RANDALL
COMMERCIAL

RANDALL COMMERCIAL GROUP, LLC

INVESTMENT REAL ESTATE OPTIMIZED

DOLLAR GENERAL | SAN ANGELO, TX (COUNTRY CLUB RD.)

RETAIL PROPERTY // ***SEE PAGE 2 FOR IMPORTNANT OWNER-AGENCY DISCLOSURE***

FOR SALE // $2,500,000 // 6.0% CAP RATE //

TEXAS DESIGNATED BROKER
ELIZABETH RANDALL, CCIM
662.234.4044
ERANDALL@RANDALLCG.COM

DISCLAIMER

DISCLAIMER/TERMS OF USE FOR OFFERING MEMORANDUM & OWNER-AGENCY DISCLOSURE

The information provided within this Offering Memorandum has been obtained from sources that are believed to be reliable, but Randall Commercial Group, LLC has not verified the information and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. The information may be estimated or generalized and is prepared to provide a summary of highlights and only a preliminary level of information regarding the project. Any interested party must independently investigate the subject property, particularly from a physical, financial, tenant, and overall development standpoint. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. This information is not intended to provide full due diligence on the subject property, as it is the responsibility of the interested buyer to conduct full due diligence with their advisors. The data contained within this offering memorandum is for information purposes only and is not sufficient for evaluation of Property for potential purchase.

Randall Commercial Group, LLC has not performed due diligence pertaining to the physical state of the property nor the property's current or future financial performance. Furthermore, no due diligence has been performed regarding the financial condition or future plans for this location. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. This information may have changed and there may be omissions of material data as this is not intended to provide complete due diligence.

Past, expected or projected performance does not guarantee future performance. Property owners and/or buyers bear the full risk and exposure of all business, events, tenant, credit, and liability associated with such properties. The acreage, size, and square footage of the property and improvements are estimated and should be independently verified. Inherent risk and concentrated exposure are associated with single tenant occupied properties and prospective buyer should fully investigate tenant, lease, market, and all relevant aspects of this property, tenant, and transaction. Unless a fully executed purchase and sale agreement has been executed, seller and Randall Commercial Group, LLC expressly reserves the right, at their sole discretion, to reject any and all expressions and/or interests or offers to purchase the property and to terminate negotiations and discussions with any person or entity reviewing this offering memorandum or making an offer on property unless a purchase and sale agreement of property has been executed and delivered.

In no event shall prospective purchaser or its agent have any claims against Seller or Randall Commercial Group, LLC or any of its affiliates, directors, offices, owners, agents, or licensees for any damages, liability, or any cause of action relating to this solicitation process, the marketing material, marketing process, or sale of property. By reviewing the material contained herein, you are agreeing to the terms and limitations of its use provided herein.

IMPORTANT DISCLOSURE: An owner/agency relationship exists with the Designated Broker of Randall Commercial Group, LLC and the owner of the property located at 1821 Country Club Road, San Angelo, TX 76904 (the "Subject Property"). The Designated Broker has an ownership interest in the Subject Property and other business with the Manager of the ownership entity.

INVESTMENT SUMMARY

INVESTMENT SUMMARY

OFFERING PRICE:	$2,500,000
NET OPERATING INCOME:	$150,000
YR1 CAP RATE:	6.0%
YEAR BUILT:	2026
BUILDING SIZE:	9,026 SF
LOT SIZE:	2.33 Acres
PRICE PER FOOT SALE PRICE:	$289.02
PROPERTY ADDRESS	1821 Country Club Road
CITY, STATE, ZIP:	San Angelo, TX 76904
3 MILE POPULATION:	11,952

