

MATTHEWSTM

REAL ESTATE INVESTMENT SERVICES



DOLLAR GENERAL[®]

2576 Hwy 278 | Wilmar, AR 71675



INTERACTIVE OFFERING MEMORANDUM

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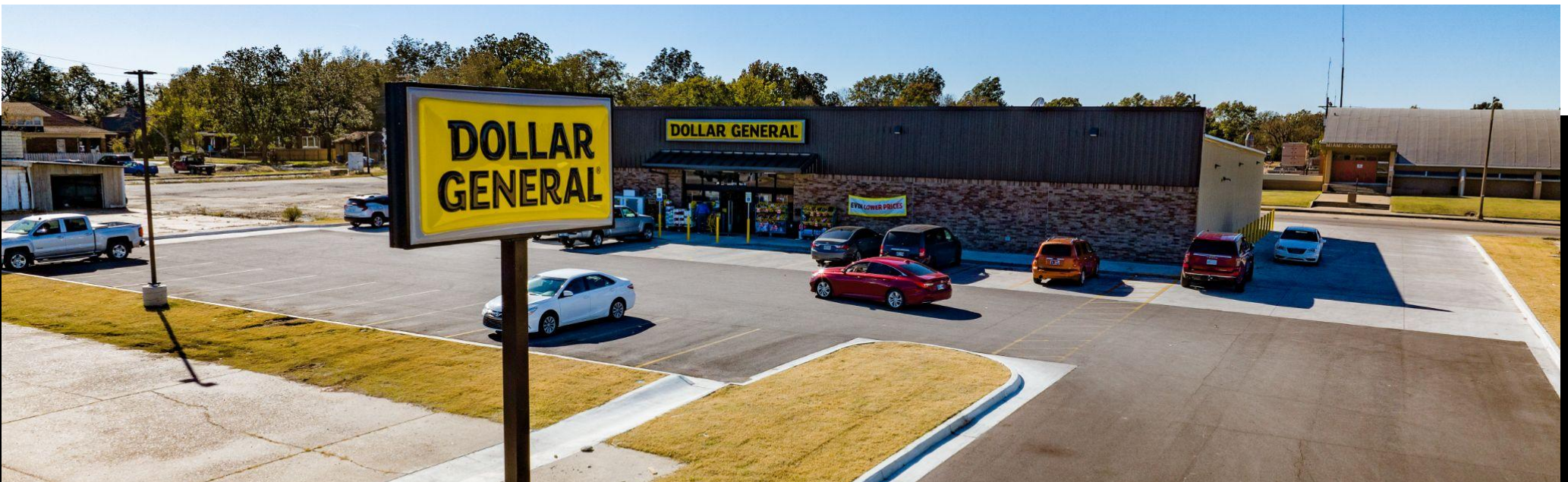
INVESTMENT HIGHLIGHTS

LEASE & LOCATION HIGHLIGHTS

- Brand new 2024 construction Dollar General Plus
- 15 Year Absolute NNN Lease - Zero landlord responsibilities
- Attractive 6.95% cap in today's competitive market
- Located along US-278, which serves as the main thoroughfare between Warren and Monticello
- Corporately guaranteed lease from Dollar General Corporation
- University of Arkansas at Monticello is located within ±10-miles

TENANT HIGHLIGHTS

- Dollar General has ±19,600 locations and plans to continue their expansion for the foreseeable future
- Dollar General boasts an investment-grade credit rating of BBB (S&P)
- Dollar General has been considered an essential retailer and has proven to be one of the most profitable companies through the COVID-19 pandemic



FINANCIAL OVERVIEW



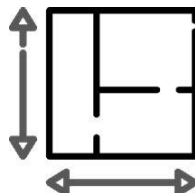
\$1,675,655

PRICE



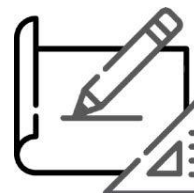
6.95%

CAP RATE



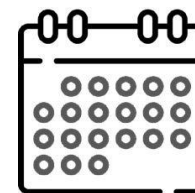
±10,640 SF

GLA



±1.90 AC

LOT SIZE



2024

YEAR BUILT

TENANT SUMMARY

Tenant Trade Name	Dollar General
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	Abs NNN
Roof and Structure	Tenant Responsibility
Original Lease Term	15 Years
Rent Commencement Date	7/8/2024
Lease Expiration Date	7/30/2039
Term Remaining on Lease	±15 Years
Increases	5% Every 5 Years
Options	Five, 5-Year

ANNUALIZED OPERATING DATA

	MONTHLY RENT	ANNUAL RENT	INCREASES	CAP RATE
Years 1-5	\$9,704.84	\$116,458.08		6.95%
Years 6-10	\$10,190.08	\$122,280.98	5.00%	7.29%
Years 11-15	\$10,699.59	\$128,395.03	5.00%	7.66%
Option 1	\$11,234.57	\$134,814.78	5.00%	8.04%
Option 2	\$11,796.29	\$141,555.52	5.00%	8.44%
Option 3	\$12,386.11	\$148,633.30	5.00%	8.87%
Option 4	\$13,005.41	\$156,064.97	5.00%	9.31%
Option 5	\$13,665.68	\$163,868.21	5.00%	9.77%



