

Dollar General

Tulsa, OK

Investment Highlights

Investment-Grade Credit

New Construction with Long-Term Lease

Relocation Store

Renewal Options with Increases

Good Demographics

\$1,395,570

Purchase Price

6.50%

Cap Rate

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Location Overview

Tulsa is the second-largest city in the state of Oklahoma and 45th-most populous city in the United States. As of July 2016, the population was 413,505, an increase of 12,591 over that reported in the 2010 Census. It is the principal municipality of the Tulsa Metropolitan Area, a region with 991,400 residents in the MSA and 1,251,172 in the CSA. The city serves as the county seat of Tulsa County, the most densely populated county in Oklahoma, with urban development extending into Osage, Rogers, and Wagoner counties.

Tulsa was settled between 1828 and 1836 by the Lochapoka Band of Creek Native American tribe. For most of the 20th century, the city held the nickname "Oil Capital of the World" and played a major role as one of the most important hubs for the American oil industry.

Once heavily dependent on the oil industry, economic downturn and subsequent diversification efforts created an economic base in the energy, finance, aviation, telecommunications and technology sectors. The Tulsa Port of Catoosa, at the head of the McClellan-Kerr Arkansas River Navigation System, is the most inland river port in the U.S. with access to international waterways. Two institutions of higher education within the city have sports teams at the NCAA Division I level, Oral Roberts University and the University of Tulsa.



Gill Warner, CCIM
Senior Director

gwarner@stanjohnsonco.com
P: +1 918.794.9512



Sharon Jordan
Senior Analyst

sharon@stanjohnsonco.com
P: +1 918.794.9513

Stan Johnson Company

6120 South Yale Avenue | Suite 300
Tulsa, Oklahoma 74136
P: +1 918.494.2690

stanjohnsonco.com