



Dollar General

\$2,032,000 | 6.50% CAP

65 US Hwy 82 E., Saint Jo, TX 76265

- ✓ **Brand New 15-Year Absolute NNN Lease** With 5% Rental Increases Every 5 Years
- ✓ **Highway 82 Frontage** Major East–West Corridor Serving Rural North Texas
- ✓ **Corporate-Guaranteed Lease** By Dollar General Investment-Grade Credit
- ✓ **Essential Retail** Serving an Underserved Market Limited Local Competition
- ✓ **Saint Jo, Texas** Montague County | Rural North Texas

Dollar General is one of the nation's largest discount retailers, operating more than **20,000 stores nationwide** with a strategic focus on small-town and rural markets. The brand delivers **essential goods** at everyday value prices, supported by an investment-grade balance sheet and continued **nationwide expansion**.



INVESTMENT OVERVIEW

DOLLAR GENERAL SAINT JO, TX



File Photo

CONTACT FOR DETAILS

Edward Benton

Executive Vice President
(713) 263-3981

ebenton@securenetlease.com

Bob Moorhead

Managing Partner
(214) 522-7210

bob@securenetlease.com

\$2,032,000

6.50% CAP

NOI

\$132,085

Building Area

±9,100 SF

Land Area

±1.65 AC

Year Built

2026

Lease Type

Absolute NNN

Occupancy

100%

- ✓ **Projected Rent Commencement:** February 2026
- ✓ **Brand New 15-Year Absolute NNN Lease** with 5% Rental Increases Every 5 Years in both the Primary Term and Renewal Options, and (5) 5-Year Options.
- ✓ **High-Visibility Highway Frontage Along US Highway 82** serving as a primary east–west corridor through rural North Texas with direct exposure to regional traffic flows. The site benefits from strong accessibility and visibility consistent with Dollar General’s proven site selection strategy for small-town markets.
- ✓ **Essential Retail Destination Serving an Underserved Trade Area** with limited discount and grocery competition in the immediate vicinity. The nearest concentration of major national retailers is located more than 15 miles east in Gainesville, reinforcing the subject property’s role as a primary daily-needs provider for Saint Jo and surrounding rural communities.
- ✓ **Regional Demand Supported by Infrastructure Investment and Corridor Connectivity** including ongoing TxDOT improvements along the US Highway 82 corridor designed to enhance safety, capacity, and long-term regional mobility. These upgrades support sustained traffic flow and reinforce the corridor’s role as a key transportation link across North Texas.
- ✓ **Investment-Grade National Credit Tenant** with Dollar General operating 20,000+ locations across 48 states and generating more than \$40 billion in annual revenue. The lease is guaranteed by Dollar General Corporation (NYSE: DG), rated Baa3 by Moody’s and BBB- by S&P, providing long-term income security backed by a necessity-based retail model.
- ✓ **Located in Saint Jo, TX Within Montague County** a stable rural market benefiting from limited retail supply and steady regional population trends. The area’s affordability, highway access, and reliance on essential retail support long-term tenant performance and durable cash flow.

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

SECURE
NET LEASE

TENANT OVERVIEW

DOLLAR GENERAL SAINT JO, TX

Dollar General

Lessee: Dolgencorp of Texas, Inc.

Guarantor: Dollar General Corporation

REVENUE

\$40+ Billion

STOCK TICKER

NYSE: DG

CREDIT RATING

**Baa3 (Moody's)
| BBB- (S&P)**

LOCATIONS

20,000+

DOLLAR GENERAL

dollargeneral.com

Founded in 1939 and headquartered in Goodlettsville, Tennessee, Dollar General has grown into one of the most widely recognized discount retailers in the United States. The company operates more than 20,000 locations nationwide, with a strategic emphasis on serving small-town and rural communities that are often underserved by traditional retail formats.

Dollar General's business model is centered on essential consumable goods, with approximately **78% of sales** derived from everyday necessities such as **food, household products**, health items, and basic apparel. This focus has positioned the brand as a resilient, **necessity-based** retailer capable of performing consistently across economic cycles.

