



DOLLAR GENERAL

marketTM

4000 E 9TH ST | TEXARKANA, AR 71854

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EXECUTIVE OVERVIEW

LEASE & LOCATION

- Brand new 2023 build-to-suit construction for Dollar General Market
- 15 Years Absolute NNN Lease - Zero Landlord Responsibilities
- Relocation store from a previously existing site less than a quarter mile away
- Relocation stores confirm proven locations within an established customer base
- Dollar General Market stores are DG's grocery store concept and confirm that they are projecting a very large sale volume based off of their previous stores revenue numbers
- Corporately guaranteed lease from Dollar General Corporation
- Excellent retail corridor with surrounding national tenants
- Huge ± 6.72 AC Parcel
- Traffic counts in excess of $\pm 15,155$ on E 9th St
- Five Mile Population $\pm 50,500$
- Texarkana is home to Texarkana College and Texas A&M University Texarkana

TENANT HIGHLIGHTS

- Dollar General has $\pm 19,500$ locations and plans to continue their expansion for the foreseeable future
- Dollar General has been considered an essential retailer and has proven to be one of the most profitable companies through the COVID-19 pandemic
- Dollar General boasts an investment-grade credit rating of BBB (S&P)





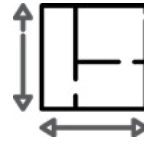
FINANCIAL OVERVIEW



\$1,959,626
PRICE



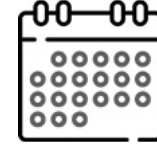
6.00%
CAP RATE



±12,480 SF
GLA



±6.72 AC
LOT SIZE



2023
YEAR BUILT

TENANT SUMMARY

Tenant Trade Name	Dollar General
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	Absolute NNN
Roof and Structure	Tenant Responsibility
Rent Commencement Date	9/23/2023
Lease Expiration Date	9/31/2038
Term Remaining on Lease	±15 Years
Increase	10% Every 5 Years In Options
Options	Five, 5-Year Options

ANNUALIZED OPERATING DATA

LEASE COMMENCE	MONTHLY RENT	ANNUAL RENT	CAP RATE
Years 1-15	\$9,798.13	\$117,577.56	6.00%
Option 1	\$10,777.94	\$129,335.28	6.59%
Option 2	\$11,855.73	\$142,268.76	7.25%
Option 3	\$13,041.31	\$156,495.72	7.98%
Option 4	\$14,345.44	\$172,145.28	8.78%
Option 5	\$15,779.98	\$189,359.76	9.66%



TENANT OVERVIEW

Dollar General is the fastest-growing retailer which currently boasts roughly 19,500 neighborhood general stores in 47 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 larger ±12,668 SF building, Dollar General PLUS 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 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.



THE OFFERING

PROPERTY NAME	DOLLAR GENERAL
Property Address	4000 E 9th St, Texarkana, AR 71854
SITE DESCRIPTION	
Number of Stories	One
Year Built	2023
GLA	±12,480 SF
Type of Ownership	Absolute NNN

