



NET LEASE INVESTMENT OFFERING

DOLLAR GENERAL

Dollar General "Plus"

Affluent Area | Rental Increases | New Build | Hard Corner of 2 State Hwys
Searcy, AR

THE
Boulder
GROUP

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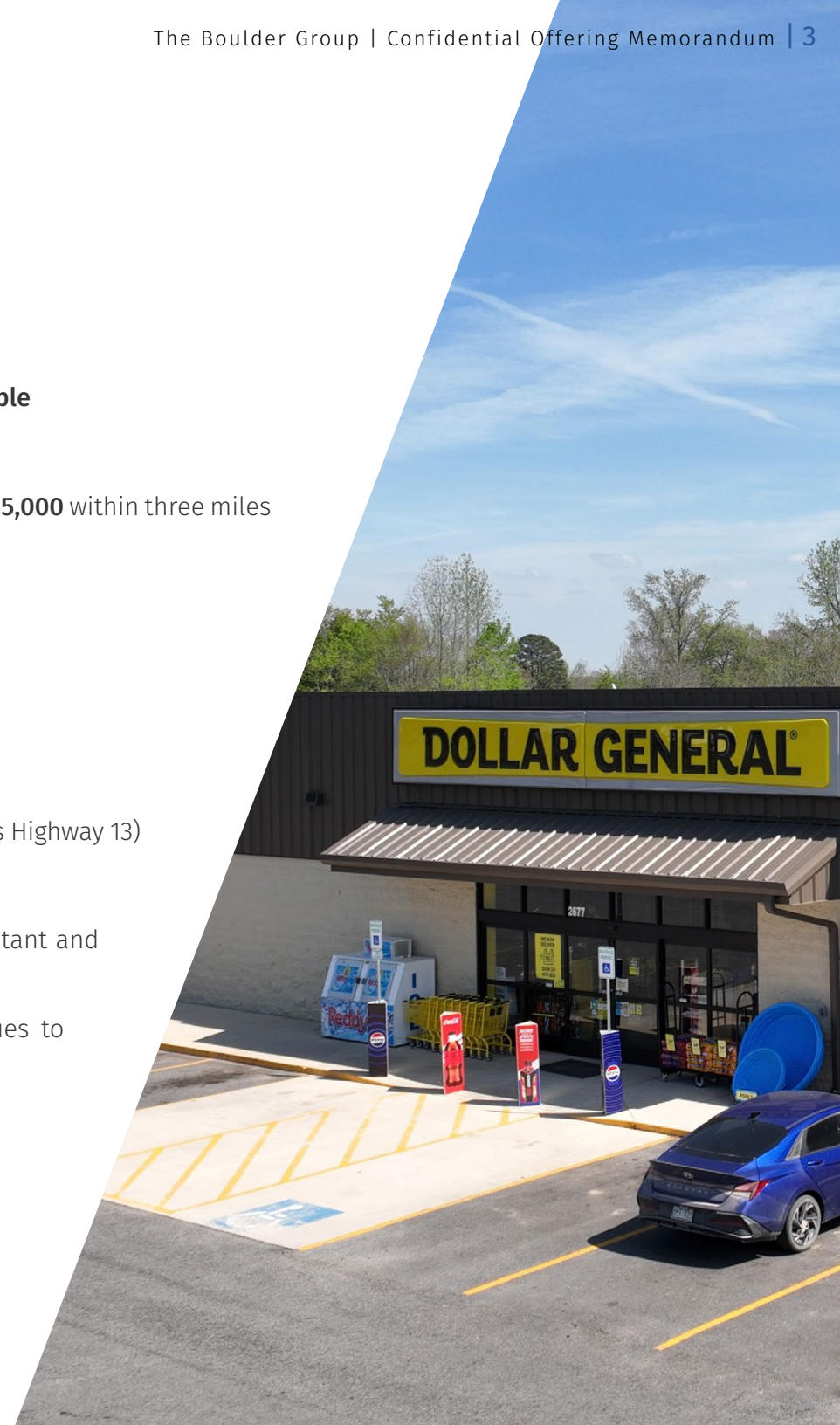
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Disclaimer Statement