The company continues to invest heavily in growth, announcing plans to open approximately **450 new stores** and complete more than **4,000 remodels in 2026**. Backed by an **investment-grade** balance sheet and a long-term rural expansion strategy, Dollar General remains a dominant force in **value-oriented** retail nationwide.



IN THE NEWS

DOLLAR GENERAL SAINT JO, TX

Dollar General Plans 450 New Stores in 2026 With Increased Focus on Rural Markets

ADAM BLAIR, DECEMBER 5, 2025 (RETAIL TOUCH POINTS)

Dollar General has another ambitious year planned for its real estate in 2026. During its coming fiscal year, which ends in January 2027, the value retailer is planning to open 450 new stores in the U.S. and 10 new stores in Mexico, as well as a total of 4,250 remodeling and renovation projects and 20 store relocations.

The retailer will emphasize larger store formats and expansion in rural markets, which also accounted for most of the 196 stores Dollar General opened during Q3 2025. This 8,500-square-foot store format will be used for the majority of the retailer's new store builds next year.

The retailer continues expanding its rural footprint, reinforcing its long-term commitment to underserved small-town markets.

"Looking ahead to 2026, we are uniquely positioned to serve an underserved customer in rural America, where approximately 80% of our current store base serves towns of 20,000 or fewer people," said Todd Vasos, CEO and Director of Dollar General during a call discussing the retailer's Q3 financial results.

Those results were strong: Dollar General increased net sales 4.6% during Q3, which ended Oct. 31, 2025, rising to \$10.6 billion from \$10.2 billion the previous year. Same-store sales also grew 2.5% compared to the same period in 2024.

EXPLORE ARTICLE



Dollar General sales jump as Americans hunt for value

DANI JAMES, DECEMBER 4, 2025 (RETAIL DIVE)

The discount chain's Q3 traffic grew, while average ticket was nearly flat, marking a differing trend from competitor Dollar Tree.

- Dollar General's third quarter net sales grew 4.6% year over year to \$10.6 billion, per a Thursday release. Same-store sales increased 2.5% compared to the third quarter of 2024, reflecting a 2.5% increase in customer traffic and a flat average transaction amount. Comparatively, Dollar Tree earlier this week reported comp sales growth driven by an increase in average ticket despite declining store traffic.
- The discount retailer's net income jumped 43.8% to \$282.7 million and gross profit grew 8.4% to \$3.2 billion. Dollar General reiterated its plans to execute on over 4,800 real estate projects in fiscal year 2025, opening about 575 new stores in the U.S. and up to 15 locations in Mexico.

Strong same-store sales and consumer demand highlight the brand's resilience and essential retail positioning.

- Dollar General raised its full-year guidance, now expecting net sales growth in a range of approximately 4.7% to 4.9%, up from the previous 4.3% to 4.8%. The retailer also raised its same-store sales growth expectation to a range of 2.5% to 2.7% as opposed to the previous 2.1% to 2.6% estimate.

Similar to its competitor Dollar Tree, Dollar General saw customer growth with wealthier shoppers during the third quarter.

