

**MAKE AN
OFFER TODAY!**

1290 Butternut St. Abilene, TX 79601

**DOLLAR
GENERAL**

**1290 Butternut St.
Abilene, TX**

Building Size:
15,732 SF

Property Type:
Retail

Property Use Type:
Net Lease Investment
with 5+ years left on lease

Cap Rate:
9.75%

Occupancy:
100%

Tenancy:
Single

Improvements:
New Roof Installation in 2004

HVAC Reconditioned in 2008

Annual Rent	\$30,000
Insurance Reimbursement	\$ 2,359
Tax	\$ 2,401
Net Income	\$29,126

\$298,000

Net Income: \$29,126 Annually

Dollar General is over 8,200 stores strong in about 35 states with over 60+ years in the business. They offer basic household items such as cleaning supplies, health and beauty aids, apparel and food. Dollar General is the largest general merchandise discount chain in the US with over 8,000 stores in the United States.

Abilene, TX, parades its heritage in a collection of venues designed to both educate and entertain. Home to 120,000 friendly people, three private universities, six public universities and community colleges and Dyess Air Force Base.

Abilene preserves the traditional heritage of the old West while providing all the advantages of a contemporary city. Abilene, a Top Twelve Texas Destination, is located near the center of Texas just 150 miles west of the Dallas-Fort Worth metroplex.

866.323.3111

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