



OFFERING MEMORANDUM

**DOLLAR GENERAL**

503 N. US-65  
Marshall, AR

## DOLLAR GENERAL

503 N. US-65  
MARSHALL, AR 72650



**\$588,000**  
LIST PRICE



**7.65%**  
CAP RATE



**\$45,000**  
ANNUAL RENT

### LISTED BY:

**JOSH BISHOP**  
VP & DIRECTOR

DIRECT (214) 692-2289  
MOBILE (315) 730-6228  
[josh.bishop@matthews.com](mailto:josh.bishop@matthews.com)  
LIC # 688810 (TX)

**ARON CLINE**  
SVP & SENIOR DIRECTOR  
LIC # 01904371 (CA)

**CALVIN SHORT**  
SVP & SENIOR DIRECTOR  
LIC # 01927216 (CA)

**CHAD KURZ**  
SVP & NATIONAL DIRECTOR  
LIC # 01911198 (CA)

**BROKER OF RECORD**  
KYLE MATTHEWS  
LIC # PB00084217 (AR)

## DOLLAR GENERAL

### INVESTMENT HIGHLIGHTS

- » **Early Lease Extension**—Dollar General extended their lease 4.5 years before the last term was set to expire
- » **Relocation Store**—The subject property was a relocation store in 2004, proving that Marshall is a very strong market for the tenant and that Dollar General has a strong commitment to operating there
- » **Passive Investment**—This attractive lease allows for an investor to purchase this property with very little management responsibility
- » **Attractive Return**—The offering provides a very attractive 7.65% cap rate on a stabilized investment
- » **Corporate Guarantee**—The lease is backed by Dollar General Corporation which has a **BBB Investment Grade Credit** and a net worth of ± \$30 Billion
- » **Strong Traffic Counts**—More than 15,440 vehicles pass by this store each day
- » **Located Along Major Thoroughfare**—I-65 is a major interstate highway located in the central US running from northern Indiana through southern Alabama

## LEASE SUMMARY

TENANT TRADE NAME	Dollar General
TYPE OF OWNERSHIP	Fee Simple
LEASE GUARANTOR	Dollar General
LEASE TYPE	NN
ORIGINAL LEASE TERM	10 Years
RENT COMMENCEMENT DATE	11/1/2004
LEASE EXPIRATION DATE	10/31/2024
TERM REMAINING ON LEASE	±6 Years
INCREASES	7%
OPTIONS	Two, 5-Year options

## ANNUALIZED OPERATING DATA

LEASE COMMENCE	LEASE END	MONTHLY RENT	ANNUAL RENT	CAP RATE
Current -	10/31/24	\$3,750.00	\$45,000.00	7.65%
Option 1		\$4,000.00	\$48,000.00	8.16%
Option 2		\$4,250.00	\$51,000.00	8.67%

## REGIONAL MAP



**±9,014 SF**  
GLA



**2004**  
YEAR BUILT



**\$45,000**  
NOI





REPRESENTATIVE PHOTO

## LARGEST DOLLAR STORE CHAIN

### DOLLAR GENERAL

Dollar General is the fast-growing retailer that boasts roughly 15,000 discount stores in over 40 US states, mostly in the South, East, the Midwest, and the Southwest. It generates about 75% of its sales from consumables (including refrigerated, shelf-stable, and perishable foods) and another 10% from seasonal items. The stores also offer household products and apparel. Pricing its items at \$10 or less, Dollar General targets low-, middle-, and fixed-income shoppers while selling brand-name products from manufacturers such as Procter & Gamble, Kimberly-Clark, Unilever, Kellogg's, General Mills, Nabisco, Hanes, PepsiCo, and Coca-Cola.

With its small-box stores typically measuring some 9,100 sq. ft, Dollar General targets cost-conscious consumers that prefer easier and quicker access to items than at super-sized competitors such as Wal-Mart and Costco (which are also often much farther away). Indeed, Dollar General's strategy of catering to the value conscious has paid off big, both during and after the recession. The discount retailer boasted its 26th consecutive year of same-store sales growth in 2016 (ended January), attributable to its value and convenience proposition.