EXPLORE ARTICLE



LEASE OVERVIEW

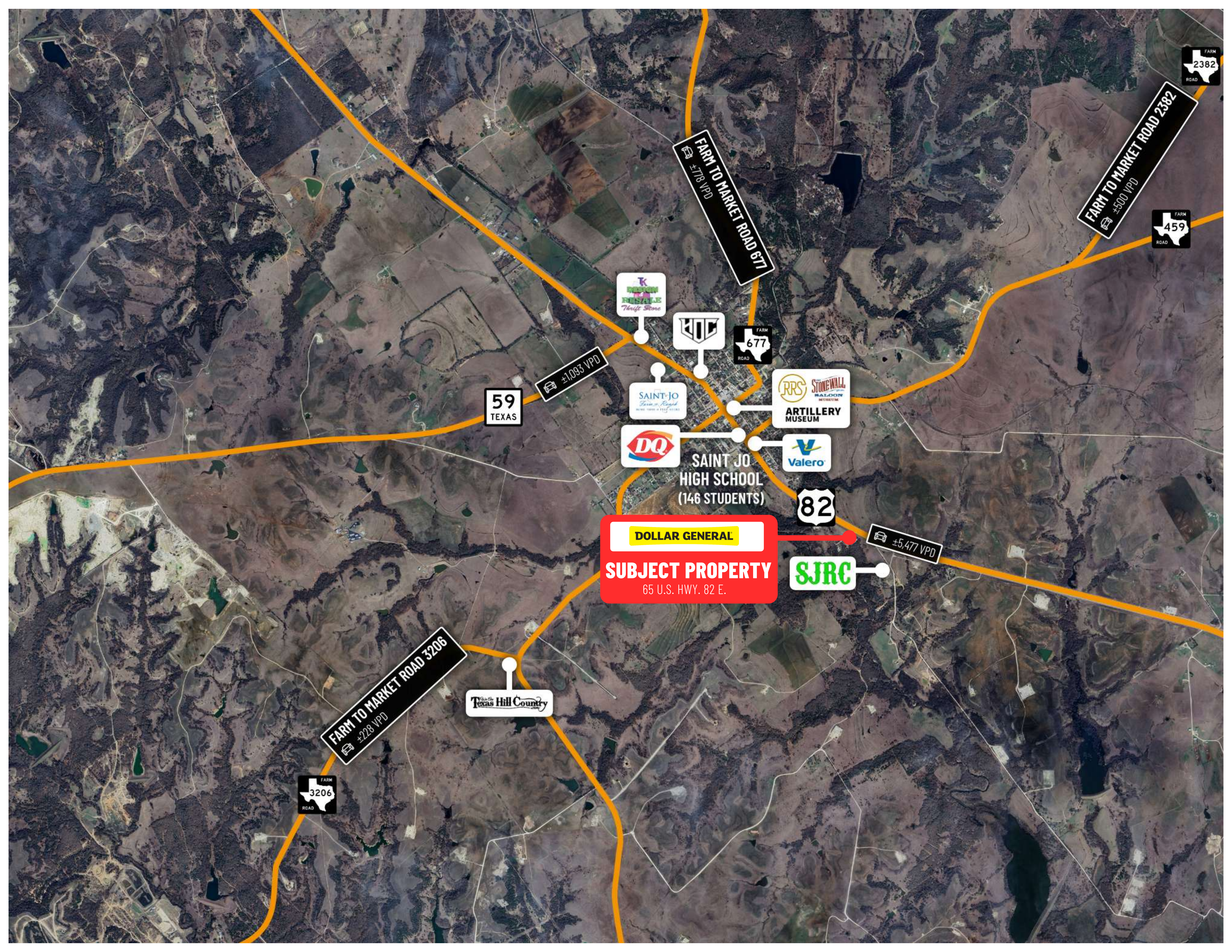
DOLLAR GENERAL SAINT JO, TX

File Photo

Initial Lease Term	15-Years, Plus (5), 5-Year Options to Extend
Rent Commencement	February 23, 2026
Lease Expiration	February 28, 2041
Lease Type	Absolute NNN
Rent Increases	5% Every 5 Years, In Option Periods
Annual Rent YRS 1-5	\$132,084.84
Annual Rent YRS 6-10	\$138,689.04
Annual Rent YRS 11-15	\$145,623.48
Option 1	\$152,904.72
Option 2	\$160,550.04
Option 3	\$168,577.44
Option 4	\$177,006.36
Option 5	\$185,856.72



This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.



FARM ROAD 2382

FARM TO MARKET ROAD 2382
±500 VPD

FARM TO MARKET ROAD 677
±78 VPD

FARM ROAD 677

±1,093 VPD

59 TEXAS

82

±5,477 VPD

DOLLAR GENERAL
SUBJECT PROPERTY
65 U.S. HWY. 82 E.

