

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES



DOLLAR GENERAL®

77280 LANDRY DR | MARINGOUIN, LA 70757



INTERACTIVE OFFERING MEMORANDUM

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REPRESENTATIVE PHOTO

INVESTMENT HIGHLIGHTS

LEASE & LOCATION HIGHLIGHTS

- 2008 built-to-suit for Dollar General
- Located less than ±26 miles from Baton Rouge
- Limited competition – there is no other discount retailer in Maringouin
- Two, 5-year options remaining, both of which include 10% increases
- Extremely strong corporately guaranteed lease

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



FINANCIAL OVERVIEW



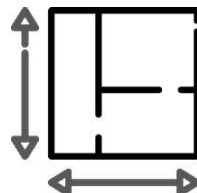
\$976,000

PRICE



8.25%

CAP RATE



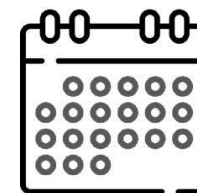
±9,014 SF

GLA



±0.75 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	Landlord
Original Lease Term	10 Years
Rent Commencement Date	3/1/2008
Lease Expiration Date	2/28/2029
Term Remaining on Lease	±4.5 Years
Increases	10% In The Options
Options	Two, 5 Year Options

ANNUALIZED OPERATING DATA

	MONTHLY RENT	ANNUAL RENT	INCREASES	CAP RATE
Current	\$6,710	\$80,520.00	-	8.25%
Option 1	\$7,381	\$88,572.00	10%	9.08%
Option 2	\$8,119	\$97,429.20	10%	9.98%





411



DOLLAR GENERAL



REGGIE'S PAINT & BODY

EXTREME HARDWARE & BUILDING SUPPLY

LANDRY DR

BOBBEN'S SUPERMARKET

FARMERS FEED MILL



ESI TIRE SHOP

411



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	77280 Landry Dr, Maringouin, LA 70757
SITE DESCRIPTION	
Year Built	2008
GLA	$\pm 9,014$ 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

MARINGOUIN, LA

Maringouin, Louisiana, is a small town in Iberville Parish with a history deeply tied to its cultural heritage. Its name, derived from the French word for "mosquito," points to the area's early French and Creole influences. Founded in the 19th century, Maringouin is shaped by Cajun, Creole, and African American traditions. The town embodies a slower pace of life and a strong commitment to preserving its cultural and historical legacy.

The surrounding area is characterized by farmland and waterways that have played a vital role in the local economy and way of life. Agriculture, especially sugarcane farming, has been a cornerstone of the region, while the nearby bayous provide opportunities for fishing, boating, and outdoor recreation. These elements highlight Maringouin's place in the rural landscape of Louisiana.

Life in Maringouin revolves around shared traditions, events, and close community ties. Residents honor their heritage through festivals, church gatherings, and cultural celebrations centered on food, music, and storytelling. The town's emphasis on community and tradition makes it a significant part of Louisiana's cultural fabric.

ECONOMY

Agriculture plays a central role in Maringouin's economy, with sugarcane farming serving as its backbone. The fertile land has sustained farming for generations, offering employment to many local families. Some residents also travel to nearby towns and cities for additional work opportunities.



DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
Current Year Estimate	1,777	2,349	10,163
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
Current Year Estimate	731	960	4,158
INCOME	3-MILE	5-MILE	10-MILE
Average Household Income	\$64,509	\$67,042	\$75,146

BATON ROUGE, LA MSA

ECONOMY

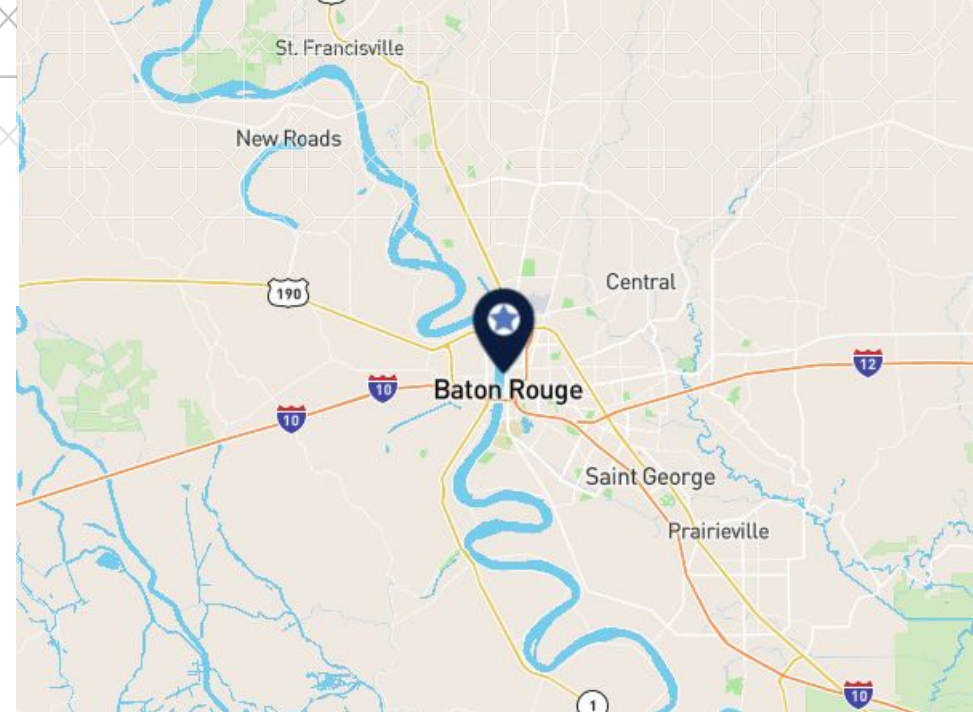
Baton Rouge, Louisiana, has a steadily growing economy, driven by its strong petrochemical, healthcare, and education sectors. The city, known as a hub for the energy industry, is home to major companies like ExxonMobil, Dow Chemical, and BASF, which support a thriving industrial ecosystem. Louisiana State University plays a vital role in the economy, contributing to innovation through research and the development of a highly skilled workforce.

