



**DOLLAR GENERAL<sup>®</sup>**

**105 Moore St | Lake Providence, LA 71254**



INTERACTIVE OFFERING MEMORANDUM



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# INVESTMENT HIGHLIGHTS

## LEASE & LOCATION HIGHLIGHTS

- 2008 built-to-suit for Dollar General
- Located directly off of Highway 65, the main thoroughfare of Lake Providence
- Two, 5-year options remaining, both of which include rental increases
- Healthy average household income of \$41,406 in a 5-mile radius
- Surrounding national tenants include USPS, Uhaul, Capital One, and Sonic

## TENANT HIGHLIGHTS

- Dollar General boasts an investment grade credit rating of BBB (S&P)
- Dollar General has ±21,000 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 has a market cap of ±\$30 billion
- Extremely strong corporate lease guarantee.

REPRESENTATIVE PHOTO



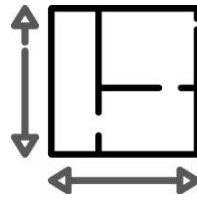
## FINANCIAL OVERVIEW



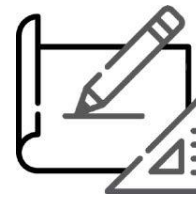
**\$952,000**  
PRICE



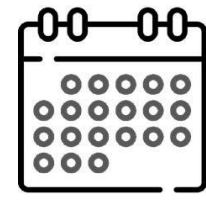
**8.25%**  
CAP RATE



**±9,100 SF**  
GLA



**±0.93 AC**  
LOT SIZE



**2008**  
YEAR BUILT

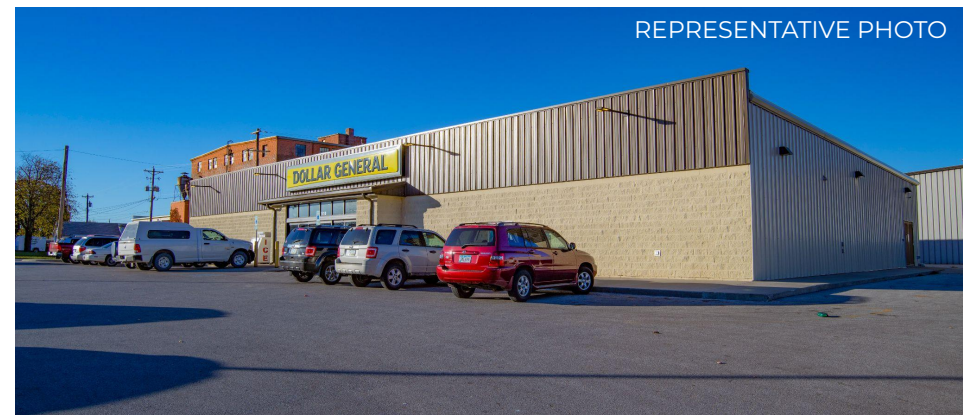
### TENANT SUMMARY

Tenant Trade Name	Dollar General
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NN
Roof and Structure	Tenant Responsibility
Original Lease Term	10 Years
Rent Commencement Date	4/1/2008
Lease Expiration Date	3/31/2029
Term Remaining on Lease	±4.5 Years
Increases	10% in Options
Options	Two, 5 Year Options

### ANNUALIZED OPERATING DATA

	MONTHLY RENT	ANNUAL RENT	INCREASES	CAP RATE
Current	\$6,545	\$78,540.00	-	8.25%
Option 1	\$7,200	\$86,394.00	10%	9.08%
Option 2	\$7,919	\$95,033.40	10%	9.98%

REPRESENTATIVE PHOTO







MARIA'S MEXICAN RESTAURANT

**+** EAST CARROLL PARISH HOSPITAL  
23 BEDS



JONG'S SUPER VALUE



MARKET PLACE CONVENIENCE

RANDY'S AUTO AND FARM SUPPLY

**DOLLAR GENERAL**

JAY Z BARBER SHOP

GENERAL TRASS HIGH SCHOOL  
248 STUDENTS



LAKE PROVIDENCE COUNTRY CLUB



LOUISIANA DELTA COMMUNITY COLLEGE  
4,105 STUDENTS

GRIFFIN MIDDLE ACADEMY  
168 STUDENTS

SOUTHSIDE ELEMENTARY SCHOOL  
396 STUDENTS



# DOLLAR GENERAL®

## TENANT OVERVIEW

Dollar General is the fastest-growing retailer, with approximately 21,000 neighborhood general stores in 48 U.S. states, primarily in the South, East, Midwest, and Southwest. About 75% of its sales come from consumables (including refrigerated, shelf-stable, and perishable foods) and household essentials such as paper towels, cleaning supplies, and laundry items. Dollar General offers trusted name brands like Clorox, Procter & Gamble, Coca-Cola, Mars, Nestlé, and General Mills. Recently, the company added alcohol and tobacco products, further boosting revenue and profitability.

With its small-box store model averaging  $\pm 10,640$  sq. ft., Dollar General targets cost-conscious consumers seeking convenience over larger competitors like Walmart and Costco. This strategy has driven significant success, both during and after economic downturns. Looking ahead, Dollar General is accelerating growth with plans to open 1,050 new stores in 2025—a 20% increase over 2023—and remodel 1,850 locations. These initiatives, along with 120 store relocations, reflect its focus on expanding its footprint and enhancing customer experience.

By consistently adapting and growing, Dollar General solidifies its position as a leader in small-box retail.