[WWW.DOLLARGENERAL.COM](http://WWW.DOLLARGENERAL.COM)

**±15,000**  
LOCATIONS

**±113,400**  
EMPLOYEES

**BBB**  
CREDIT RATING (S&P)

# AREA OVERVIEW



OZARK NATIONAL FOREST

## DEMOGRAPHICS

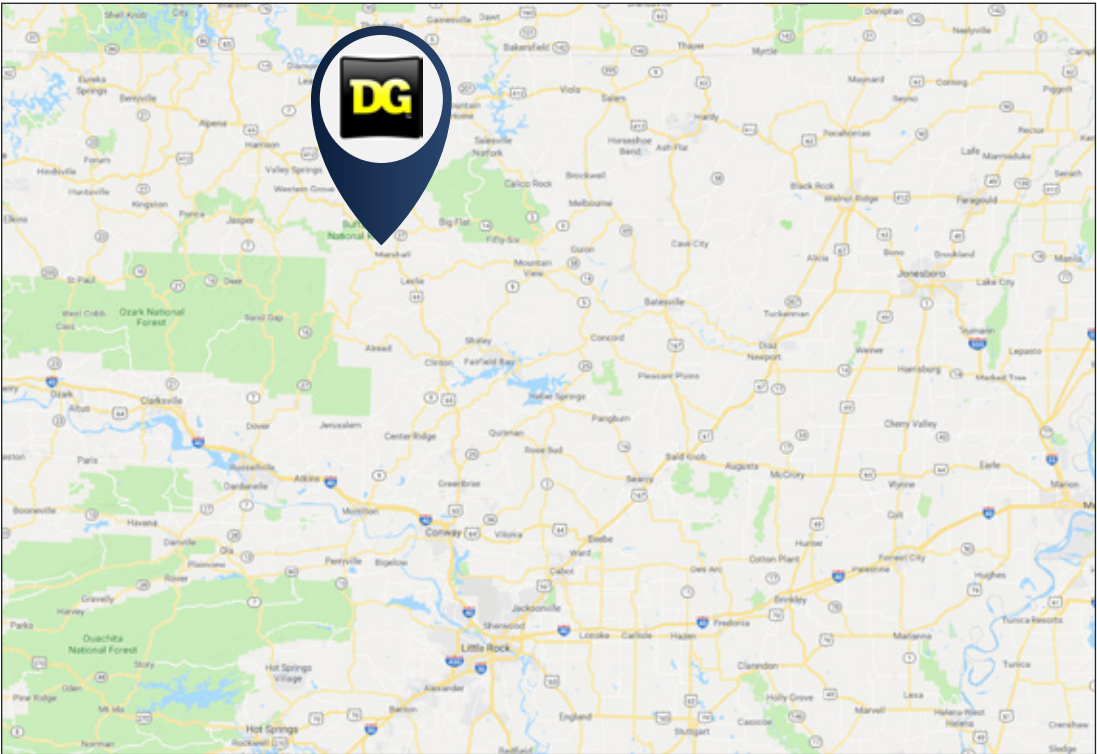
POPULATION	1-MILE	3-MILE	5-MILE
2010 Census	1,078	1,930	2,730
2019 Estimate	1,058	1,896	2,686
2024 Projection	1,062	1,905	2,700
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2010 Census	491	841	1,186
2019 Estimate	487	835	1,178
2024 Projection	491	842	1,189
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$58,785	\$58,542	\$57,818

