



# **DOLLAR GENERAL**

**324 W Main St | Colcord, OK 74338**

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





# DOLLAR GENERAL

324 W Main St | Colcord, OK 74338

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# PROPERTY OVERVIEW



## INVESTMENT HIGHLIGHTS

- Investment Grade Tenant and Corporate Guarantee from Dollar General Corp. (NYSE: DG), a Fortune 500 Company (S&P: BBB)
- Absolute NNN Lease Requiring No Landlord Responsibilities
- Limited Competition in A Convenient Location
- Attractive Return Providing an Above Average Market Yield
- Colcord, Oklahoma's Stable and Robust Economy Promises A Growing Customer Base
- E-Commerce and Recession Proof Company
- Long-Term Lease with 7 Years of Lease Term Remaining and an Additional 5, 5 Year Options With 10% Increases
- 2015 BTS Construction on Colcord's Main Thoroughfare



# FINANCIAL OVERVIEW



**\$963,429**  
LIST PRICE



**67,440**  
NOI



**7.00%**  
CAP RATE



**±9,220 SF**  
GLA



**±1.01 AC**  
LOT SIZE



**2015**  
YEAR BUILT



## TENANT SUMMARY

Tenant Trade Name	Dollar General
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	Absolute NNN
Landlords Responsibilities	None
Original Lease Term	15 Years
Rent Commencement Date	2015-07-26
Lease Expiration Date	2030-07-31
Term Remaining on Lease	±7 Years
Increases	10% Every 5 Years in Options
Options	Five, 5-Year Options



# FINANCIAL OVERVIEW

ANNUALIZED OPERATING DATA			
	MONTHLY RENT	ANNUAL RENT	CAP RATE
Current	\$5,620	\$67,440	7.00%
Option 1	\$6,182	\$74,184	7.70%
Option 2	\$6,801	\$81,612	8.47%
Option 3	\$7,481	\$89,773	9.32%
Option 4	\$8,229	\$98,751	10.25%
Option 5	\$9,052	\$108,626	11.27%

FINANCING INQUIRIES
<i>For financing options reach out to:</i>
<b>JIM BRANDON</b> <b>+1 (310) 955-5836</b> <b><a href="mailto:jim.brandon@matthews.com">jim.brandon@matthews.com</a></b>



# TENANT PROFILE

## DOLLAR GENERAL®

Dollar General is a chain of discount stores that operates in the United States. Founded in 1939, it has since grown to become one of the largest discount retailers in the country. The company offers a wide range of merchandise at low prices, including food, household essentials, clothing, and seasonal items. Dollar General operates over 19,000 stores in 46 states, making it one of the most accessible retailers for customers in rural and suburban areas. The company's business model is built around offering a convenient and affordable shopping experience, with many stores located in smaller towns and rural areas where other retailers may not have a presence.

In recent years, Dollar General has also expanded its digital capabilities, including the launch of an online store, to better serve customers in a rapidly changing retail environment. Overall, Dollar General's focus on low prices, convenience, and accessibility has made it a popular destination for value-conscious shoppers across the United States.

### HEADQUARTERS

Goodlettsville, TN

### WEBSITE

[dollargeneral.com](http://dollargeneral.com)

### # OF LOCATIONS

19,000+

### YEAR FOUNDED

1939





# AREA OVERVIEW



## COLCORD, OK

Colcord, Oklahoma, is a small, rural town located in northeastern Oklahoma. Nestled within Delaware County, Colcord offers a tranquil and close-knit community setting, making it an ideal place for those seeking a quieter lifestyle away from the hustle and bustle of urban centers.

The town's economy is primarily centered around agriculture, with farming and ranching playing significant roles in the livelihood of many residents. The picturesque countryside and rolling hills provide fertile ground for various crops and livestock, contributing to the area's agricultural charm.

While Colcord may be a smaller town, it offers essential amenities, including schools, churches, and local businesses that cater to the needs of its residents. For more extensive shopping and entertainment options, neighboring towns and cities are easily accessible within a short drive.

DEMOGRAPHICS			
POPULATION	3-MILE	5-MILE	10-MILE
Five-Year Projection	1,448	2,786	20,036
Current Year Estimate	1,422	2,734	19,003
2020 Census	1,401	2,691	18,454
Growth Current Year-Five-Year	1.81%	1.89%	5.43%
Growth 2020-Current Year	1.47%	1.61%	2.97%
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
Five-Year Projection	544	1,034	7,054
Current Year Estimate	544	1,033	6,646
2020 Census	532	1,008	6,375
Growth Current Year-Five-Year	0.01%	0.04%	6.13%
Growth 2020-Current Year	2.19%	2.51%	4.25%
2010 Census	545	1,010	6,225
INCOME	3-MILE	5-MILE	10-MILE
Average Household Income	\$49,506	\$54,555	\$79,483



# BIRDS EYE **VIEW**





# AREA TENANT MAP



COLCORD SCHOOL DISTRICT OFFICE

COLCORD SCHOOL DISTRICT HORNET ARENA

TALBOT LIBRARY & MUSEUM

TUBBY'S TYRE & LUBE

CORNER POST CAFE

BEAUTY SALON

COLCORD TOWN HALL

S COLCORD AVE

WILL MOWER SHOP



COLCORD MIDDLE SCHOOL  
164 STUDENTS



COLCORD ELEMENTARY SCHOOL  
481 STUDENTS

URBAN 116 FLEA MARKET



SUBJECT PROPERTY

E MAIN ST





## AREA MAP





# CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **324 W Main St, Colcord, OK, 74338** (“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. Neither 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.

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.

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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 Owner 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 of this Offering Memorandum.

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