REPRESENTATIVE PHOTO

## THE OFFERING

PROPERTY NAME	DOLLAR GENERAL
Property Address	105 Moore St. Lake Providence, LA 71254
SITE DESCRIPTION	
Year Built	2008
GLA	$\pm 9,100$ SF
Type of Ownership	Fee Simple

COMPANY NAME  
**DOLLAR GENERAL**

EMPLOYEES  
 **$\pm 170,000$**

YEAR FOUNDED  
**1939**

HEADQUARTERS  
**GOODLETTSVILLE, TN**

WEBSITE  
**DOLLARGENERAL.COM**

LOCATIONS  
**21,000+**

# AREA OVERVIEW

## Lake Providence, LA

Lake Providence, Louisiana, located in the northeastern part of the state near the Mississippi River, offers a mix of history, culture, and outdoor activities. Known for its agricultural roots and its scenic lake, the town provides a peaceful alternative to larger cities.

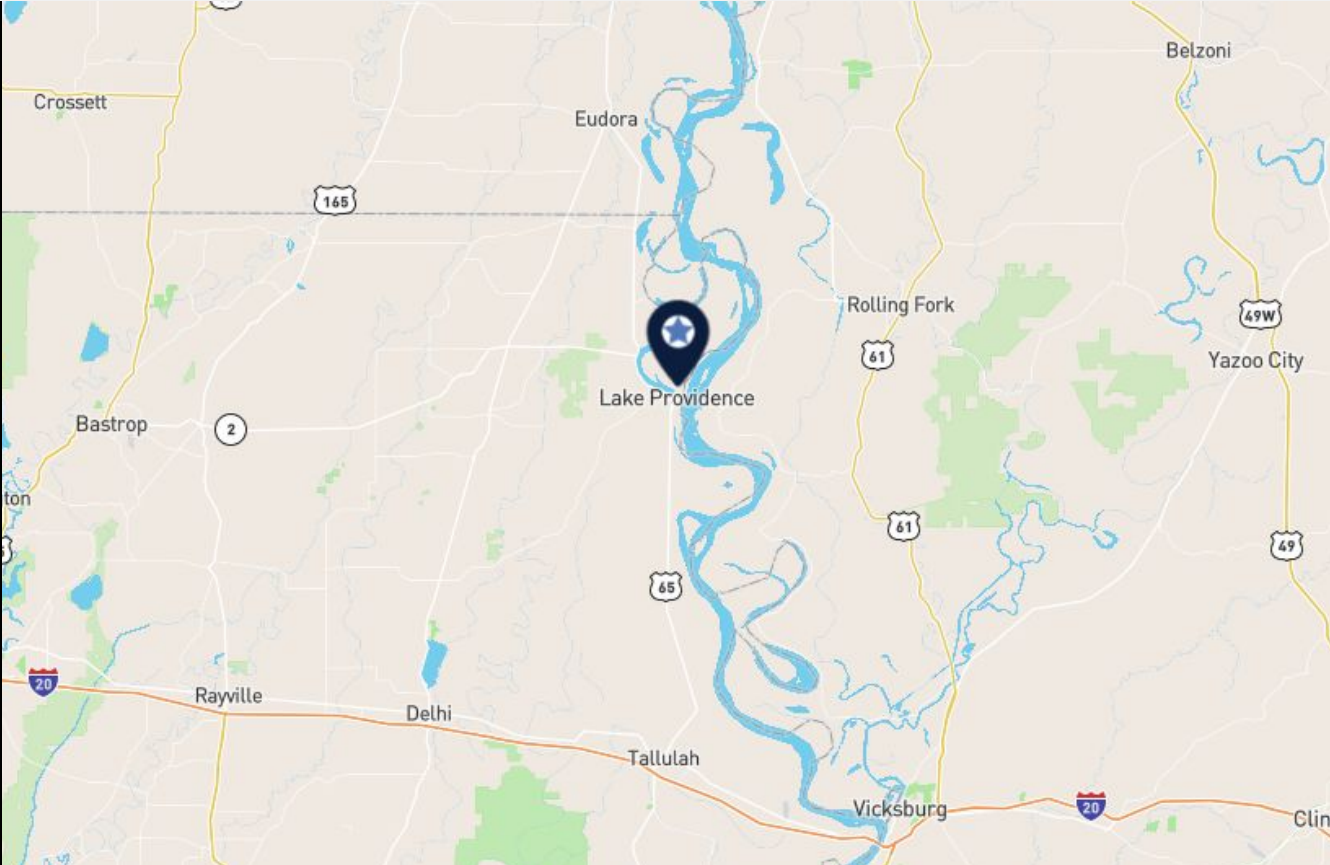
Outdoor activities center around Lake Providence, the town's main feature, where visitors can fish, boat, or relax along the shoreline. The surrounding area includes farmland, historic landmarks, and wildlife areas, offering opportunities to experience nature and learn about the region's past.

The local economy is connected to agriculture, with farming serving as a foundation for the community. Small businesses and tourism also play a role in supporting the town's development. Community gatherings and events honor local traditions and create opportunities for residents to come together.

### ECONOMY

The economy of Lake Providence is centered on agriculture, with crops like cotton, soybeans, and corn forming the backbone of the community. The town's fertile farmland has supported generations of farmers and remains a vital part of the local and regional economy.

In recent years, efforts to diversify have focused on small businesses and tourism. Lake Providence's natural beauty and access to the Mississippi River attract visitors for fishing, boating, and other outdoor activities. Community initiatives to revitalize the downtown area and encourage entrepreneurship are helping to create new opportunities for economic growth while preserving the town's agricultural roots.



## DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
Current Year Estimate	3,852	4,570	6,472
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
Current Year Estimate	1,512	1,666	1,944
INCOME	3-MILE	5-MILE	10-MILE
Average Household Income	\$40,485	\$41,406	\$41,975



# 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 **105 Moore St, Lake Providence, LA, 71254** ("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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