PROPERTY HIGHLIGHTS

- Hardy-Plank Exterior on 3-sides
- 15-Year NNN Lease with Five (5), Five (5) Year Options
- 5% Increases Every 5 Years During Primary Term & Renewal Options
- Corporate Guarantee by Dollar General Corporation
- Store is positioned at the entrance of the newly developed master-planned Fairway Downs subdivision (120+ lots) across from the San Angelo Country Club
- San Angelo serves as the regional center for 13 counties. Its economy is anchored by Goodfellow Air Force Base, Angelo State University, and Shannon Medical Center
- Goodfellow Air Force Base, home to the 17th Training Wing, supports a population of over 12,500 people, including active duty, students, and civilians
- Shannon Medical Center is the largest employer in the region with 4,300+ team members
- San Angelo is historically known as the "Wool Capital of the World," and remains the primary agribusiness and livestock processing center for the region
- Tom Green County is currently transitioning into a high-tech industrial hub, with recent significant investments, including the Skybox/Emergent data center campus
- Sources: Google Gemini, Shannon Medical Center, Tom Green County, FRED

LEASE SUMMARY

TENANT:	Dolgencorp of Texas, LLC d/b/a Dollar General
LEASE TYPE:	NNN (Landlord has maintenance responsibilities for an Easement Area, further described herein)
PRIMARY LEASE TERM:	15-years
ANNUAL RENT:	$150,000
RENT PSF:	$16.62 psf
BLDG. DELIVERY DATE:	May 2026
RENT COMM. DATE:	May 10, 2026
RENEWAL OPTIONS:	Five (5), Five (5) Year Options
RENT BUMPS:	5% every 5 years
LEASE GUARANTOR:	Dollar General Corporation

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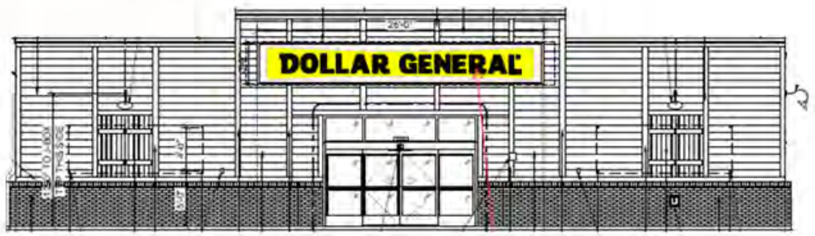
COMPLETE HIGHLIGHTS