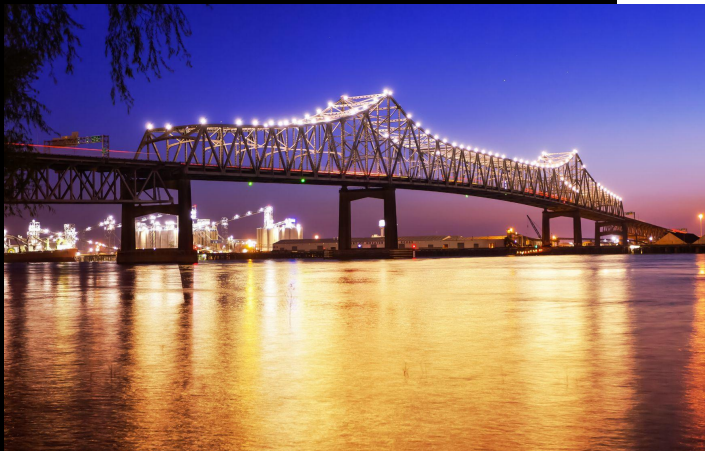
Healthcare is also a significant part of Baton Rouge's economy, with major providers like Ochsner Health and Baton Rouge General employing thousands and offering extensive services. The city has also seen growth in advanced manufacturing and logistics, supported by its strategic location along the Mississippi River. Baton Rouge's business-friendly policies, skilled labor force, and diverse economic base make it an important economic driver in the region.

ATTRACTIONS

Baton Rouge, Louisiana, offers a diverse range of attractions, from the lively atmosphere of downtown to the unique shops and dining along Government Street. Outdoor enthusiasts can explore the Mississippi Riverfront, City Park, and the Baton Rouge Zoo, while history buffs can visit the Louisiana State Capitol and the Old State Capitol. With its mix of culture, nature, and southern charm, Baton Rouge has something for everyone.

MAJOR EMPLOYERS IN BATON ROUGE, LA





ARTS & CULTURE

Baton Rouge, Louisiana, is a city where creativity thrives, reflected in its vibrant arts scene that showcases the area's rich cultural heritage. A key element of the city's identity is live music, with performances held at venues along the Mississippi River, in local bars, and during annual events like the Baton Rouge Blues Festival and Bayou Country Superfest. The music scene is diverse, offering a mix of jazz, blues, country, and zydeco that embodies Baton Rouge's unique southern sound.

The visual arts also have a significant presence in the city, with murals, galleries, and museums that add to Baton Rouge's distinctive charm. Public art projects, especially in the downtown area, bring color and character to the streets, while cultural institutions like the LSU Museum of Art and the Louisiana Art & Science Museum provide a platform for both local and national artists to display their work. These venues contribute to the city's creative energy, engaging visitors and residents alike in artistic expression.

Baton Rouge celebrates its creativity through a variety of cultural events that highlight the city's diverse artistic traditions and global influences. Festivals, art shows, and performances are a regular part of the Baton Rouge calendar, offering opportunities for both artists and audiences to come together and celebrate the richness of the city's cultural landscape. From the fusion of music genres to the display of visual arts, Baton Rouge is a city that embraces and nurtures its creative spirit.

TOURISM

Tourism in Baton Rouge, Louisiana, highlights the city's history, culture, and attractions. As the state capital, it features landmarks like the Louisiana State Capitol, the Old State Capitol Museum, and the USS Kidd Veterans Museum. Visitors can explore the Louisiana Art & Science Museum or enjoy outdoor activities along the Mississippi River levee and at the Bluebonnet Swamp Nature Center.

Baton Rouge also hosts events such as the Baton Rouge Blues Festival and offers access to nearby historical sites like Magnolia Mound Plantation. Its local food, music, and festivals make it a notable destination for travelers.



HIGHER EDUCATION

Louisiana State University (LSU), located in Baton Rouge, is the state's flagship institution and a leading public research university. Founded in 1860, LSU is renowned for its academic programs, cutting-edge research, and contributions to fields such as engineering, agriculture, and coastal sciences. The picturesque campus features iconic landmarks like the LSU Memorial Tower and Tiger Stadium, home to the university's storied football program and a source of pride for students and alumni alike.

Beyond academics, LSU plays a vital role in the cultural and economic life of Louisiana. It hosts numerous events, including art exhibitions, lectures, and athletic competitions that bring together the campus and local communities. With a strong focus on innovation, education, and public service, LSU continues to shape leaders and advance knowledge on a global scale.

±37,000

STUDENTS

±21

ATHLETIC PROGRAMS

±330

ACADEMIC FIELDS OF STUDY

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 **77280 LANDRY DR, MARINGOUIN, LA, 70757** ("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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