SJRC

SAINT JO
Farm & Ranch
BUILT 1900s IN FARM STORE

RRS STONEWALL SALOON
ARTILLERY MUSEUM

Valero

SAINT JO HIGH SCHOOL
(146 STUDENTS)

DQ

HOC

K
WAGON
FRUIT & VEGETABLE
Thrift Store

Vista to Texas Hill Country

FARM TO MARKET ROAD 3206
±228 VPD


FARM ROAD 3206

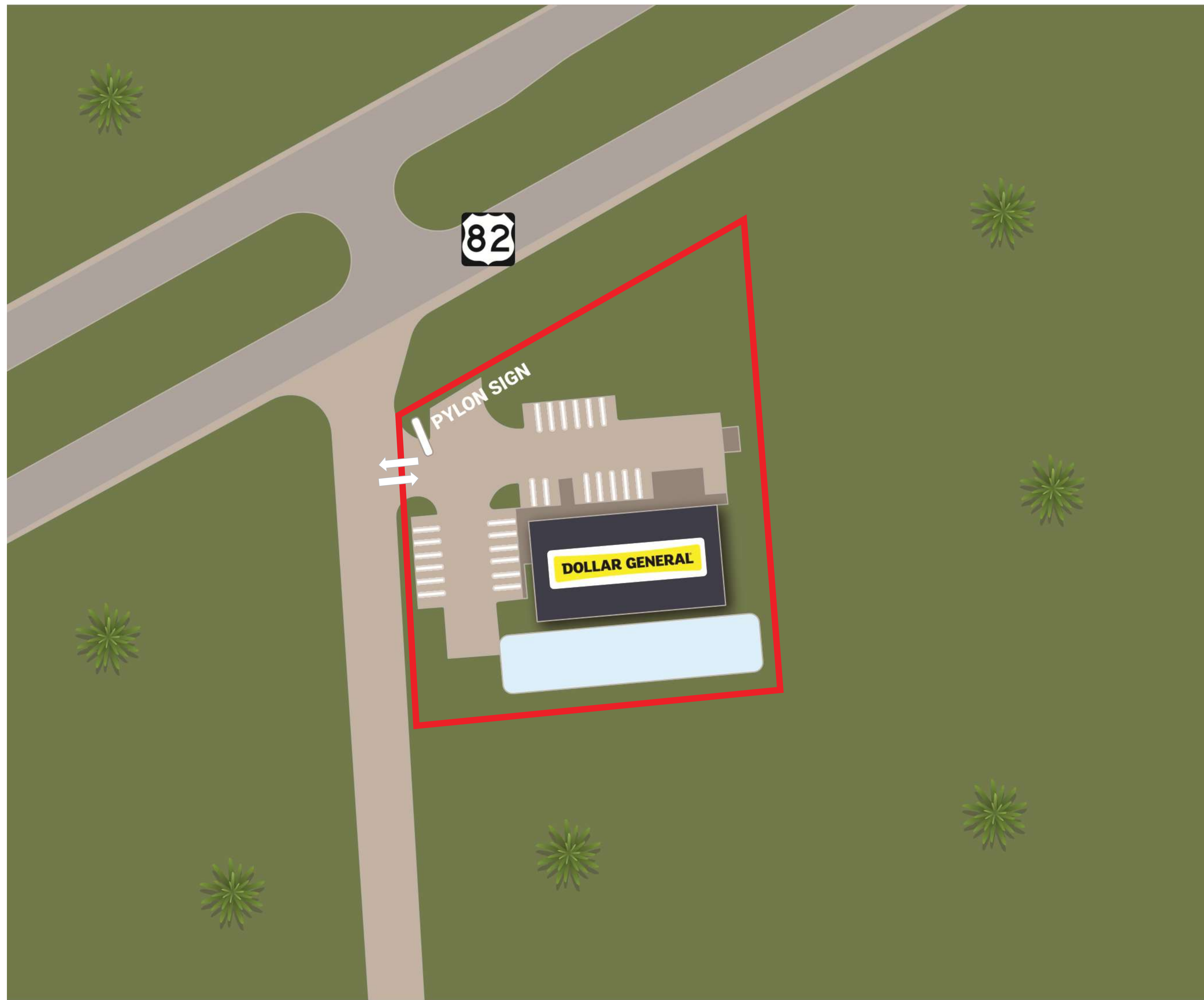