Investment Highlights

- » Long-term lease with **13 years remaining**
- » Located in **Searcy, a micropolitan area with approximately 80,000 people**
- » Approximately **45 miles north of Little Rock**, the capital of Arkansas
- » **Affluent surrounding area** with average annual **household income of \$125,000** within three miles
- » **5% rental increases** every five years (next on 7/1/2029)
- » **New construction** store that opened in Summer 2024
- » Absolute triple net lease with **no landlord responsibilities**
- » **Large parcel** consisting of 2.2 acres
- » **Over 10,000 people** living within five miles
- » Positioned at **hard corner of two state highways** (Highway 267 & Arkansas Highway 13)
- » Dollar General is an **investment grade rated company** (S&P: BBB)
- » Dollar General is a **best-in-class operator** that is an e-commerce resistant and recession-proof company
- » Dollar General is **planning to open 450+ stores in 2026** and continues to experience same-store sales growth



Investment Overview



PRICE
\$1,918,700



CAP RATE
6.50%



NOI
\$124,716



ADDRESS
2677 Highway 267 S
Searcy, AR 72143

RENT COMMENCEMENT:

June 24, 2024

LEASE EXPIRATION:

June 30, 2039

RENTAL ESCALATIONS:

5% Every 5 Years

RENEWAL OPTIONS:

Five 5-Year

TENANT:

Dollar General

CREDIT RATING:

Investment Grade (S&P: BBB)

LEASE TYPE:

Absolute Triple Net

LANDLORD RESPONSIBILITIES:

None

BUILDING SIZE:

10,640 SF

LAND SIZE:

2.2 Acres

YEAR BUILT:

2024

NOI SCHEDULE:

NOI	Date	Period	Increase	Cap Rate
\$124,716	Current	Primary Term	-	6.50%
\$130,956	7/1/2029	Primary Term	5%	6.83%
\$137,496	7/1/2034	Primary Term	5%	7.17%
\$144,372	7/1/2039	Option 1	5%	7.52%
\$151,596	7/1/2044	Option 2	5%	7.90%
\$159,168	7/1/2049	Option 3	5%	8.30%
\$167,136	7/1/2054	Option 4	5%	8.71%
\$175,488	7/1/2059	Option 5	5%	9.15%

Primary Term Avg:	6.83%
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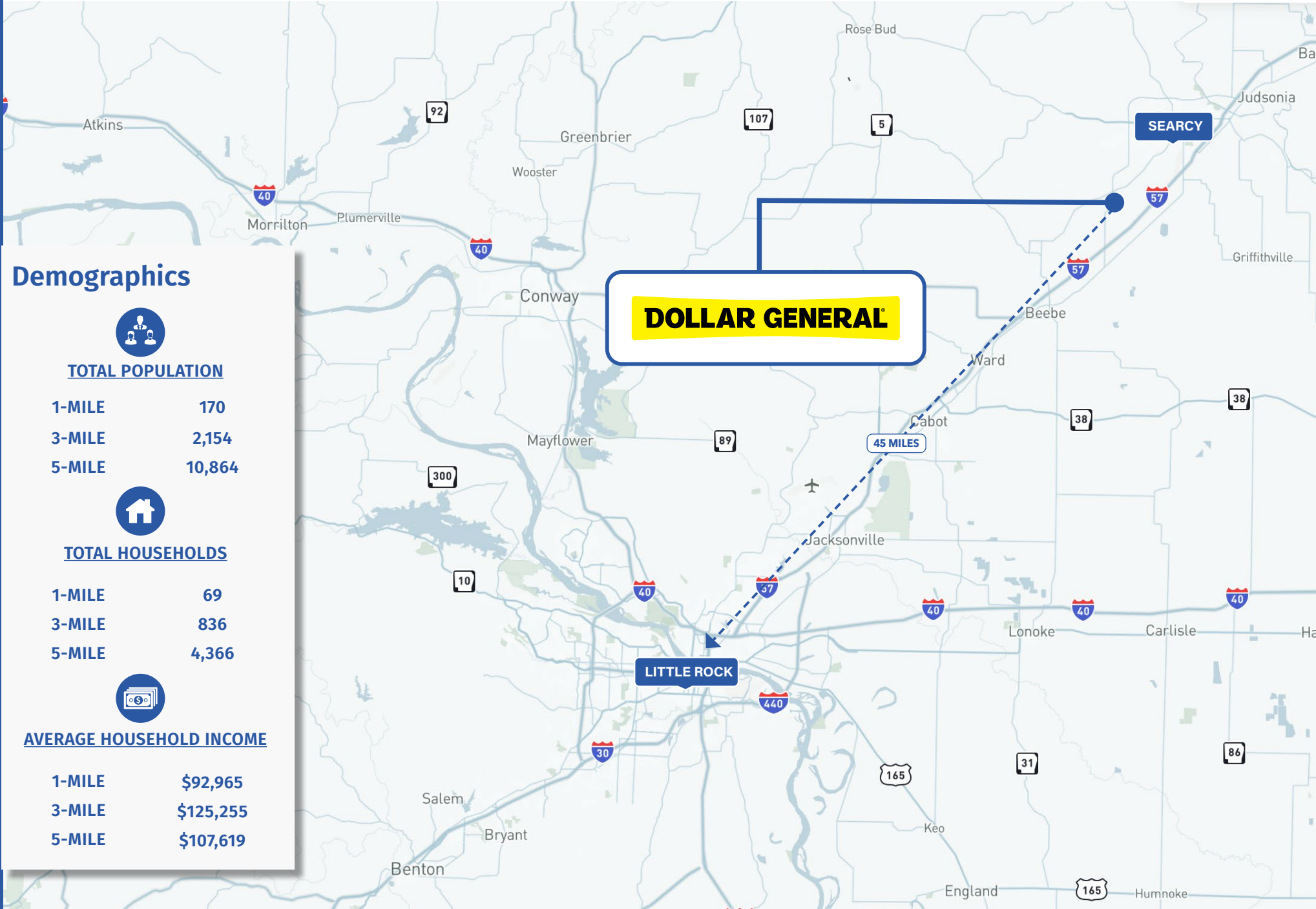
Photographs



