



Representative Photo

# DOLLAR GENERAL®

218 1ST ST | MEDFORD, OK 73759



OFFERING MEMORANDUM

## EXCLUSIVELY LISTED BY

### CONNOR OLANDT

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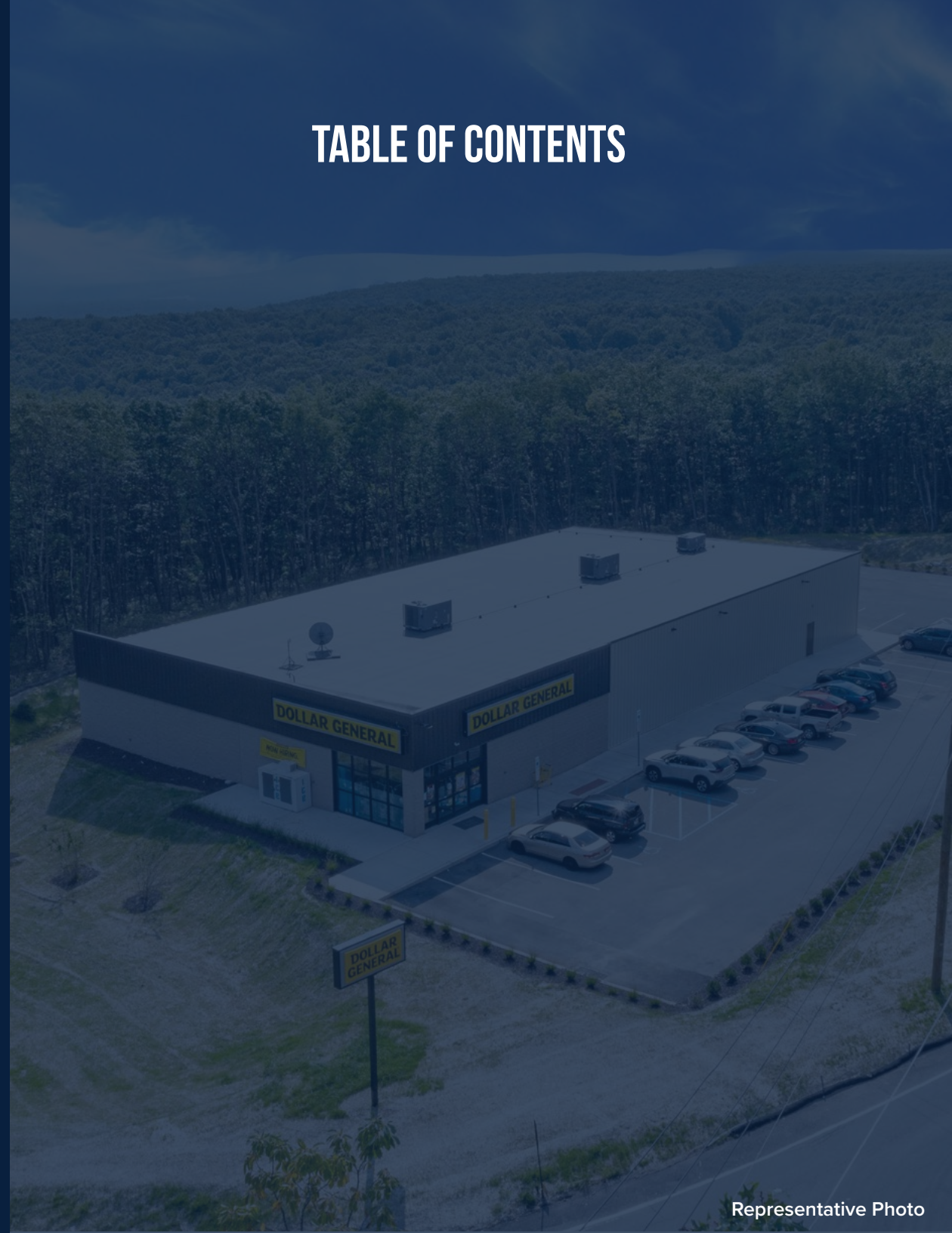
### KYLE MATTHEWS

BROKER OF RECORD

LIC # 180759 (OK)

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

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# EXECUTIVE OVERVIEW

## INVESTMENT HIGHLIGHTS

- Corporate guarantee from Dollar General Corporation. Dollar General boasts an investment grade credit rating of BBB (S&P) and has reported 34 consecutive quarters of same store sales growth.
- 2016 build-to-suit construction for Dollar General
- 8.75 years remaining on an initial 15-year lease, with four (4), five (5) year options.
- Absolute NNN Lease – provides zero landlord management or expenses providing passive income to the landlord.