SITE OVERVIEW

DOLLAR GENERAL SAINT JO, TX

 Year Built | 2026

 Building Area | ±9,100 SF

 Land Area | ±1.65 AC



NEIGHBORING RETAILERS

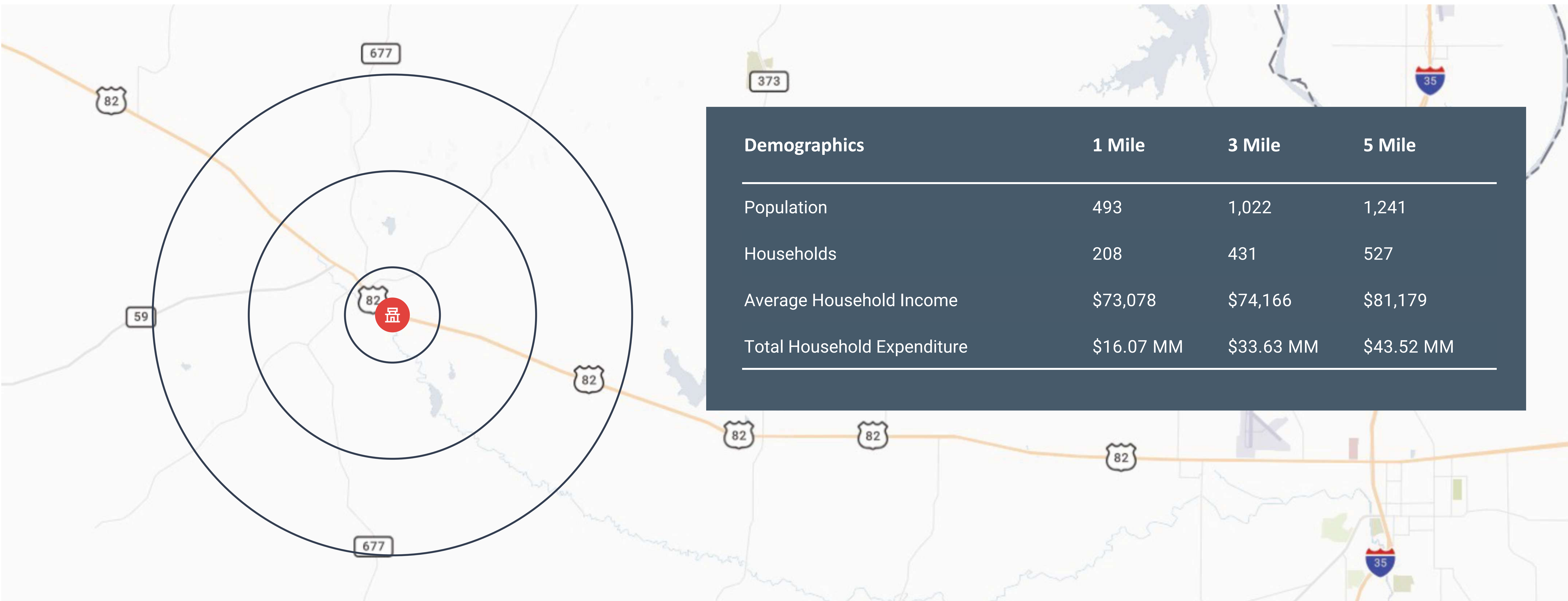
- Dairy Queen
- Valero
- Artillery Museum
- SJRC
- Design Resale
- House Of Carts Saint Jo
- Texas Hill Country