Site Plan



Map



DOLLAR GENERAL

45 MILES

Demographics



TOTAL POPULATION

1-MILE	170
3-MILE	2,154
5-MILE	10,864



TOTAL HOUSEHOLDS

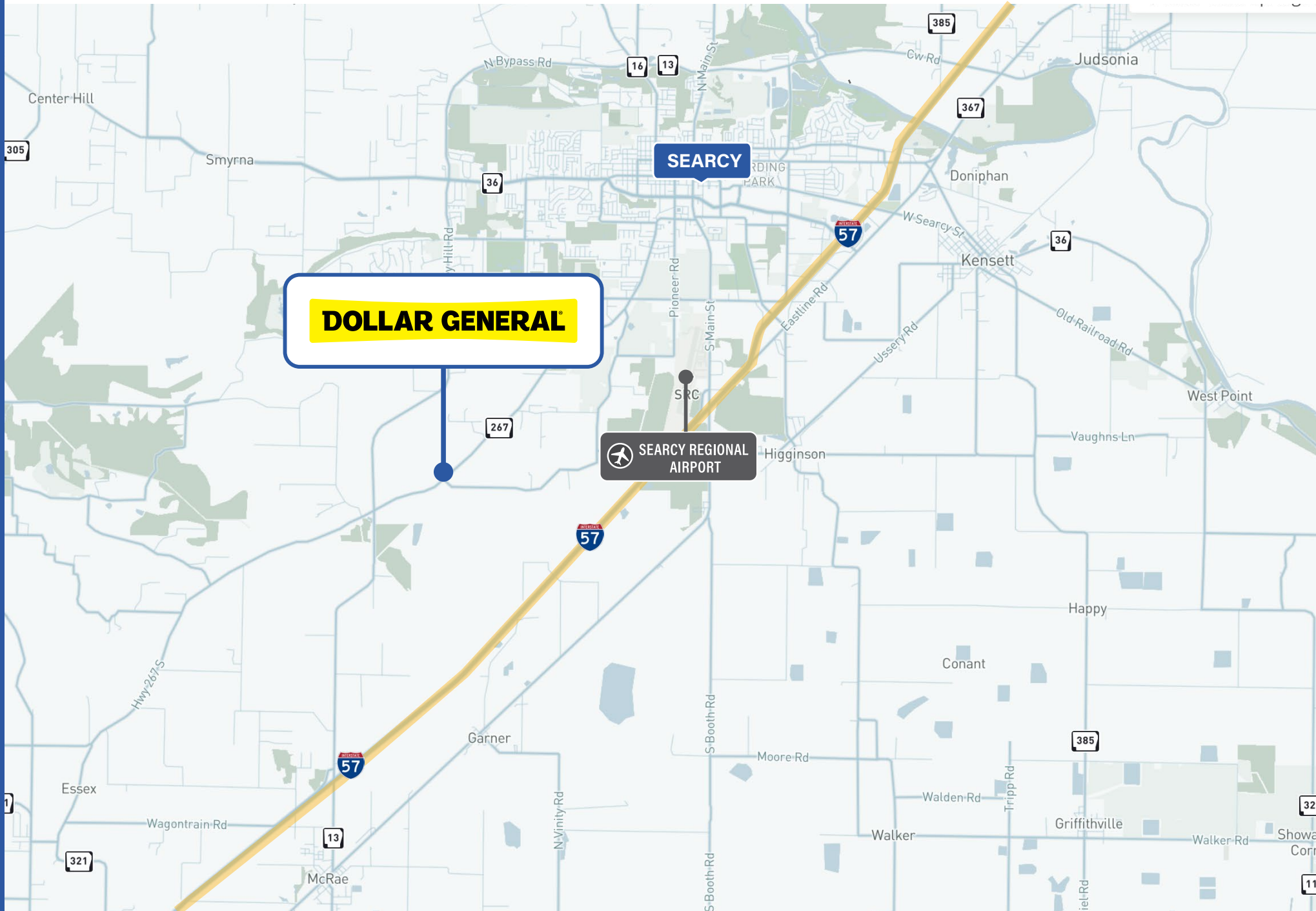
1-MILE	69
3-MILE	836
5-MILE	4,366



AVERAGE HOUSEHOLD INCOME

1-MILE	\$92,965
3-MILE	\$125,255
5-MILE	\$107,619

Map



Tenant Overview

DOLLAR GENERAL®

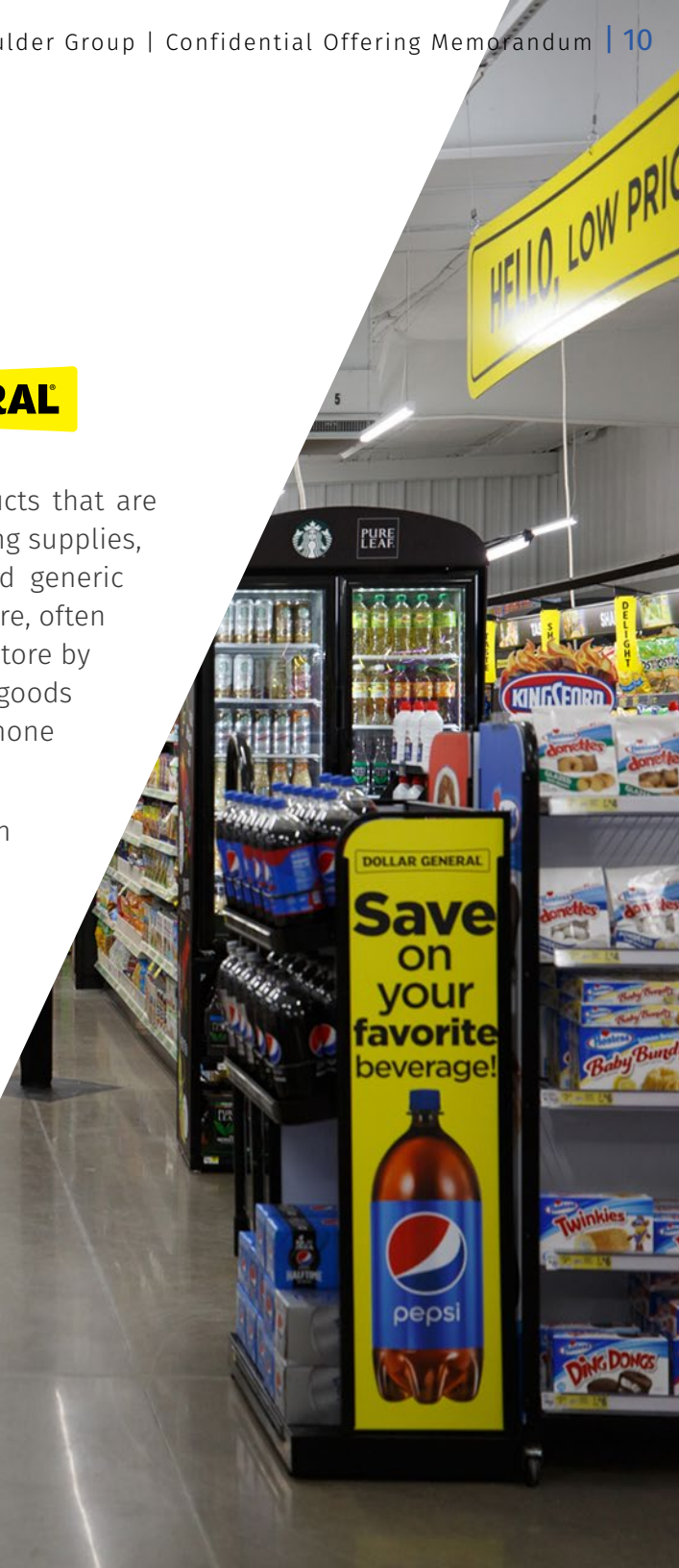
DOLLAR GENERAL

Dollar General is a discount retailer that provides everyday low prices on name-brand products that are frequently used and replenished, such as food, snacks, health and beauty aids, as well as cleaning supplies, family apparel, housewares and seasonal items. Dollar General offers both name brand and generic merchandise — including off-brand goods and closeouts of name-brand items — in the same store, often on the same shelf. Although it has the word “dollar” in the name, Dollar General is not a dollar store by the strict definition of that term as most of its products are priced at more than \$1.00. However, goods are usually sold at set price points in the range of .50 to 60 dollars, excluding articles such as phone cards and loadable store gift cards.