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FINANCIAL OVERVIEW



\$1,249,384

LIST PRICE



\$81,210

NOI



6.50%

CAP RATE

BUILDING INFO

Address	218 1st St Medford, OK 73759
Year Built	2016
GLA	±9,100 SF
Lot Size (AC)	±1.44 AC

\*Buyer to verify GLA and Lot Size with a new survey

TENANT SUMMARY

Tenant Trade Name	Dollar General
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	Absolute NNN
Roof and Structure	Tenant Responsibility
Original Lease Term	15 Years
Rent Commencement Date	6/29/2016
Lease Expiration Date	6/30/2031
Term Remaining on Lease	± 8.75 Years
Increase	10% in Options
Options	Four, 5-Year

ANNUALIZED OPERATING DATA

DATE	MONTHLY RENT	ANNUAL RENT	INCREASES	CAP RATE
Current - 6/30/2031	\$6,767.50	\$81,210.00	-	6.50%
Option 1	\$7,444.25	\$89,331.00	10.00%	7.15%
Option 2	\$8,188.67	\$98,264.04	10.00%	7.86%
Option 3	\$9,007.58	\$108,090.96	10.00%	8.65%
Option 4	\$9,908.33	\$118,899.96	10.00%	9.52%

FOR FINANCING OPTIONS REACH OUT TO:

Kevin Puder  
(562) 841-1789  
kevin.puder@matthews.com



CROSSROADS COUNTRY MARKET



CHISHOLM TRAIL TERMINAL

± 2,000 VPD



MEDFORD HIGH SCHOOL  
± 1,200 STUDENTS

THE GRAZING COMPANY  
IRONSTONE NUTRITION

MEDFORD MINATURE GOLF

1ST ST ± 2,000 VPD



SUBJECT PROPERTY

HUGHES PHARMACY  
MEDFORD FLORAL  
MEDFORD CENTENNIAL CENTER



## TENANT OVERVIEW

### COMPANY NAME

Dollar General Corporation

### OWNERSHIP

Public

### INDUSTRY

Dollar Stores

### HEADQUARTERS

Goodlettsville, TN

### NO. OF EMPLOYEES

±157,000

## DOLLAR GENERAL®

### DOLLAR GENERAL

Dollar General is the fastest-growing retailer which currently boasts roughly 17,500 neighborhood general stores in 46 US states, primarily in the South, East, Midwest, and the Southwest. Roughly 75% of Dollar General's sales are derived from consumables (including refrigerated, shelf-stable, and perishable foods,) in addition to everyday household items such as paper towels, bath tissues, paper dinnerware, laundry, and home cleaning supplies. Dollar General offers some of America's most trusted name brands such as Clorox, Energizer, Proctor & Gamble, Hanes, Coca-Cola, Mars, Nestlé, Kimberly-Clark, Kellogg's, General Mills, Pepsi, and many others. Over the past few years, Dollar General has started to introduce alcohol and tobacco products such as cigarettes into their product mix, which has further driven revenue and increased profitability.

With its small-box store model typically measuring ± 9,100 sq. ft, Dollar General targets cost-conscious consumers that prefer easier and quicker access to items than 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 boosted its expectation of 29 consecutive years of same-store sales growth in December 2018, attributable to its value and convenience proposition, along with strong consumables and seasonal goods sales.



