



# DOLLAR GENERAL

10596 Hwy. 111, Anacoco, Louisiana



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## **SPECIAL COVID-19 NOTICE**

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.



## LOCAL VIEW // 10596 HWY. 111

← Toledo Bend Reservoir  
175,000+ Annual Visitors  
5 Miles from Subject

← Toledo Bend State Park  
5 Miles from Subject



Alexandria, LA  
70 Miles from Subject →

Leesville, LA  
20 Miles from Subject →



Fort Polk Army Base  
46,085 Active Duty,  
Family and Staff  
30 Miles from Subject →

↙ Houston, TX  
175 Miles from Subject





## INVESTMENT HIGHLIGHTS // 10596 HWY. 111

- 2020 Construction | Build-to-Suit Dollar General
- Absolute (NNN) Net Lease | 13+ Years Remaining | No Landlord Responsibilities
- Three Five Year Options with 10% Increases | Potential for Long Term Passive Income
- Corporately Guaranteed Lease | Investment Grade Credit Tenant | S&P Credit Rating: BBB
- Limited Competition within the Market | Nearest Discount Store is within 10 Miles East
- Situated 5 Miles from South Toledo Bend State Park, a Popular Tourist and Recreational Area Seeing Over 175,000 Visitors Annually
- Located within 1 Hour Drive to Downtown Alexandria and Alexandria International Airport
- Growing Demographics: Population of 45,027 Within 20 Miles | 2% Projected Population Growth By 2026



## TENANT OVERVIEW // DOLLAR GENERAL

### DOLLAR GENERAL®

Dollar General Corporation has been delivering value to shoppers for more than 80 years. Dollar General helps shoppers Save time. Save money. Every day.® by offering products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares and seasonal items at everyday low prices in convenient neighborhood locations. Dollar General operated 17,266 stores in 46 states as of February 26, 2021. In addition to high-quality private brands, Dollar General sells products from America's most-trusted manufacturers. Dollar General stands for convenience, quality brands and low prices. Dollar General's stores aim to make shopping a hassle-free experience. We design small, neighborhood stores with carefully -edited merchandise assortments to make shopping simpler.

### COMPANY SNAPSHOT:

Tenant Trade Name:	<b>Dollar General</b>
Ownership:	<b>Public</b>
Founded:	<b>1939</b>
Headquarters:	<b>Goodlettsville, TN</b>
Tenant Type / Guarantor:	<b>Corporate</b>
Credit Rating:	<b>S&amp;P: BBB</b>
Stock Symbol:	<b>DG (NYSE)</b>
Revenue:	<b>\$33.7 Billion (2020)</b>
Employees:	<b>143,000 (2020)</b>
Locations:	<b>17,266+ (2020)</b>
Website:	<a href="https://www.dollargeneral.com">Dollargeneral.com</a>



OF AMERICANS ARE CURRENTLY WITHIN 5 MILES OF A DOLLAR GENERAL STORE



OF CURRENT STORE MANAGERS WERE PROMOTED FROM WITHIN THE ORGANIZATION



OF DOLLAR GENERAL STORES SERVE COMMUNITIES OF 20,000 OR LESS



### DOLLAR GENERAL ANNOUNCES Q3 2021 RESULTS:

- ✓ Net Sales Increased 3.9% to \$8.5 Billion
- ✓ Same-Store Sales Decreased 0.6%; Increased 11.6% on a two-year stack basis
- ✓ Real estate growth plans for fiscal year 2022 consist of nearly 3,000 real estate projects in total, including 1,110 new stores
- ✓ Plans to expand footprint internationally for the first time, with plans to open up to ten stores in Mexico by the end of fiscal 2022.
- ✓ On November 30, 2021, the Company's Board of Directors declared a quarterly cash dividend of \$0.42 per share on the Company's common stock



# FINANCIAL SUMMARY // 10596 HWY. 111



## THE OFFERING

## DOLLAR GENERAL

PRICE:	\$1,478,017
CAP RATE:	5.65%
PRICE PER SF:	\$163.97

## OFFERING SUMMARY

Property Address:	10596 Hwy. 111, Anacoco, LA 71403
Year Built	2020
Gross Leasable Area (GLA):	9,014 Sq.Ft.
Lot Size:	+/- 1.9 Acres
Parking:	31 Surface Spaces
Type of Ownership:	Fee Simple