Front Elevation

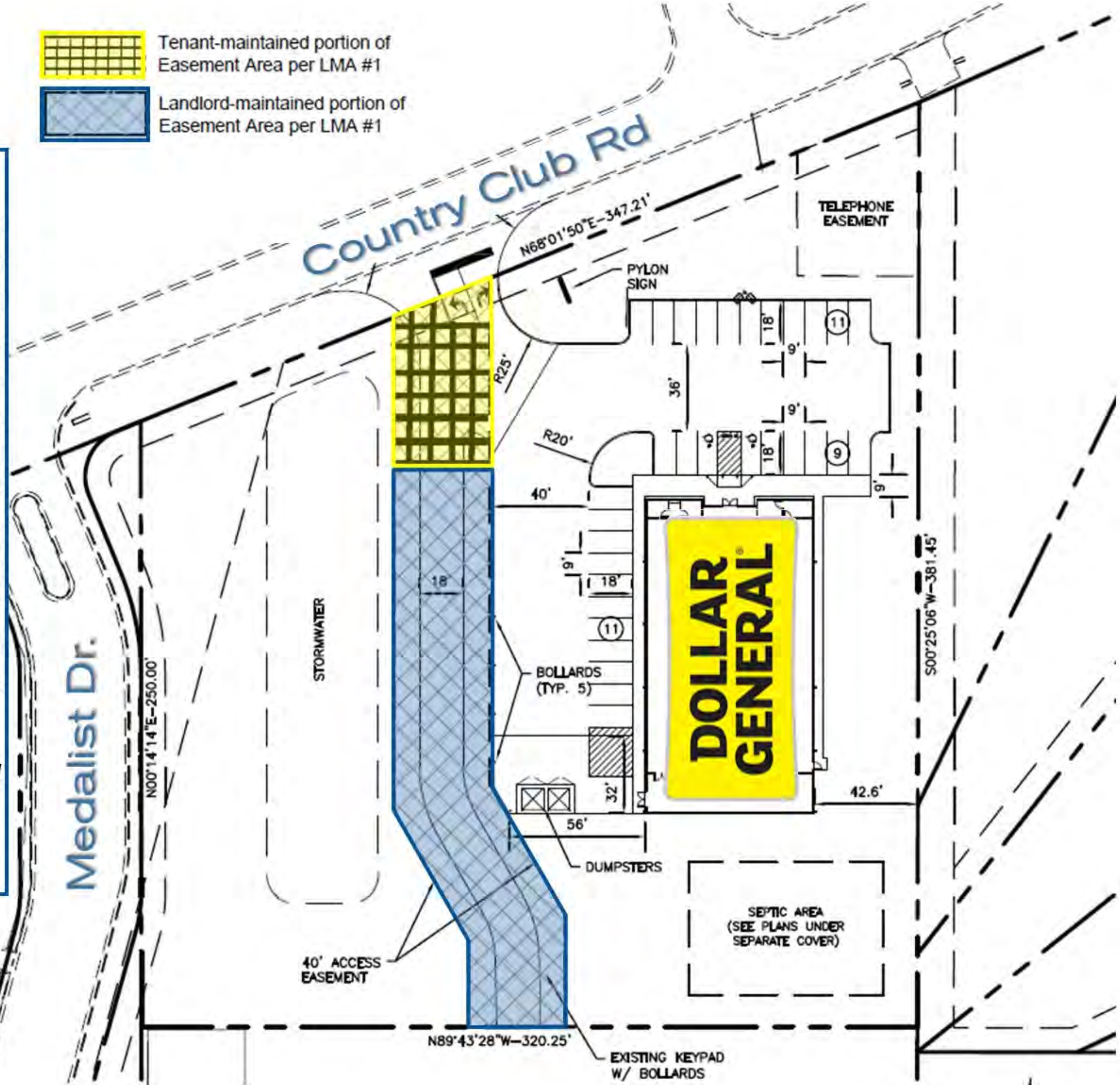


LOCATION INFORMATION

BUILDING NAME	Dollar General | San Angelo, TX (Country Club Rd.)
STREET ADDRESS	1821 Country Club Road
CITY, STATE, ZIP	San Angelo, TX 76904
COUNTY	Tom Green

BUILDING INFORMATION

NOI	$150,000.00
CAP RATE	6.0%
OCCUPANCY %	100.0%
TENANCY	Single
NUMBER OF FLOORS	1
YEAR BUILT	2026
FRAMING	Metal
ROOF	Standing Seam Metal Roof



Portion of LMA #1:

Upon delivery of the Demised Premises to Tenant in accordance with Lease Section 2, Tenant will thereafter only maintain those portions of the Easement Area shown in bold hatching on Exhibit 1 (***Yellow***) attached hereto. The portions of the Easement Area not shown in bold hatching on Exhibit 1 (***Blue***) shall be kept and maintained by Landlord in good order, condition and state of repair, at Landlord's sole cost and expense.

(Full Lease and LMA provided upon request)