**17,500+**

LOCATIONS



**\$33.7B**

2021 REVENUE



**1939**

FOUNDED

# AREA OVERVIEW

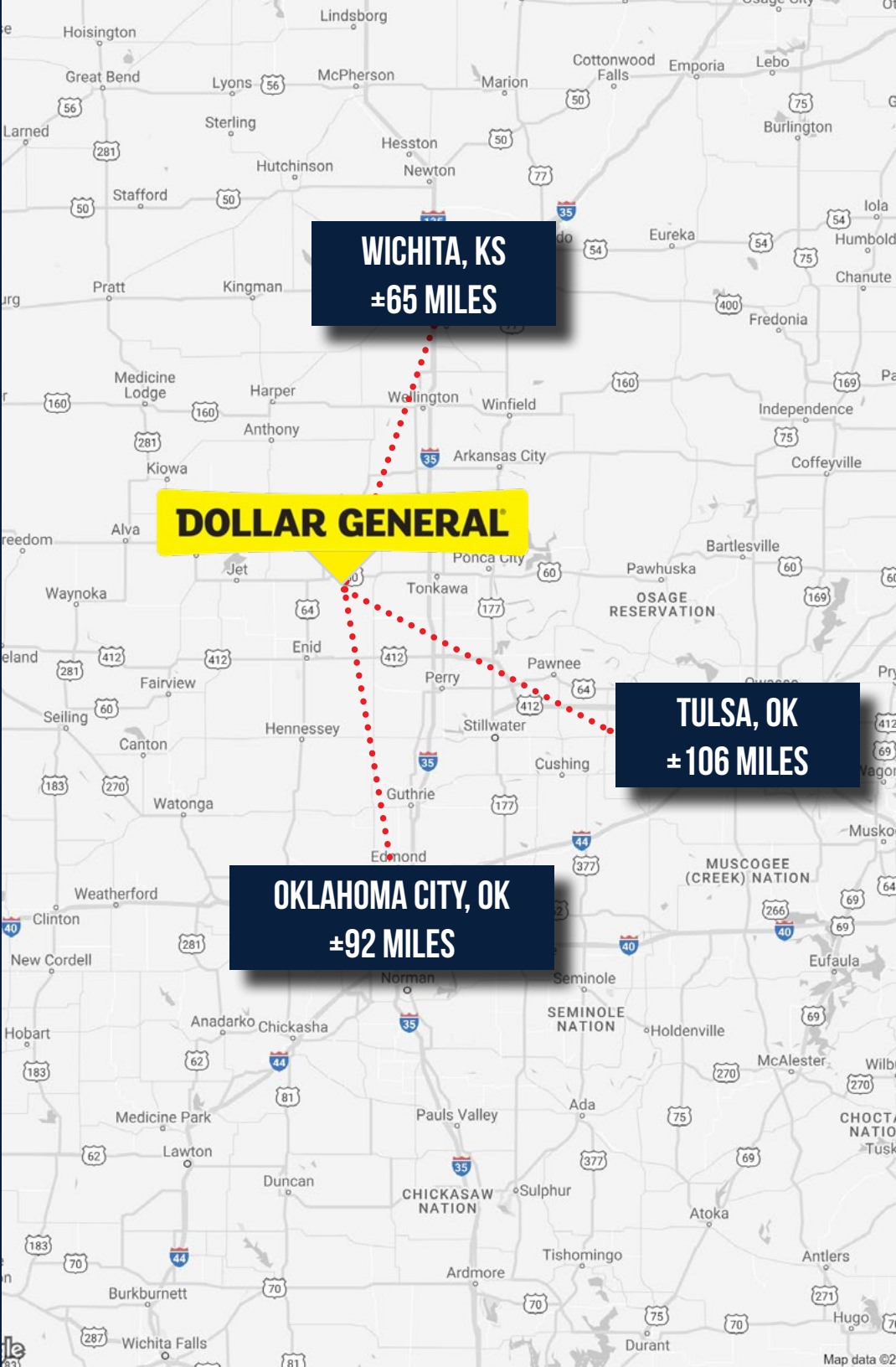
## MEDFORD, OK

Medford is a city in and the county seat of Grant County, Oklahoma. It is situated at the intersection of U.S. Highway 81 (Chisholm Trail Highway) and State Highway 11 allowing easy access to the town for travelers.

The county economy has largely been based on agriculture. The principal crops included wheat, corn, oats, alfalfa, and forage sorghum with estimated value of \$3.5 million. Farmers and ranchers had more than fourteen thousand each of hogs and cattle as well as almost thirteen thousand horses making farming a predominant industry. The Oil and gas industry is also a big contributor to the Grant County economy.

### PROPERTY DEMOGRAPHICS

POPULATION	5-MILE	7-MILE	10-MILE
2027 Projection	1,020	1,166	1,406
2022 Estimate	1,004	1,148	1,385
Growth: 2022-2027	1.58%	1.57%	1.53%
HOUSEHOLD	5-MILE	7-MILE	10-MILE
2027 Projection	476	545	657
2022 Estimate	422	483	582
Growth: 2022-2027	12.89%	12.88%	12.86%
INCOME	5-MILE	7-MILE	10-MILE
2022 Avg. Household Income	\$84,096	\$84,095	\$84,323



# CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Dollar General** located at **218 1st St, Medford, OK 73759** ("Property"). The 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 and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, 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.

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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.

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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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