COMPANY NAME
DOLLAR GENERAL

EMPLOYEES
±158,000

HEADQUARTERS
GOODLETTSVILLE, TN

YEAR FOUNDED
1939

WEBSITE
DOLLARGENERAL.COM

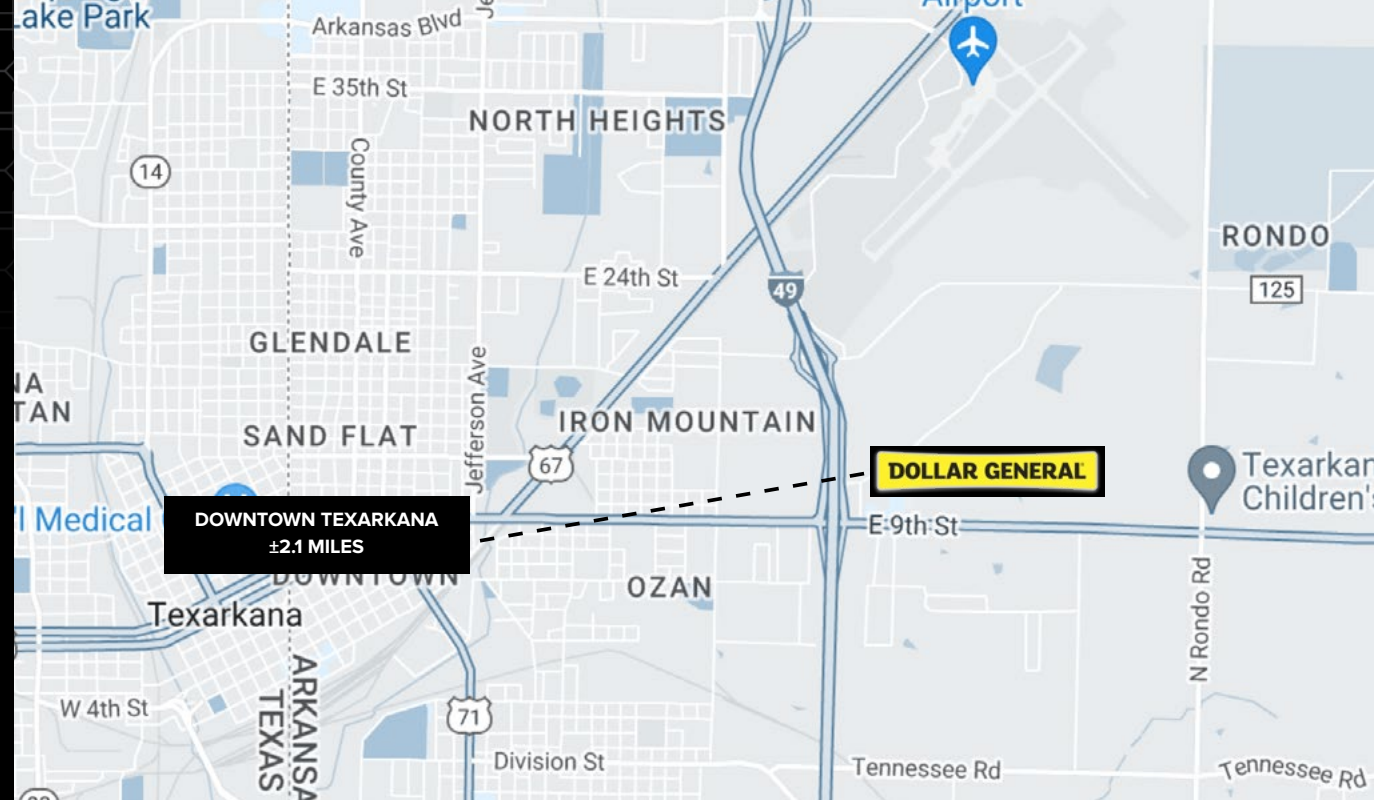
LOCATIONS
±19,500

AREA OVERVIEW

TEXARKANA, AR

Texarkana is a city located in the northeast corner of Texas, on the border with Arkansas. Texarkana is known for its unique location as a twin city, split between Texas and Arkansas. The city has a rich history, dating back to its establishment as a railroad town in the late 1800s. Today, Texarkana is a regional center for healthcare, education, and commerce, with a diverse economy that includes healthcare, manufacturing, retail, and education.

The city is home to several colleges and universities, including Texas A&M University-Texarkana, Texarkana College, and the University of Arkansas Community College at Hope-Texarkana. Other notable attractions in the area include the Texarkana Regional Arts Center, the Perot Theatre, the Ace of Clubs House, and the Discovery Place Children's Museum. Texarkana offers a blend of small-town charm and urban amenities, making it a great place to live, work, and visit in the northeast Texas and southwest Arkansas region.



DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2028 Projection	1,862	23,863	50,105
2023 Estimate	1,822	24,130	50,491
2020 Census	1,797	24,398	50,937

HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2028 Projection	790	9,297	20,221
2023 Estimate	774	9,348	20,296
2020 Census	764	9,414	20,415

INCOME	1-MILE	3-MILE	5-MILE
Avg. HH Income	\$48,089	\$59,641	\$65,388



EDUCATION

Located in the heart of the thriving Texarkana city, Texas A&M University-Texarkana and Texarkana College provide a wealth of educational opportunities that benefit the local economy as well as the students. With more than 2,000 students enrolled, Texas A&M University-Texarkana offers a diversified academic environment with an emphasis on student success. This university enables students to succeed in disciplines like business, education, and health sciences by providing an amazing array of degree programs. It has a significant yearly economic influence on the area, bringing in millions of dollars for the local economy.

With more than 4,000 students enrolled, Texarkana College is an integral component of the region's higher education system. The college is well-known for its rigorous academic programs and technical instruction, which equips students for a range of professions like nursing, manufacturing, and the arts. Both organizations have received recognition for their dedication to providing top-notch education. The city is still dedicated to education beyond that point. The "Texarkana Razorbacks," a collegiate sports team, and the "Twice as Fine Texarkana Wine Festival," a celebration of the neighborhood that includes live music and the arts in addition to wine, are both proudly hosted by Texarkana. This dual-campus town is a center for education and culture thanks to Texas A&M University-Texarkana and Texarkana College, which both have a substantial impact on the local economy and provide students with a plethora of knowledge and opportunities.

ATTRACTIONS

Known as the "Gateway to the Southwest," Texarkana is a crossroads of cultures with a rich history that combines Wild West adventure with Southern charm. Landmarks such as the Historic Ace of Clubs House, an eccentric octagonal mansion featuring a unique playing card pattern, are open for exploration by tourists. A haven for anglers and outdoor enthusiasts, Wright Patman Lake and Millwood Lake offer a variety of fauna, while Millwood State Park offers hiking, birdwatching, and camping opportunities. Texarkana is known for its magnificent holiday light displays, which have made it the recipient of the title "Christmas City, USA." It has been recognized as a hidden gem in American tourism, offering a lovely blend of history, nature, and community warmth, thanks to its distinctive placement, welcoming appeal, and multitude of attractions.



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 **4000 E 9th St, Texarkana, AR 71854** ("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.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Matthews Retail Group Inc.

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.

Net Lease Disclaimer: There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.

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Interactive Offering Memorandum

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