File Photo

LOCATION OVERVIEW

DOLLAR GENERAL SAINT JO, TX




ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. Energy Services Company – Bowie (288)
2. Bowie ISD (260)
3. Walmart Supercenter – Bowie (250)
4. Bowie Memorial Hospital (174)
5. American Hat Company – Bowie (105)
6. WL Plastics – Bowie (68)
7. Bowie Industries (41)
8. Montague County Government
9. Boot & Leather Manufacturing – Nocona
10. Agriculture & Ranching Operations

LOCATION OVERVIEW

DOLLAR GENERAL SAINT JO, TX

Saint Jo Texas

 **957**
Population

 **\$68,750**
Median Household Income



Primary East–West
Regional Corridor

US Highway 82

From Dallas–Fort Worth
Region

75 Miles

Saint Jo is a rural North Texas community located in Montague County along US Highway 82, serving as a primary retail and service destination for surrounding agricultural and ranching areas. With limited commercial development in the immediate trade area, the city functions as a centralized access point for essential goods and daily-needs retail.

The surrounding region benefits from steady population trends, highway connectivity, and continued public investment in transportation infrastructure. These factors support long-term demand for necessity-based retailers positioned along major corridors serving dispersed rural communities.

US Highway 82

US Highway 82 is a major east–west transportation corridor connecting Sherman to Wichita Falls and serving as the primary arterial route through Montague County. The highway supports regional connectivity, agricultural transport, and daily commuter traffic across rural North Texas.

IN THE NEWS

DOLLAR GENERAL SAINT JO, TX

Gainesville, Texas: The Next Big Growth City in North Texas

GAINESVILLE CITY MANAGER BARRY SOLOMON (INTERVIEW HIGHLIGHTED OCTOBER 27, 2025) (YOUTUBE - "GAINESVILLE, TEXAS: THE NEXT BIG GROWTH CITY IN NORTH TEXAS!")

"Right now we're talking about 8,000 homes being built...when there is a spike in this kind of construction and development, it's an indication that there is a lot of traction and activities taking place."

In a recent feature, Gainesville City Manager Barry Solomon describes how roughly 8,000 new homes are planned or underway, signaling a major residential boom that is reshaping the community's growth outlook.

EXPLORE ARTICLE



Guiding Gainesville 2040 Plan Charts Roadmap for Sustainable Growth

CITY OF GAINESVILLE, ADOPTED JANUARY 2026 (GUIDING GAINESVILLE 2040 - COMPREHENSIVE PLAN)

The City of Gainesville has adopted its "Guiding Gainesville 2040" Comprehensive Plan, a long-range vision designed to manage rapid growth while preserving local character.

Guiding Gainesville 2040 outlines land use, transportation, housing, and downtown strategies to accommodate strong development interest while protecting the community's small-town feel. The plan notes Gainesville's strategic position on I-35, functional downtown, and ample developable land as key strengths, and sets clear policies for infrastructure investment, economic diversification, and neighborhood enhancement through 2040.

EXPLORE ARTICLE



Cooke County Population Up More Than 16% Since 2010

WORLD POPULATION REVIEW & TEXAS-DEMOGRAPHICS.COM, OCTOBER 27, 2025 / DECEMBER 31, 2024

Cooke County's population has risen from about 38,500 in 2010 to more than 45,000 residents in 2026, an increase of over 16 percent.

Recent demographic updates show Cooke County reaching an estimated 45,216 residents in 2026, with annual growth now exceeding 1 percent as households move into the Gainesville area for affordability and DFW access. The county's median household income of roughly \$72,472 and median age of 40.3 indicate a solid, working-age population with growing purchasing power and labor force depth.

EXPLORE ARTICLE



Gainesville EDC Uses New Market Tax Credits to Recruit Primary Employers

GAINESVILLE ECONOMIC DEVELOPMENT CORPORATION, 2025 (ABOUT GEDC / GATEWAY INDUSTRIAL PARK)

The Gainesville Economic Development Corporation is leveraging New Market Tax Credits and shovel-ready industrial land to attract primary employers to Cooke County.