US HIGHWAY 63 S ± 3,800 VPD

FIRST STATE BANK
Warren • Hermitage • Hampton

ECONOMY INN EXPRESS

Warren Bank & Trust

the Y

SUPERVALU

H&R BLOCK

JR JACKS

WARREN MIDDLE SCHOOL

LIL JACKS

Warren Elementary School

PotlatchDeltic

O'Reilly AUTO PARTS

ALL EQUIPMENT REPAIRS

DOLLAR GENERAL

Walgreens FAMILY DOLLAR

ARKANSAS SUPERIOR FEDERAL CREDIT UNION

McDonald's

Exxon

Warren Bank & Trust

THE Mac Butcher

GREAT DEALS • GREAT QUALITY

Quachita

HARDWOOD FLOORING

WARREN, AR

BC MC

BRADLEY COUNTY MEDICAL CENTER

Rand Wood Reman Co.

DOLLAR GENERAL

SONIC

SUBWAY

Pizza Hut

CITGO

AHF

SMITH RD

278 ± 5,500 VPD

OLD HIGHWAY 8

DOLLAR GENERAL

SUBJECT PROPERTY

UNITED STATES POSTAL SERVICE



UNIVERSITY OF ARKANSAS
AT MONTICELLO
39,714 STUDENTS
± 10.2 MILES AWAY

DOLLAR GENERAL®

TENANT OVERVIEW

Dollar General is the fastest-growing retailer which currently boasts roughly $\pm 19,600$ neighborhood general stores in 48 US states, primarily in the South, East, Midwest, and the Southwest. Roughly 79.7% 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, Procter & Gamble, Hanes, Coca-Cola, Mars, Nestlé, Kimberly-Clark, Kellogg's, General Mills, Pepsi, and many others.

With its small-box store model typically measuring $\pm 8,000$ SF, Dollar General 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 OFFERING

PROPERTY NAME	DOLLAR GENERAL
Property Address	2576 Hwy 278 Wilmar, AR 71675
SITE DESCRIPTION	
Year Built	2024
GLA	$\pm 10,640$ SF
Type of Ownership	Fee Simple

COMPANY NAME
DOLLAR GENERAL

EMPLOYEES
 $\pm 170,000$

YEAR FOUNDED
1939

HEADQUARTERS
GOODLETTSVILLE, TN

WEBSITE
DOLLARGENERAL.COM

LOCATIONS
19,600+

AREA OVERVIEW

Wilmar, AR

Wilmar, Arkansas, located in the heart of the state's timber-rich region, exudes the charm of a quintessential Southern town. With a population that embodies a close-knit community spirit, Wilmar offers a serene and welcoming atmosphere to both residents and visitors alike. Surrounded by sprawling forests and picturesque landscapes, the area boasts abundant natural beauty, making it a haven for outdoor enthusiasts. The local economy revolves around forestry, agriculture, and small businesses, contributing to the town's rustic charm and authenticity. Wilmar's rich history is palpable in its well-preserved historic buildings and landmarks, serving as a testament to its enduring legacy. With its friendly residents, scenic surroundings, and vibrant culture, Wilmar stands as a timeless gem in the heart of Arkansas.

ECONOMY

The economy of Wilmar, Arkansas, is firmly rooted in its natural resources and the industrious spirit of its residents. As part of the timber-rich region of the state, forestry plays a significant role in driving economic activity, with logging operations and sawmills dotting the landscape. Agriculture also thrives in the fertile soil surrounding the town, with local farms producing crops ranging from cotton to soybeans. Small businesses form the backbone of the local economy, offering essential services and contributing to the town's unique charm. While Wilmar may be small in size, its economy is robust, sustained by the hard work and determination of its residents who take pride in supporting their community and ensuring its prosperity for generations to come.

BUSINESS

Businesses in Wilmar, Arkansas, embody the resilience and entrepreneurial spirit of the community. Despite its small size, Wilmar boasts a diverse array of local enterprises that cater to the needs of residents and visitors alike. From family-owned stores and restaurants to service providers and professional firms, the town's business landscape reflects a commitment to quality and personalized service. These establishments serve as more than just places of commerce; they are hubs of community interaction, where neighbors gather to socialize, exchange stories, and support one another. In Wilmar, entrepreneurship thrives on a foundation of trust, integrity, and a shared commitment to fostering economic growth while preserving the town's unique identity.



DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
Current Year Estimate	690	1,336	19,207
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
Current Year Estimate	302	576	8,025
INCOME	3-MILE	5-MILE	10-MILE
Average Household Income	\$67,637	\$68,767	\$66,185

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 **2576 Hwy 278, Wilmar, AR, 71675** ("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 entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

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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