TENANT PROFILE

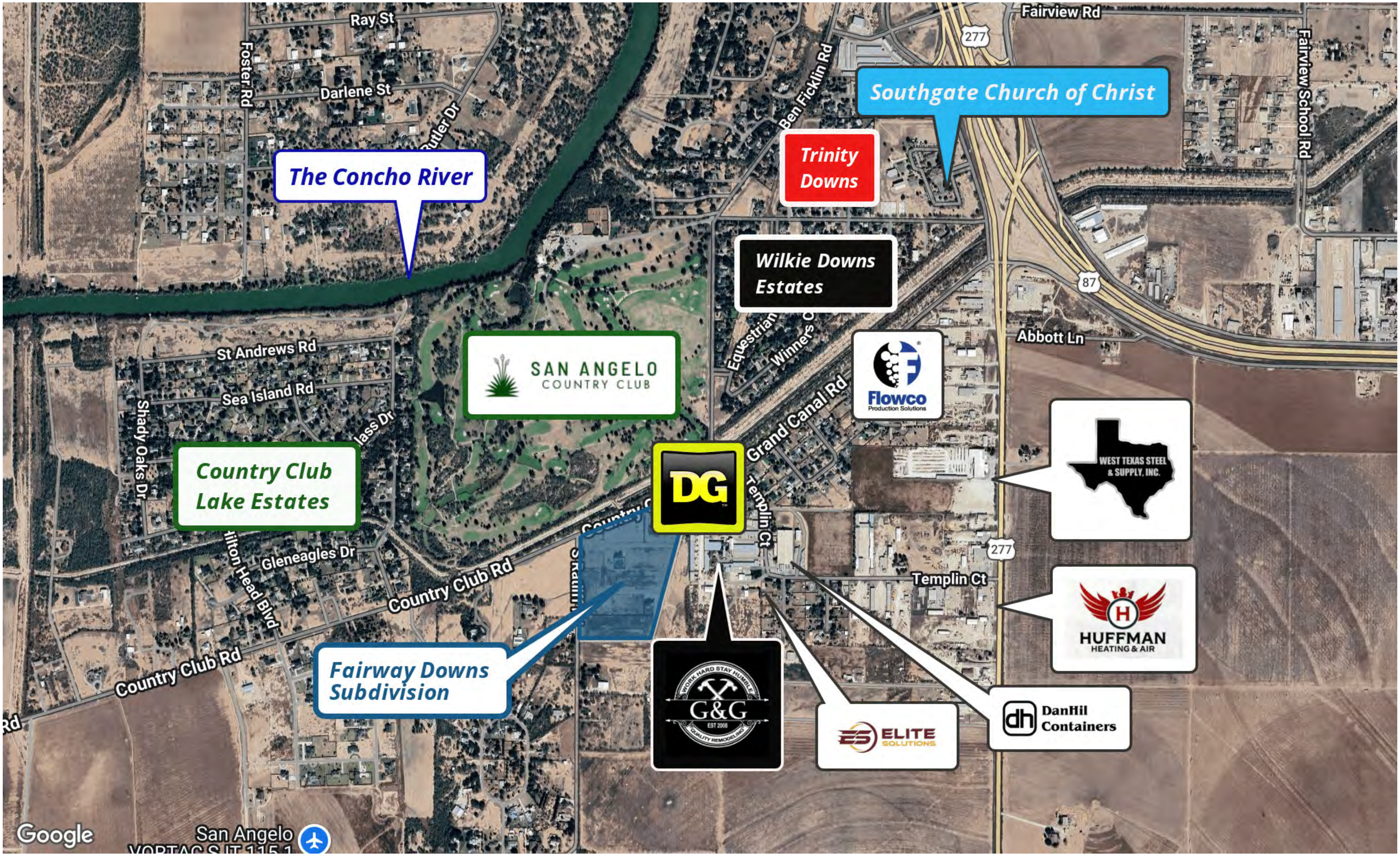
RENT SCHEDULE

LEASE YEAR	ANNUAL RENT	INCREASE
1 - 5	$150,000	--
6 - 10	$157,500	5%
11 - 15	$165,375	5%
OPTION 1	$173,644	5%
OPTION 2	$182,326	5%
OPTION 3	$191,442	5%
OPTION 4	$201,014	5%
OPTION 5	$211,065	5%

COMPANY HIGHLIGHTS

- 2025 Fiscal Year Net Sales **Increased 5.2%** to **$42.7 billion**
- 2025 Fiscal Year Same-Store Sales **Increased 3.0%**
- DG reported **net income** of **$1.5 billion** for fiscal 2025, an **increase of 34.4%** compared to $1.1 billion in fiscal 2024
- **Ranked #109** on Fortune 500 List
- **+/-20,959 stores in the USA and Mexico** (as of 2/27/26)
- **589** New Stores opened in 2025
- **+/- 4,730** Total Expected Real Estate Projects in 2026
- *https://investor.dollargeneral.com/*