## LEASE ABSTRACT

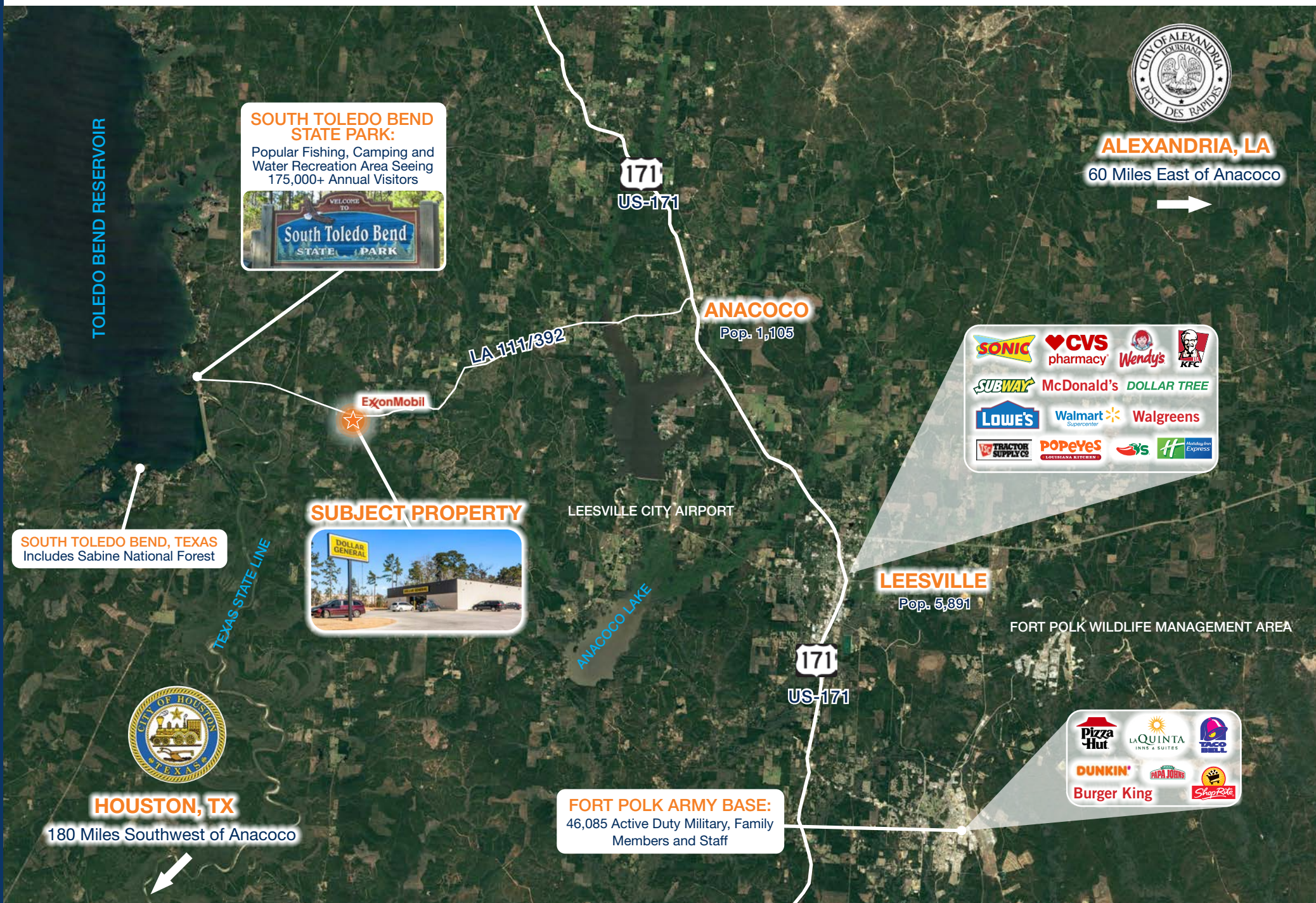
Tenant:	Dollar General
Lease Guarantor	Corporate Guarantee
Lease Type:	Absolute
Lease Commencement Date:	06/02/2020
Lease Expiration Date:	06/02/2035
Term Remaining:	13+ Years
Options:	Three, 5-Year Options Remaining
Rental Increases:	10% at the Start of Each Option
Landlord Responsibility:	None
Tenant Responsibility:	All

## RENT SCHEDULE

RENT INCREASES	ANNUAL RENT	MONTHLY RENT	PSF
Current: Through 06/02/2035	\$83,508	\$6,959	\$9.26
Option 1: Starting 06/02/2035	\$91,858	\$7,654	\$10.19
Option 2: Starting 06/02/2040	\$101,044	\$8,420	\$11.21
Option 3: Starting 06/02/2045	\$111,149	\$9,262	\$12.33

