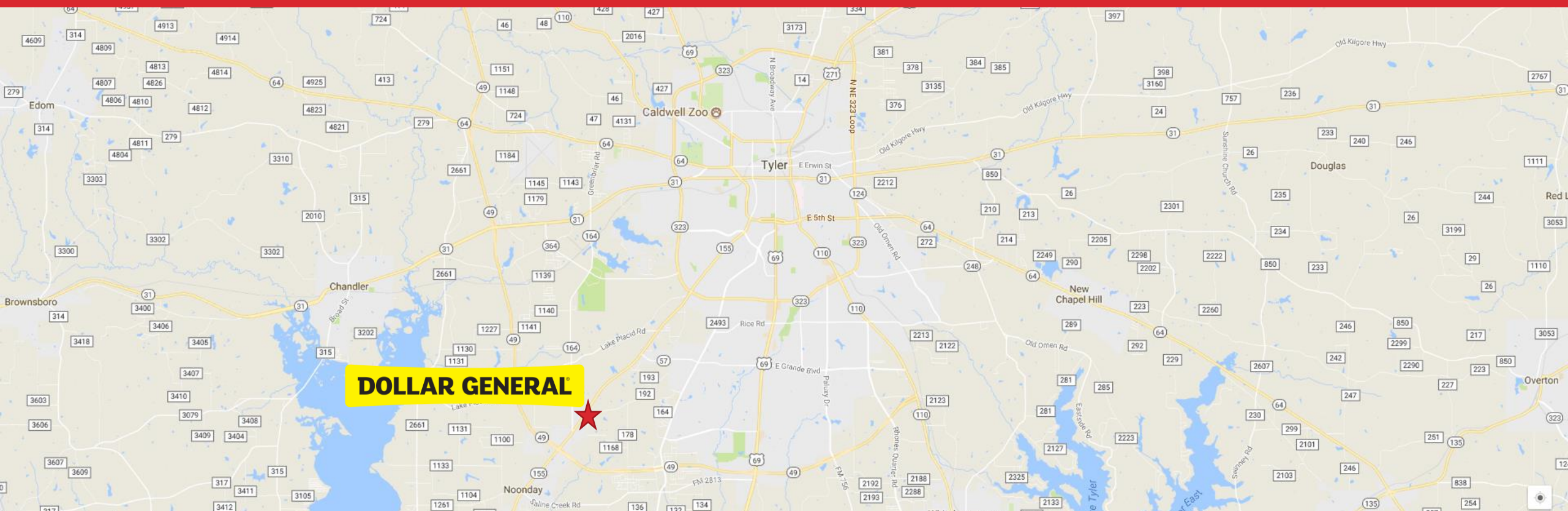




**DOLLAR GENERAL**  
15108 Highway South 155 | Noonday, TX (Tyler MSA)





## CONTACT

Daniel Parulian  
Managing Partner  
+1 979.399.7700  
dparulian@avodahcre.com

727 Graham Road Suite 300  
College Station, TX 77845  
www.Avodah-cre.com



## Investment Summary

The Avodah Net Lease Property Group is pleased to exclusively offer for sale a 9,014 square-foot building situated on 1.1 acres in Noonday, Texas, a part of the highly desirable Tyler MSA. The building is 100% leased to Dollar General, one of the nations leading discount merchandisers. Dollar General recently exercised an early renewal option of their lease extending the term for an additional five (5) years for a total of approximately eight (8) years left on the current lease. The tenant still has two (2) periods of five (5) year options remaining. Additionally, there are two rent increases throughout the remaining term, and additional rent increases for each of the two (2) option periods.

The property is strategically located with excellent visibility on State Highway 155 (SH-155) approximately 1 mile northwest of the intersection between Texas State Highway Loop 49 (Loop 49) and SH-155. Loop 49 and Interstate 20 will encircle the city of Tyler upon completion proving access to all areas of the Tyler MSA. SH-155 is a primary north-south artery that provides direct access to Tyler from surrounding communities.

## Property Details

ADDRESS:	PARCEL SIZE:	BUILDING SIZE:	YEAR BUILT:	PERCENTAGE LEASED:
15108 State Highway 155 Noonday, TX 75762	47,088 SF (1.1 AC)	9,014 SF	2005	100%



## Key Investment Highlights

### EARLY LEASE RENEWAL

- Dollar General's recent early lease extension, which contains minimal landlord responsibilities, results in approximately 8 years of current term remaining.

### EARLY LEASE RENEWAL & RENT INCREASES IN CURRENT TERM

- Dollar General exercised a renewal option extending the current lease term to approximately eight (8) years. Additionally, the current ownership has negotiated two (2) rent increases in the current 8 year term occurring in 2020 and 2023.

### RELIABLE TENANT

- The Tenant under the lease is Dolgencorp of Texas, Inc. (S&P: BBB), a wholly owned subsidiary of Dollar General Corporation. Through its subsidiaries, Dollar General Corporation operates as a discount merchandiser. The Company has been delivering value to shoppers for over 75 years. Dollar General Corporation's net sales increased by 7.9% to \$22 billion with reported net income of \$1.25 billion. The company employs approximately 121,000 employees in 43 states and 13,320 stores.

### NOONDAY, TX

- Noonday is a city in Smith County, TX with a population of 777 at the 2010 census. Noonday is located approximately 8 miles southwest of Tyler, TX, and approximately 10 miles northeast of Lake Palestine, a large regional attraction. Noonday is home to the famous Noonday Onion and is a part of the Tyler, TX MSA.

### TYLER MSA

- The Tyler MSA has a combined population of 216,080 according to the 2010 census. Tyler is also the headquarters for Brookshire Grocery Company which operates in three states (Texas, Louisiana, and Arkansas). Tyler is also home to The University of Texas at Tyler and The University of Texas Health Center at Tyler, both part of The University of Texas System.

## **CONFIDENTIALITY AGREEMENT**

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and Avodah Partners. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither the Owner of Avodah Partners nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Avodah Partners. You also agree that you will not use

this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Avodah Partners.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to Avodah Partners.

## **DISCLAIMER**

The information contained in this document has been obtained from sources believed reliable. While Avodah Partners does not doubt its accuracy, Avodah Partners has not independently verified it and makes no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property for your needs.

Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

**DOLLAR GENERAL<sup>®</sup>**

**-WARNING-**  
IT IS A CRIME  
(MISDEMEANOR)  
TO CONSUME LIQUOR OR  
BEER ON THESE PREMISES

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