AERIAL MAP



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POINTS OF INTEREST

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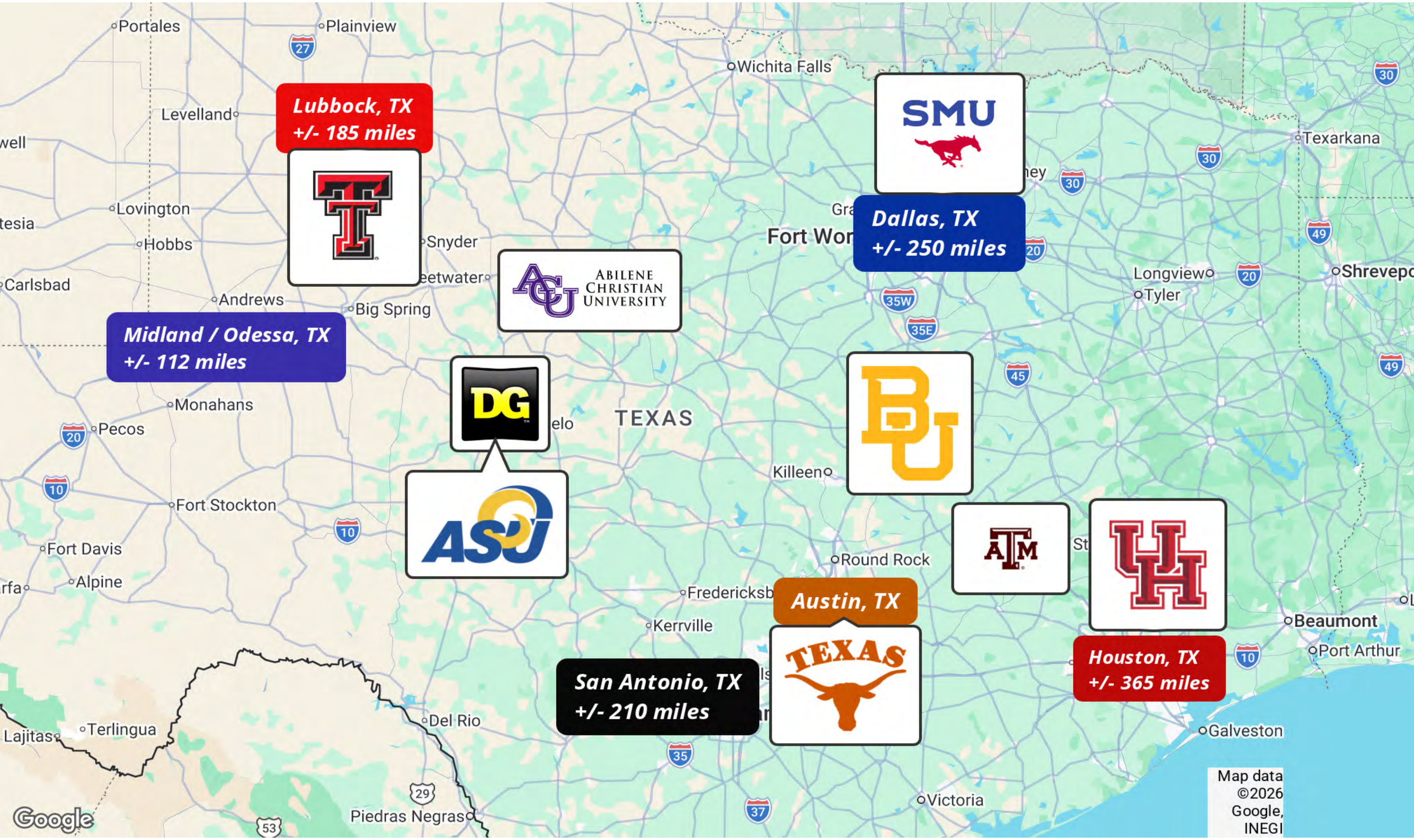
REGIONAL MAP