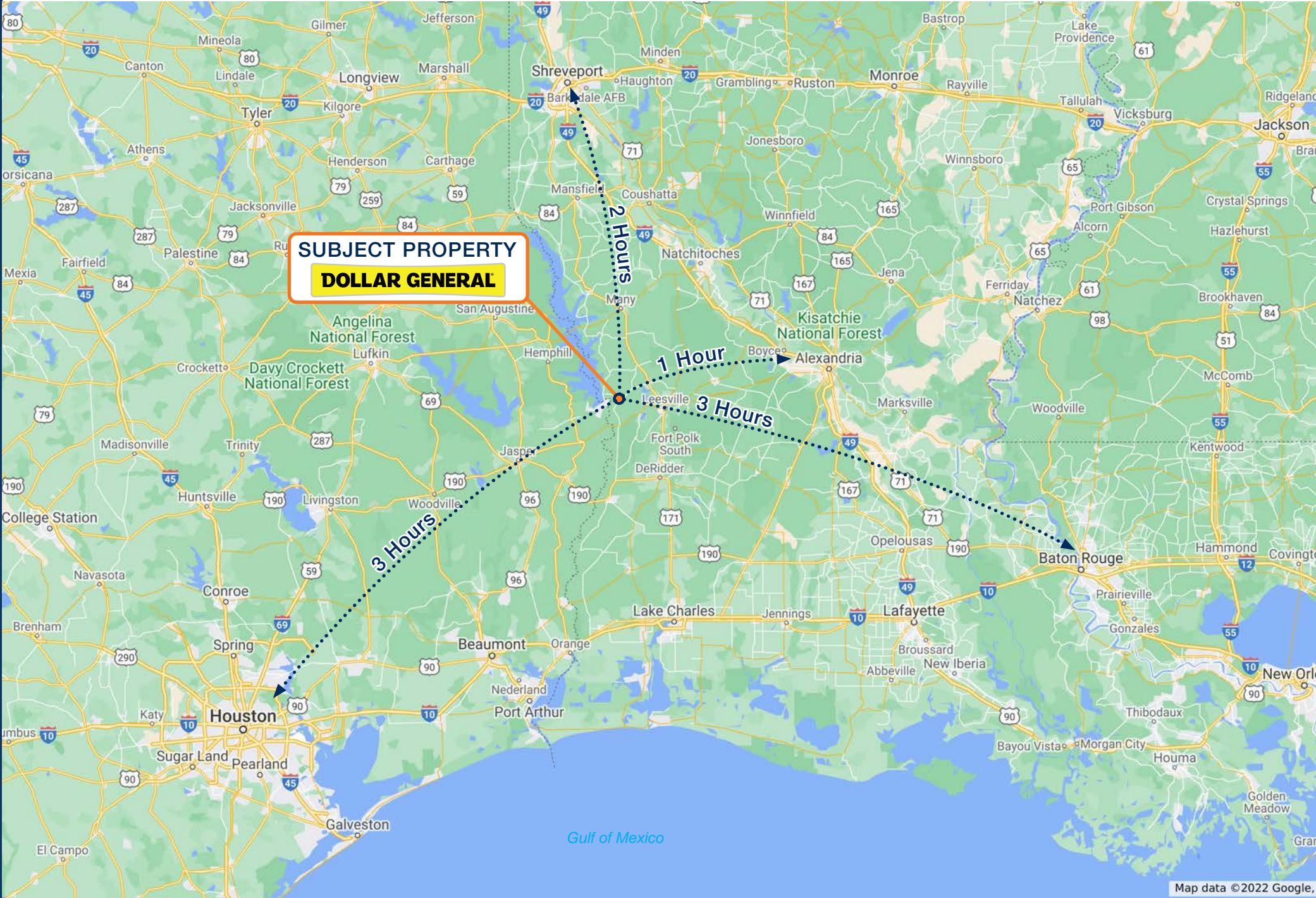


# AERIAL // 10596 HWY. 111





# MAP VIEW //ANACOCO, LOUISIANA





## LOCATION OVERVIEW // ANACOCO, LOUISIANA

Anacoco is a village in Vernon Parish, Louisiana. It is part of the Fort Polk South Micropolitan Statistical Area. Fort Polk South is the larger principal city of the Fort Polk South-DeRidder CSA, a Combined Statistical Area that includes the Fort Polk South (Vernon Parish) and DeRidder (Beauregard Parish) micropolitan areas.