Dollar General was originally founded in 1939 by Cal Turner Sr. and his father J.L. Turner in Scottsville, Kentucky as J.L. Turner & Son, Inc. The company changed its name to Dollar General Corporation in 1968. Today, Dollar General operates over 20,400 stores in 43 states. Dollar General is headquartered in Goodlettsville, TN.

Dollar General is an investment grade rated company with a Standard & Poor’s rating of BBB. Dollar General is publicly traded on the New York Stock Exchange as DG with a market capitalization of approximately \$26 billion.

Website:	www.dollargeneral.com
Credit Rating:	Investment Grade (S&P: BBB)
Stock Symbol:	NYSE: DG
Market Capitalization:	\$26 billion
Number of Locations:	20,400+
Headquarters:	Goodlettsville, TN





Location Overview

SEARCY, ARKANSAS

Searcy is a regional hub located in White County in central Arkansas that is located approximately 50 miles northeast of Little Rock. The Searcy Micropolitan Statistical Area is home to approximately 80,000 residents. Searcy serves as the county seat and primary commercial center for the surrounding area.

The city functions as a key regional destination for education and healthcare, supported by major institutional anchors that drive consistent population activity and economic stability. Harding University, a private liberal arts university with approximately 5,000 students, is one of the city's largest employers and a central contributor to local economic activity. The university supports demand for housing, dining, and retail, while also bringing year-round visitation through academic programming, cultural events, and athletics.

Healthcare services are anchored by Unity Health, a regional provider headquartered in Searcy that operates a full-service hospital and an extensive network of clinics throughout north-central Arkansas. The system serves a broad patient base and provides a significant source of employment, reinforcing the city's role as a healthcare hub for the region.

Searcy is the primary shopping and service destination for White County and surrounding rural communities. Major commercial corridors feature a mix of national retailers, grocery stores, restaurants, and service providers, all benefiting from steady local demand and regional draw. The city's connectivity via Interstate 57 and U.S. Highway 67/167 enhances accessibility and supports continued commercial growth and commuter access to the Little Rock MSA.





Location Overview

LITTLE ROCK, ARKANSAS

Little Rock, the capital and largest city in Arkansas, serves as the primary economic, cultural, and governmental hub of the state. Strategically located along the Arkansas River and intersected by major interstates (I-30, I-40, and I-430), Little Rock offers strong regional connectivity and a diverse economy, making it a central node for commerce and distribution throughout the southeastern United States. Little Rock has a city population of approximately 202,000 and is the core of the Little Rock–North Little Rock–Conway Metropolitan Statistical Area (MSA), which has a total population exceeding 750,000 residents.

Little Rock's central location places it within a day's drive of major cities such as Dallas, Memphis, St. Louis, and New Orleans, making it a preferred hub for logistics, transportation, and supply chain operations. The city benefits from a robust transportation network that includes the Bill and Hillary Clinton National Airport, Class I rail service, and the Port of Little Rock, one of the largest industrial ports on the Arkansas River. This accessibility strengthens Little Rock's role as a key player in regional commerce and distribution.

The city's economy is diverse and resilient, anchored by strong sectors including government, healthcare, education, finance, and logistics. Little Rock is home to several of the state's largest employers, including the University of Arkansas for Medical Sciences (UAMS), Arkansas Children's Hospital, Baptist Health, and the corporate headquarters of Bank OZK and Dillard's. The combination of these industries provides a stable employment base and supports long-term economic growth across the metro area.

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The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.



www.bouldergroup.com



EXCLUSIVELY LISTED BY:

ZACH WRIGHT

Vice President
720-604-2220
zach@bouldergroup.com

BRANDON WRIGHT

Associate
720-604-2256
brandon@bouldergroup.com

BRIAN BROCKMAN

Bang Realty-Arkansas Inc.
License#: PB00082359 | 513-898-1551
BOR@bangrealty.com

The Boulder Group | 1805 S. Bellaire Street, Suite 355 | Denver, CO 80222

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