Formed in 1994 and funded by a dedicated quarter-cent sales tax, GEDC focuses on retaining and expanding local firms while recruiting companies that export goods and services beyond the region, bringing fresh dollars into the local economy.

EXPLORE ARTICLE



Saint Jo ISD Launches Construction of New All-Weather Track

BOWIE NEWS, JANUARY 24, 2026 ("SAINT JO ISD BREAKS GROUND ON NEW ALL-WEATHER TRACK")

Saint Jo ISD has broken ground on a new seven-lane all-weather track at the Harley Sewell Athletic Facility, marking a significant upgrade for local athletics.

The project replaces the district's outdated cinder track with a modern surface that can be used year-round for track and field meets, daily PE classes, and community fitness events. School officials describe the investment as a major step forward for student safety and competitive opportunities, and a point of pride for residents across northern Montague County.

EXPLORE ARTICLE



NCTC's Clark Residence Hall to Add 150 Beds on Gainesville Campus

NORTH CENTRAL TEXAS COLLEGE, OCTOBER 20, 2025 (NCTC NEWS / LINKEDIN)

North Central Texas College has broken ground on the Clark Residence Hall, a three-story, 150-bed student housing project at its Gainesville campus.

The 54,000-square-foot residence hall will include two live-in coordinator suites and multiple student lounges, giving NCTC the capacity to house more students on campus and strengthen its residential college experience. College leaders note that the project will support record enrollment driven in part by the Red River Promise program and is expected to positively impact both students and the surrounding community for years to come.

EXPLORE ARTICLE



Red River Promise Expands College Access for Cooke and Montague County Students

NORTH CENTRAL TEXAS COLLEGE, AUGUST 26, 2025 ("RED RIVER PROMISE PREPARES FOR NEW YEAR")

North Central Texas College's Red River Promise program is gearing up for a new academic year after helping drive record enrollment among recent graduates in Cooke and Montague Counties.

Red River Promise offers last-dollar scholarships and wraparound support to graduates from partner high schools, including those in Cooke County and Montague County, ensuring tuition is covered after federal and state aid.

EXPLORE ARTICLE



US 82 Henrietta-to-Nocona Expansion Improves Regional Mobility

TEXAS DEPARTMENT OF TRANSPORTATION, APRIL 13, 2025 (US 82 HENRIETTA TO NOCONA PROJECT)

TxDOT's US 82 Henrietta-to-Nocona project will upgrade roughly 27 miles of highway to a four-lane divided roadway, enhancing safety and mobility across North Texas.