SAN ANGELO, TX ECONOMY

SAN ANGELO / TOM GREEN COUNTY ECONOMY

- Unlike many West Texas towns that boom and bust with oil, San Angelo has a uniquely diversified economy
- San Angelo is the "inland port" and service hub for 13+ surrounding counties.
- Goodfellow Air Force Base is home to the 17th Training Wing, the base supports a population of over 12,500 people, including active duty, students, and civilians.
- Goodfellow Air Force Base is the primary global training hub for the Air Force's cryptology, intelligence, and fire protection specialties, ensuring a constant flow of personnel and federal spending.
- Shannon Medical Center is the largest employer in the region with 4,300+ employees and serves a massive 24-county catchment area (roughly 10% of Texas' landmass) \
- Angelo State University brings over 11,000 students to San Angelo
- San Angelo is historically known as the "Wool Capital of the World," and remains the primary agribusiness and livestock processing center for the region
- San Angelo is currently seeing a large amount of investment in data centers. Major projects like the Skybox/Emergent development are leveraging the area's robust power grid and proximity to renewable energy
- The region is a top producer of wind and solar energy in Texas, providing a stable industrial tax base and high-paying technical jobs
- San Angelo maintains a consistently low unemployment rate (roughly 2.9%–3.5% in early 2026), outperforming both state and national averages in workforce participation
- Recent economic reports show a significant surge in manufacturing tax revenue (up 16.9% year-over-year in late 2025/early 2026), signaling increased industrial productivity and a strengthening local economy
- *Sources: Google Gemini, Shannon Medical Center, Tom Green County, FRED*

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SAN ANGELO, TX HEALTHCARE & EDUCATION

HEALTHCARE

- Shannon Health System is the dominant healthcare force in the region and the city's largest employer.
- After a major consolidations, including the acquisition of the former San Angelo Community Medical Center, Shannon now operates a unified regional system with 600+ beds across multiple campuses
- Shannon employs over 4,300 people and supports a network of 400+ providers across 40 medical specialties.
- SHS is home to a Level III Trauma Facility and a designated Women's & Children's Hospital with a Level II NICU, drawing patients from hundreds of miles away.
- In early 2026, Shannon expanded its regional dominance by acquiring Scenic Mountain Medical Center in Big Spring, further solidifying San Angelo as the administrative and specialized care hub for West Texas
- San Angelo is home to River Crest Hospital, an 80-bed private psychiatric and addiction treatment facility providing essential behavioral health services for children, adolescents, and adults across the region.
- The VA San Angelo Outpatient Clinic serves a the large veteran population associated with Goodfellow Air Force Base and the surrounding counties
- *(Sources: Shannon Health System, River Crest, VA, Google Gemini)*

EDUCATION

- Angelo State University (ASU) is part of the Texas Tech University System
- ASU has reached a historic milestone in the 2025-2026 academic year, with enrollment topping 12,000 students
- The university is seeing significant expansion in Mechanical Engineering, Social Work, and Teacher Education, aligning its curriculum with Texas' statewide workforce demands.
- Howard College (San Angelo Campus) serves as the primary provider for technical and workforce training, specializing in nursing, dental hygiene, and industrial trades.
- In early 2026, Howard College secured new funding to renovate the West Texas Training Center, significantly expanding its capacity for health profession certifications to meet the demands of Shannon Health
- *(Sources: Texas Tech, Howard College, Google Gemini)*