South Toledo Bend State Park is located on several small bluffs that extend over and into the Toledo Bend Reservoir. Activities include bass fishing tournaments, hiking, cycling, birding, picnics, and camping. The area is a common nesting ground for the bald eagle.

Toledo Bend Reservoir is a reservoir on the Sabine River between Texas and Louisiana. The lake has an area of 185,000 acres, the largest man-made body of water partially in both Louisiana and Texas, the largest in the South, and the fifth largest by surface acre in the United States. Toledo Bend, with its 1,200 miles of shoreline, offers an almost unlimited opportunity for recreational development and is a major element in serving the growing demand for water oriented outdoor recreation. Both private and public facilities are available for swimming, boating, picnicking, fishing, camping, hunting, and sightseeing. The reservoir is a popular location for freshwater fishing with many clubs hosting tournaments.



South Toledo Bend State Park



# DEMOGRAPHIC REPORT // 10596 HWY. 111

POPULATION	10 Miles	15 Miles	20 Miles
2026 Projection			
Total Population	6,460	23,148	45,419
2021 Estimate			
Total Population	6,351	22,947	45,027
Daytime Population			
2021 Estimate	3,692	20,287	38,513
HOUSEHOLDS	10 Miles	15 Miles	20 Miles
2026 Projection			
Total Households	2,683	9,426	17,089
2021 Estimate			
Total Households	2,632	9,314	16,855
Average (Mean) Household Size	2.49	2.45	2.56
HOUSEHOLDS BY EXPENDITURE	10 Miles	15 Miles	20 Miles
Consumer Exp. Top 10 Categories			
Housing	\$17,815	\$16,817	\$16,875
Shelter	\$9,557	\$9,060	\$9,172
Transportation	\$9,498	\$8,906	\$9,037
Food	\$7,709	\$7,367	\$7,271
Personal Insurance and Pensions	\$5,989	\$5,673	\$5,746
Health Care	\$5,388	\$4,932	\$4,621
Utilities	\$4,058	\$3,872	\$3,808
Entertainment	\$2,757	\$2,374	\$2,297
HH Furnishings and Equipment	\$2,209	\$1,820	\$1,584
Cash Contributions	\$1,960	\$1,805	\$1,831

HOUSEHOLDS BY INCOME	10 Miles	15 Miles	20 Miles
2021 Estimate			
\$150,000 or More	6.77%	5.61%	4.53%
\$100,000-\$149,999	13.41%	11.09%	11.28%
\$75,000-\$99,999	12.72%	11.63%	11.59%
\$50,000-\$74,999	21.35%	21.95%	22.67%
\$35,000-\$49,999	13.10%	14.04%	15.47%
Under \$35,000	32.63%	35.68%	34.46%
Average Household Income	\$69,169	\$63,659	\$62,003
Median Household Income	\$55,302	\$50,310	\$50,069
Per Capita Income	\$28,664	\$25,959	\$23,747
POPULATION PROFILE	10 Miles	15 Miles	20 Miles
Population By Age			
2021 Estimate Total Population	6,351	22,947	45,027
Under 20	21.99%	24.31%	26.47%
20 to 34 Years	16.40%	19.34%	27.58%
35 to 39 Years	5.78%	6.01%	6.50%
40 to 49 Years	11.10%	10.81%	9.74%
50 to 64 Years	20.37%	19.49%	14.79%
Age 65+	24.36%	20.05%	14.90%
Median Age	45.56	40.34	32.06
Population 25+ by Education Level			
2021 Estimate Population Age 25+	4,595	15,885	28,277
Elementary (0-8)	3.13%	3.28%	2.84%
Some High School (9-11)	9.07%	9.70%	8.09%
High School Graduate (12)	43.77%	41.02%	39.09%
Some College (13-15)	20.48%	22.81%	24.23%
Associate Degree Only	4.98%	5.17%	6.18%
Bachelors Degree Only	12.45%	11.22%	12.61%
Graduate Degree	5.31%	5.72%	6.12%



A photograph of a Dollar General store parking lot. In the foreground, a large yellow sign with the Dollar General logo stands on a black pole. A dark red minivan is parked in the lot. In the background, there is a large white building with vertical siding and several other cars parked. The sky is blue with some clouds.

**DOLLAR  
GENERAL®**

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