# MARSHALL, AR

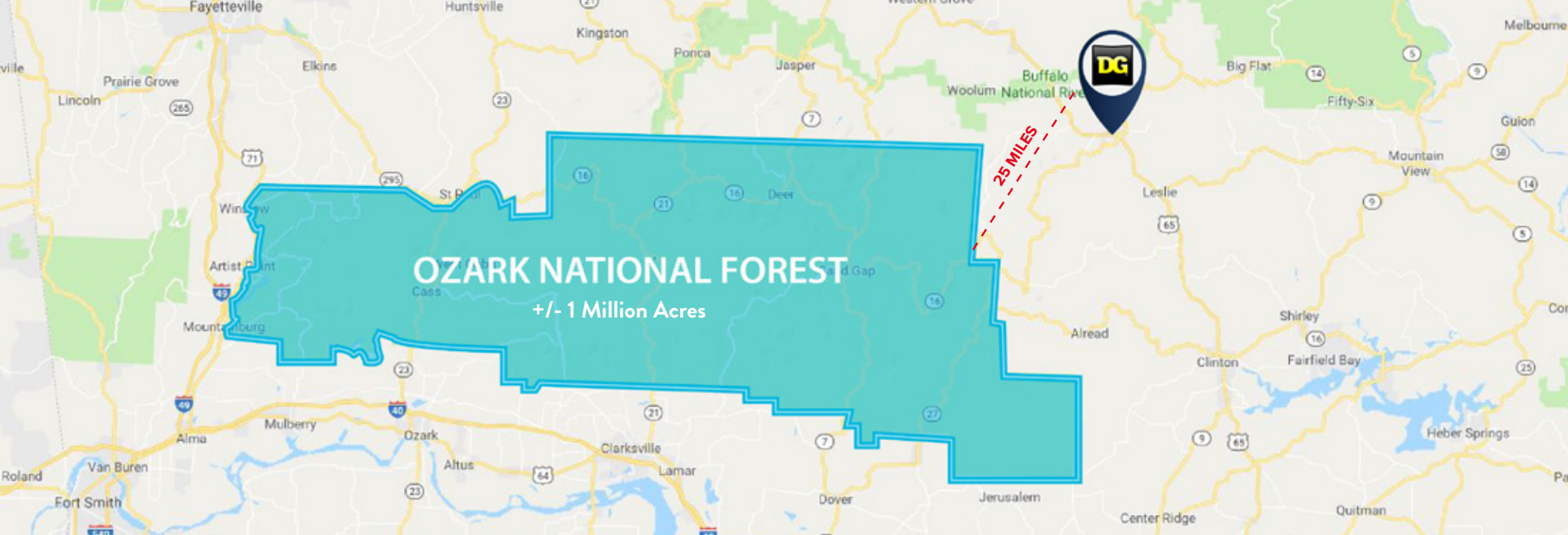
The picturesque Ozark Mountain town of Marshall serves as a base camp for an Ozarks adventure. It's centrally located just a few miles south of the Buffalo National River and the Tyler Bend Visitor's Center at Silver Hill, as well as the charming Buffalo River town of Gilbert. A few miles to the west is the Ozark National Forest and the Ozark Highlands Trail; to the northeast is another section of the Ozark National Forest, and to the south lies the historic shopping destination of Leslie.

Canoeing, kayaking, hiking, camping, stargazing, hunting, smallmouth bass fishing, and horseback riding can all be found in Marshall. Cabins, lodges, bed and breakfasts, RV parks, campgrounds, and farm stay accommodations are available in the region. Marshall also sits within the elk hunting capital of Arkansas and wild elk can often be seen grazing just outside of town. The annual Searcy County Fair and Rodeo is held here in September and the annual Marshall High School Art Club Chocolate Roll Festival is held in March. After all, Searcy County is the Chocolate Roll Capital of the World.

Perhaps the most recognizable historic landmark in town is the Kenda Drive-In, the only year-round operating drive-in movie theater in Arkansas. Marshall is also home to the Searcy County Library (named a "Star Library" in 2011, one of only two systems so named in the state). Marshall also boasts a modern airport with a 4,000-ft. lighted runway.







## OZARK NATIONAL FOREST

The Ozark National Forest covers more than one million acres, located mostly in northwestern Arkansas. The southern portion of the Forest runs along the Arkansas River Valley south to the Ouachita Mountains. The Forest's rugged scenic beauty offers a wide variety of recreational opportunities during the four very separate and distinct seasons. Whether you are a hiker, camper, canoeist, horseback rider, hunter or fisherman, the Ozark National Forest offers you the experience you are seeking. The Forest also offers three spectacular multiple use trails for horseback riding, mountain biking, hiking and all terrain vehicles (ATVs). There are over 230 miles of hiking trails (plus another 130 miles of other trails that are open to hiking) including the 165-mile-long Ozark Highlands Trail.





# SURROUNDING TENANTS



# CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Dollar General** located in **503 N. US -65, Marshall, AR 72650** (“Property”). It has been prepared by Matthews Real Estate Investment Services. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.



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**MATTHEWS**<sup>TM</sup>  
REAL ESTATE INVESTMENT SERVICES

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