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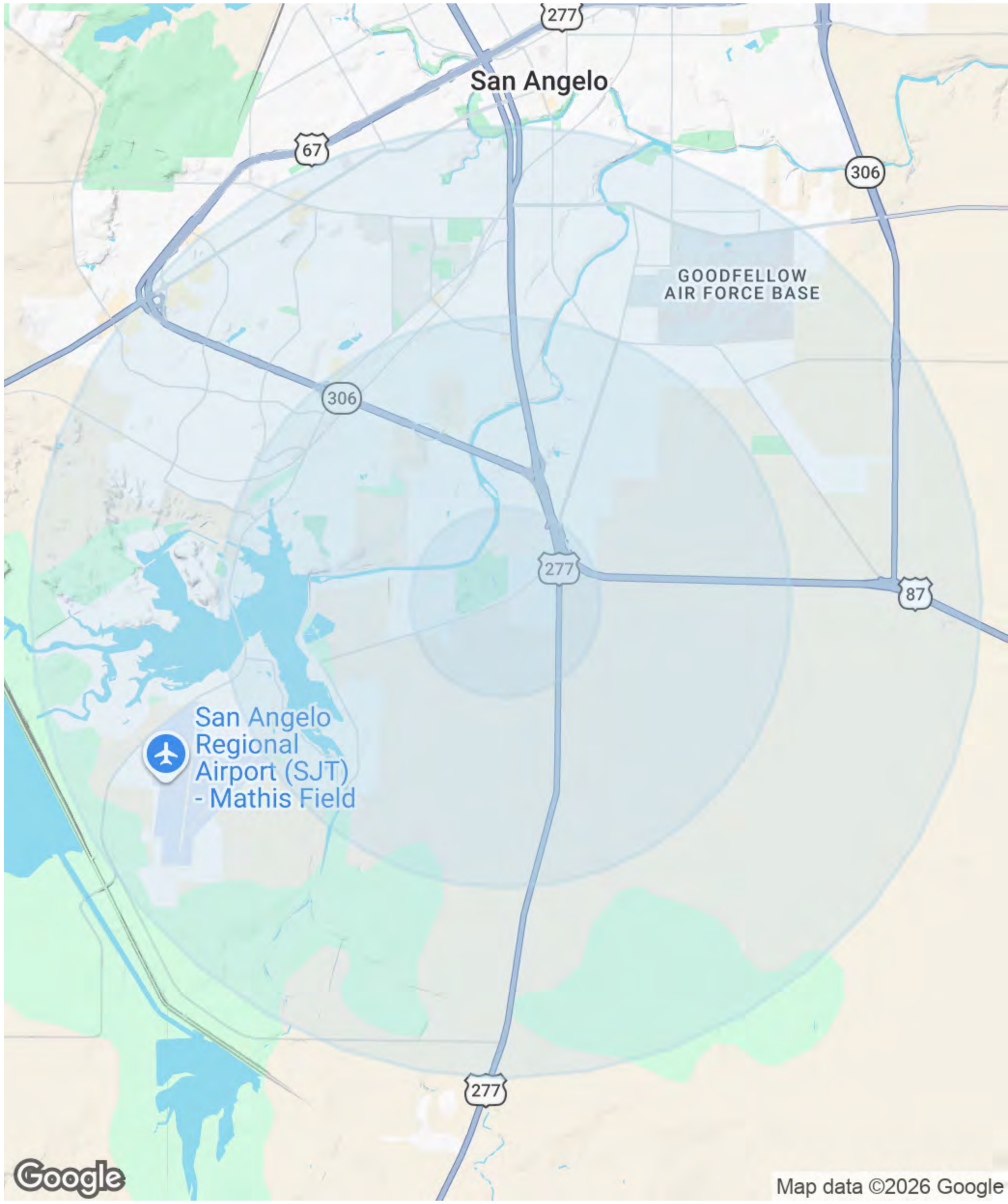
POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	934	11,952	51,793
AVERAGE AGE	51.2	40.8	38.1
AVERAGE AGE (MALE)	49.8	41.3	37.3
AVERAGE AGE (FEMALE)	54.7	41.0	38.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	442	5,257	21,192
# OF PERSONS PER HH	2.1	2.3	2.4
AVERAGE HH INCOME	$176,292	$115,163	$96,500
AVERAGE HOUSE VALUE	$564,898	$387,258	$259,394