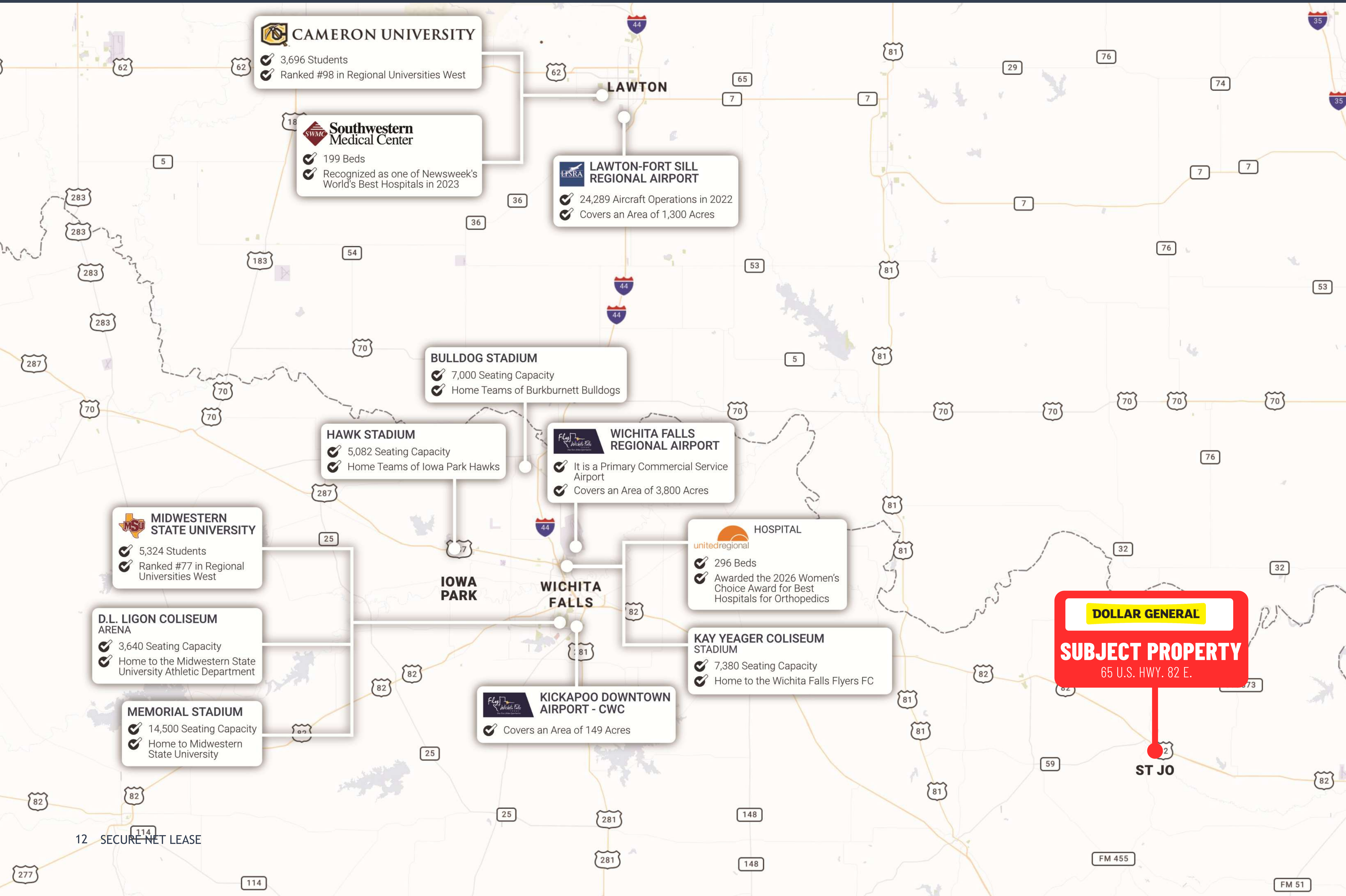
Identified as a high-priority initiative by regional planners, the project is designed to reduce crashes, increase capacity, and better connect Wichita Falls, Nocona, and nearby communities along the US 82 corridor. TxDOT notes that improvements are needed to accommodate expected traffic growth associated with economic development and population increases in the broader region.

EXPLORE ARTICLE



METRO AREA

DOLLAR GENERAL SAINT JO, TX



CALL FOR ADDITIONAL INFORMATION

Dallas

Office

10000 N Central Expressway
Suite 200
Dallas, TX 75231
(214) 522-7200

Los Angeles

Office

123 Nevada Street
El Segundo, CA 90245
(424) 320-2321

CALL FOR ADDITIONAL INFORMATION

Edward Benton

Executive Vice President
(713) 263-3981

ebenton@securenetlease.com

Bob Moorhead

Managing Partner
(214) 522-7210

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TEXAS DISCLAIMER

DOLLAR GENERAL SAINT JO, TX

Approved by the Texas Real Estate Commission for Voluntary Use

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

Information about brokerage services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties' consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

If the broker represents the owner

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written – listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information the owner knows.

If the broker represents the buyer

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

If the broker acts as an intermediary

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- Shall treat all parties honestly
- May not disclose that the owner will accept a price less than the asking price
- Submitted in a written offer unless authorized in writing to do so by the owner;
- May not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- May not disclose any confidential information or any information that a part specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions.