*Dollar General Retail & .54 Acres*

# OFFERING MEMORANDUM

3424 S. BRIERY RD., IRVING, TX 75060

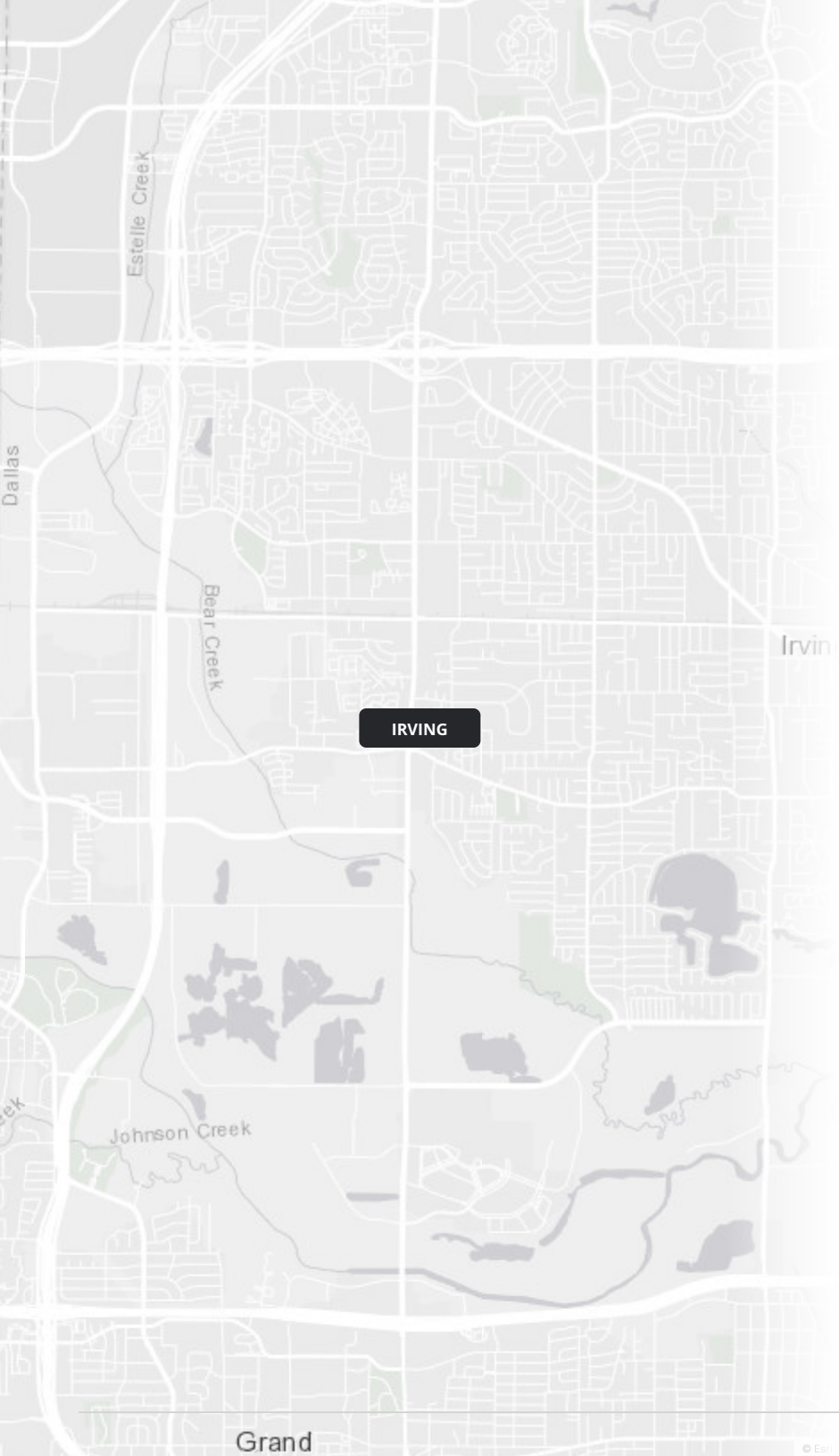



**CONTACT INFO**

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VICE PRESIDENT: CODY JOHNSON




# DISCLAIMER

The information herein has been obtained from sources believed reliable. While we do believe its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It will be your responsibility to independently confirm its accuracy. Any projections, opinions, assumptions or estimates used herein are for example only and do not represent the current or future performance of the property.

The value of this transaction depends on tax and other factors which should be evaluated by financial and legal professionals of your choosing. An independent investigation of the property to determine if this property meets your satisfaction should be done as part of your due diligence. No representation is made by **Crest Commercial Real Estate, Inc.** or the Ownership as to the accuracy or completeness of the information and nothing contained herein is or shall be relied on as a promise or representation as to the future performance of the property.

This information is highly confidential. By accepting and reviewing this presentation you agree to maintain the confidentiality of the information contained herein and agree that you will not reproduce or distribute such information to any other person or use such information for any other purpose other than to evaluate your potential interest in the Property, and will not use the presentation or any of the contents in any manner detrimental to the interest of the Ownership or Crest Commercial Real Estate, Inc.

# OFFERING SUMMARY

*Dollar General Retail & .54 Acres*




3424 S. Briery Rd., Irving, Texas presents an attractive retail investment opportunity featuring an established Dollar General tenancy complemented by an additional 0.54-acre parcel of land. The property is positioned within the established South Irving submarket, providing convenient access to a large and mature residential population within the surrounding trade area.

The primary property encompasses approximately 1.99 acres and includes a 9,397-square-foot retail building occupied by Dollar General. Public property records identify the site as a commercial store building within the South Irving submarket. Dollar General's corporate store directory confirms the retailer operates Store #17248 at 3424 S. Briery Rd., providing the property with an established national retail tenant.

Dollar General is a nationally recognized discount retailer focused on everyday consumer necessities, including food, household products, health and beauty items, apparel, seasonal merchandise, and other convenience-oriented goods. The store at this location currently operates seven days per week, serving as a neighborhood-oriented retail destination for the surrounding community.

A particularly notable component of the offering is the additional approximately 0.54-acre parcel, which provides the buyer with an additional land component beyond the existing Dollar General improvements. Subject to applicable zoning, municipal approvals, access, utilities, and site-specific development requirements, the additional land may provide future flexibility for an owner or investor. The excess land can also provide additional strategic value through potential expansion, ancillary improvements, or future disposition, subject to confirmation of applicable development restrictions.

| ASKING PRICE | CAP RATE | NOI | SF |
|---|---|---|---|
| **$2,500,000** | **—** | **$112,500** | **9026 SF** |

# SITE PLAN


SITE PLAN
3424 S. BRIERY RD.
IRVING, TX 75060
S Briery Rd
Belt Line Rd
N
DOLLAR GENERAL
9,026 SF
(Building)
1.45 AC
(Property)
0.54 AC
(Additional Land)
PROPERTY SIZE
1.45 AC
(Primary Property)
BUILDING SIZE
9,026 SF
(Dollar General)
ADDITIONAL LAND
0.54 AC
(Separate Parcel)
FRONTAGE
S. Briery Rd. & Belt Line Rd.

# PROPERTY PHOTOS

## LEASE OVERVIEW

**Dollar General** • 3424 S. Briery Rd., Irving, TX 75060

| | |
|---|---|
| **Tenant** | Dollar General Corporation / Dolgencorp of Texas, Inc. |
| **Effective Date** | November 11, 2015 |
| **Premises** | 9,026 SF |
| **Lease Term** | 15 Years |
| **Lease Type** | NNN |
| **Initial Base Rent** | $9,372.23 / Month |
| **Initial Annual Base Rent** | $112,466.76 / Year |
| **Renewal Options** | Three (3), 5-Year Options |
| **Renewal Rent Increases** | 10% Upon Each Renewal* |
| **Option Notice** | 180 Days Prior to Expiration |
| **Tax Structure** | Tenant reimburses Landlord for ad valorem taxes |
| **Guarantor** | Dollar General Corporation |

**INVESTMENT HIGHLIGHT** **National retail tenant with three 5-year renewal options and a long-term NNN lease structure.**

* The 10% renewal increase is presented in this marketing overview at the user's requested simplified format; it should be confirmed against the executed lease before being represented as a lease-verified term.

*Dollar General Retail & .54 Acres*

# INVESTMENT HIGHLIGHTS

**NATIONAL RETAIL TENANCY Established Dollar General tenancy provides the property with a nationally recognized retail occupant serving the surrounding South Irving community.:**

**ADDITIONAL 0.54-ACRE LAND COMPONENT The offering includes an additional approximately 0.54-acre parcel, providing a valuable land component beyond the existing Dollar General improvements and potential long-term flexibility, subject to zoning, access, utilities, and municipal approvals.:**

**ESTABLISHED SOUTH IRVING LOCATION Located within an established infill area of Irving with mature residential neighborhoods, surrounding retail, and convenient access to the broader Dallas-Fort Worth Metroplex.:**

**SIGNIFICANT CONSUMER BASE Approximately 251,000 residents within five miles of the property, providing Dollar General with a substantial surrounding customer base.:**

**NEIGHBORHOOD-SERVING RETAIL Dollar General's everyday-needs merchandise creates a convenience-oriented retail use serving nearby residents and the surrounding community.:**




### Property Overview

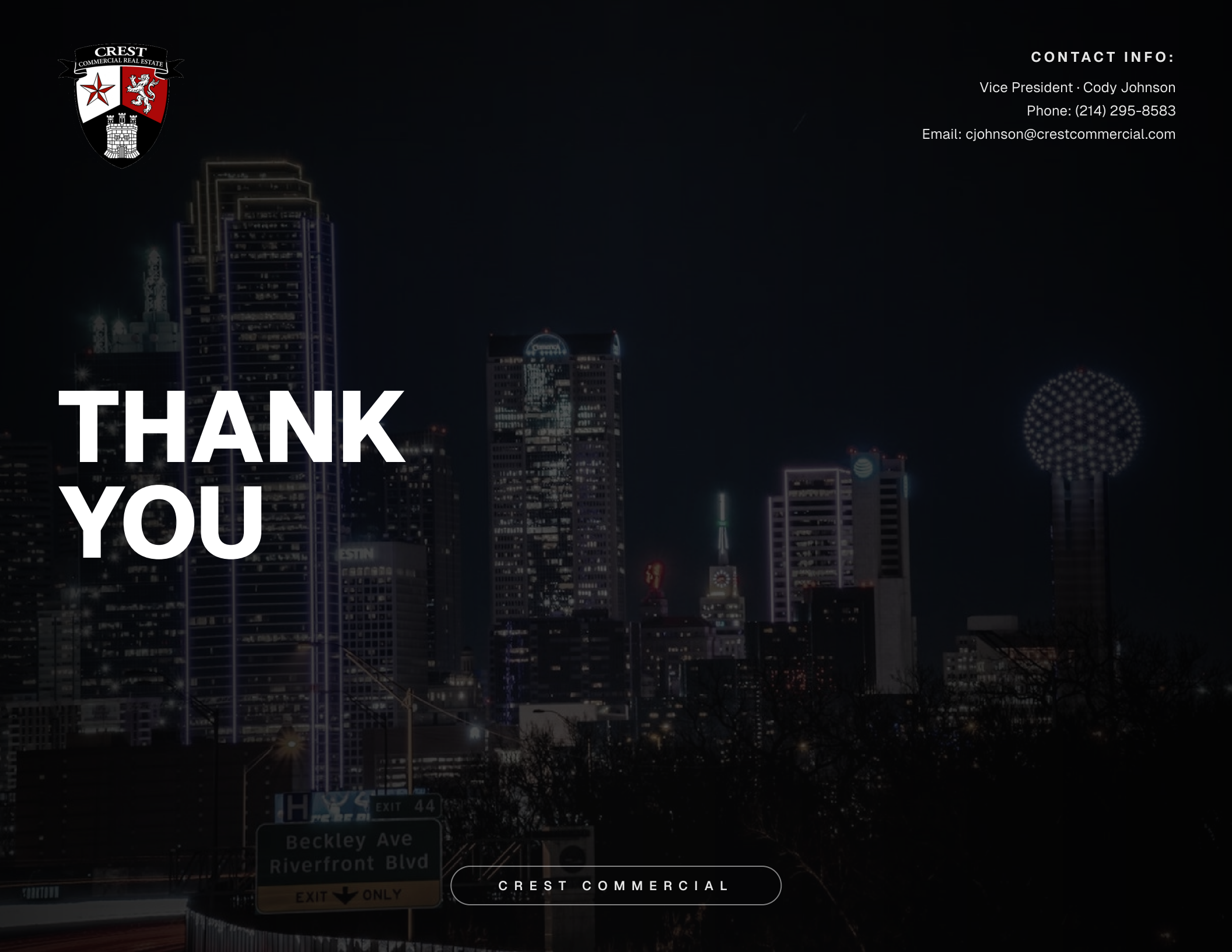
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*Dollar General Retail & .54 Acres*

# AERIAL OVERVIEW

IRVING, TX






# THANK YOU

**CONTACT INFO:**

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CREST COMMERCIAL

TREC

# Information About Brokerage Services

11-2-2015

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

**TYPES OF REAL ESTATE LICENSE HOLDERS:**

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

**A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):**

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

**A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:**

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

**TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:**

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

| | | | |
|---|---|---|---|
| Crest Commercial Real Estate, Inc. | 0412595 | erik@crestcommercial.com | 2146966677 |
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| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date