2023 American Community Survey (ACS)



RANDALL COMMERCIAL

Randall Commercial Group, LLC

Elizabeth Johnson Randall, CCIM

President, Designated Broker

Direct: 662-234-4043 | Office: 662-234-4044

Email: erandall@randallcg.com

About Randall Commercial Group, LLC

Randall Commercial Group, LLC is a boutique commercial real estate investment brokerage and consulting firm focused on properties and development opportunities in the southeastern United States for clients located throughout the country. Through a myriad of brokerage services, we serve institutional and individual investors as well as end users, tenant, and developers on deals ranging up to $50 million in estimated market value.

Our proprietary research, continual education, creativity, and perseverance allow us to focus on creating client wealth by optimizing real estate strategies for businesses and investors while building meaningful, long-term relationships. The majority of our business results from expanding our client relationships and referrals from clients and peers. We believe the reward for hard work well done is the opportunity to do more of it; for this, we thank you for your trust and belief in our methodology.

Our corporate strategy is simple: client first. We do not desire to be all things to all clients, but we are singularly focused on being all things investment real estate.

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TREC
TEXAS REAL ESTATE COMMISSION

Information About Brokerage Services

2-10-2025

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

EQUAL HOUSING OPPORTUNITY

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Randall Commercial Group, LLC	**9010607**	**erandall@randallcg.com**	**662-234-4044**
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Elizabeth Johnson Randall	**755728**	**erandall@randallcg.com**	**662-234-4043**
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent	License No.	Email	Phone
Sales Agent/Associate	License No.	Email	Phone

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1

TREC CONSUMER PROTECTION NOTICE

THE TEXAS REAL ESTATE COMMISSION (TREC) REGULATES REAL ESTATE BROKERS AND SALES AGENTS, REAL ESTATE INSPECTORS, HOME WARRANTY COMPANIES, EASEMENT AND RIGHT-OF-WAY AGENTS, AND TIMESHARE INTEREST PROVIDERS

YOU CAN FIND MORE INFORMATION AND CHECK THE STATUS OF A LICENSE HOLDER AT

WWW.TREC.TEXAS.GOV

YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO TREC

A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE

TREC ADMINISTRERS TWO RECOVERY FUNDS WHICH MAY BE SED TO SATSIFY A CIVIL COURT JUDGEMENT AGAINST A BROKER, SALES AGENT, REAL ESTATE INSPECTOR, OR EASEMENT OR RIGHT-OF-WAY AGENT, IF CERTAIN REQUIREMENTS ARE MET.

REAL ESTATE INSPECTORS ARE REQUIRED TO MAINTAIN ERRORS AND OMISSIONS INSURANCE TO COVER LOSSESS ARISING FROM THE PERFORMANCE OF A REAL ESTATE INSEPCTION IN A NEGLIGENT OR INCOMPETENT MANNER.

PLEASE NOTE: INSPECTORS MAY LIMIT LIABILITY THROUGH PROVISIONS IN THE CONTRACT OR INSPECTION AGREEMENT BETWEEN THE INSPECTOR AND THEIR CLIENTS. PLEASE BE SURE TO READ ANY CONTRACT OR AGREEMENT CAREFULLY. IF YOU DO NOT UNDERSTAND ANY TERMS OF PROVISIONS, CONSULT AN ATTORNEY.

IF YOU HAVE QUESTIONS OR ISSUES ABOUT THE ACTIVITIES OF A LICENSE HOLDER, THE COMPLAINT PROCESS, OR THE RECOVERY FUNDS, PLEASE VISIT THE WEBSITE OR CONTACT TRECT AT

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TEXAS REAL ESTATE COMMISSION

TEXAS REAL ESTATE COMMISSION
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