



REPRESENTATIVE IMAGE

NET LEASE INVESTMENT OFFERING

Dollar General

*Opening Soon | 2.5M Annual Visitors | 15-Yrs w/ Increases
Heber Springs, AR*

DOLLAR GENERAL

THE
Boulder GROUP

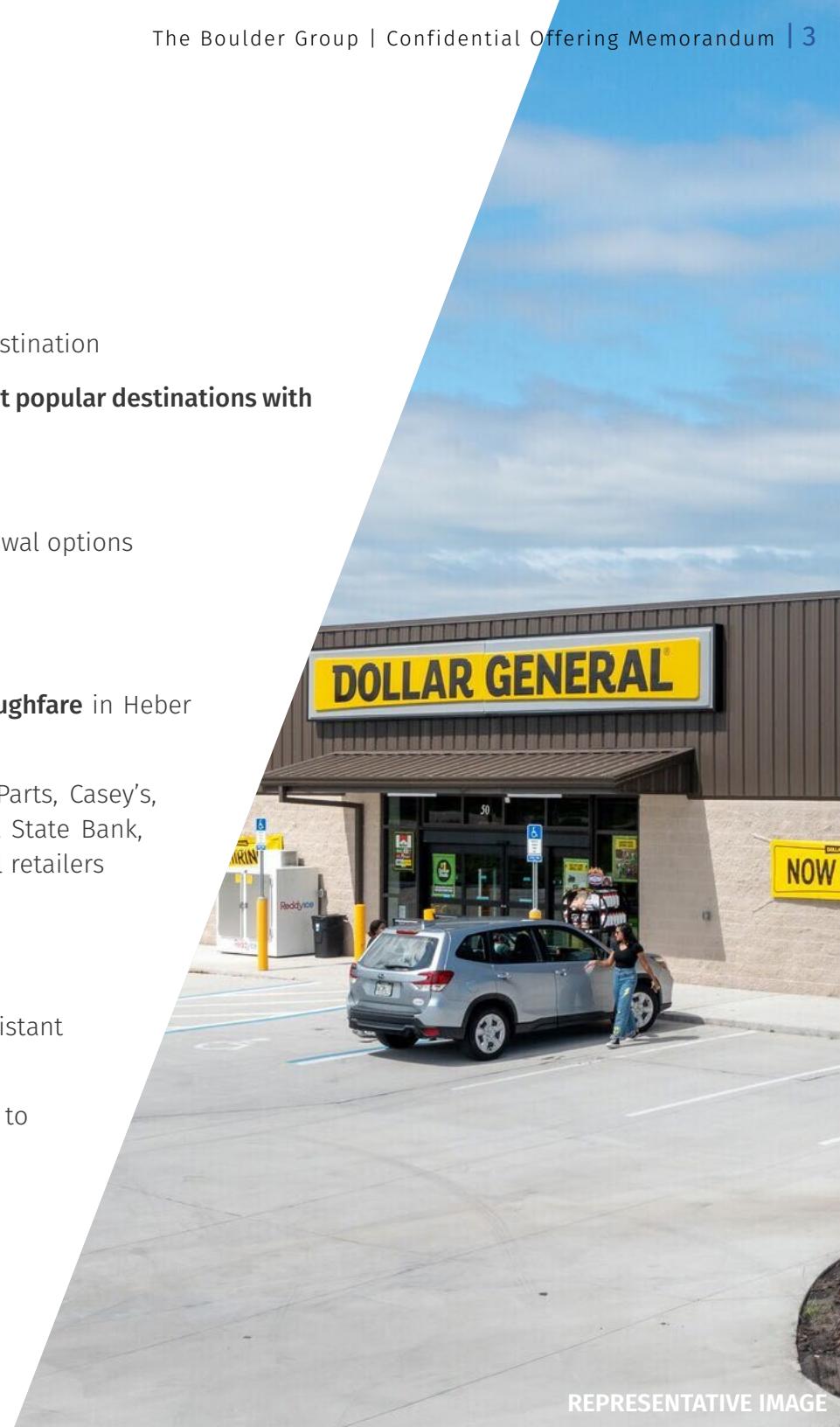


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Investment Highlights

- » Located **1 hour north of Little Rock** in a popular outdoor and tourist destination
- » Heber Springs is **located along Greers Ferry Lake**, one of Arkansas's **most popular destinations with 2.5M annual visitors**
- » Long-term lease with **15 years remaining**
- » **5% rental increases every five years** throughout primary term and renewal options
- » **Brand-new construction** store estimated to open in March 2026
- » Absolute triple net lease with **no landlord responsibilities**
- » Positioned along **Wilburn Road (AR 110)**, the primary east-west thoroughfare in Heber Springs
- » **Regional retail destination** near Walmart Supercenter, O'Reilly Auto Parts, Casey's, McDonald's, Whataburger, AutoZone, Bealls, Road Runner, Harps, First State Bank, First Arkansas Bank & Trust, Subway, and many other national and local retailers
- » Approximately **12,000 people living within five miles** of the property
- » 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
\$2,290,000



CAP RATE
6.00%



NOI
\$137,388



ADDRESS
736 Wilburn Road
Heber Springs, AR 72543

RENT COMMENCEMENT:

March 2026*

NOI SCHEDULE:

LEASE EXPIRATION:

March 2041*

<u>NOI</u>	<u>Date</u>	<u>Period</u>	<u>Increase</u>	<u>Cap Rate</u>
\$137,388	Current	Primary Term	-	6.00%
\$144,252	April 1, 2031*	Primary Term	5%	6.30%
\$151,464	April 1, 2036*	Primary Term	5%	6.61%
\$159,036	April 1, 2041*	Option 1	5%	6.94%
\$166,992	April 1, 2046*	Option 2	5%	7.29%
\$175,344	April 1, 2051*	Option 3	5%	7.66%
\$184,104	April 1, 2056*	Option 4	5%	8.04%
\$193,308	April 1, 2061*	Option 5	5%	8.44%

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:

1.93 Acres

YEAR BUILT:

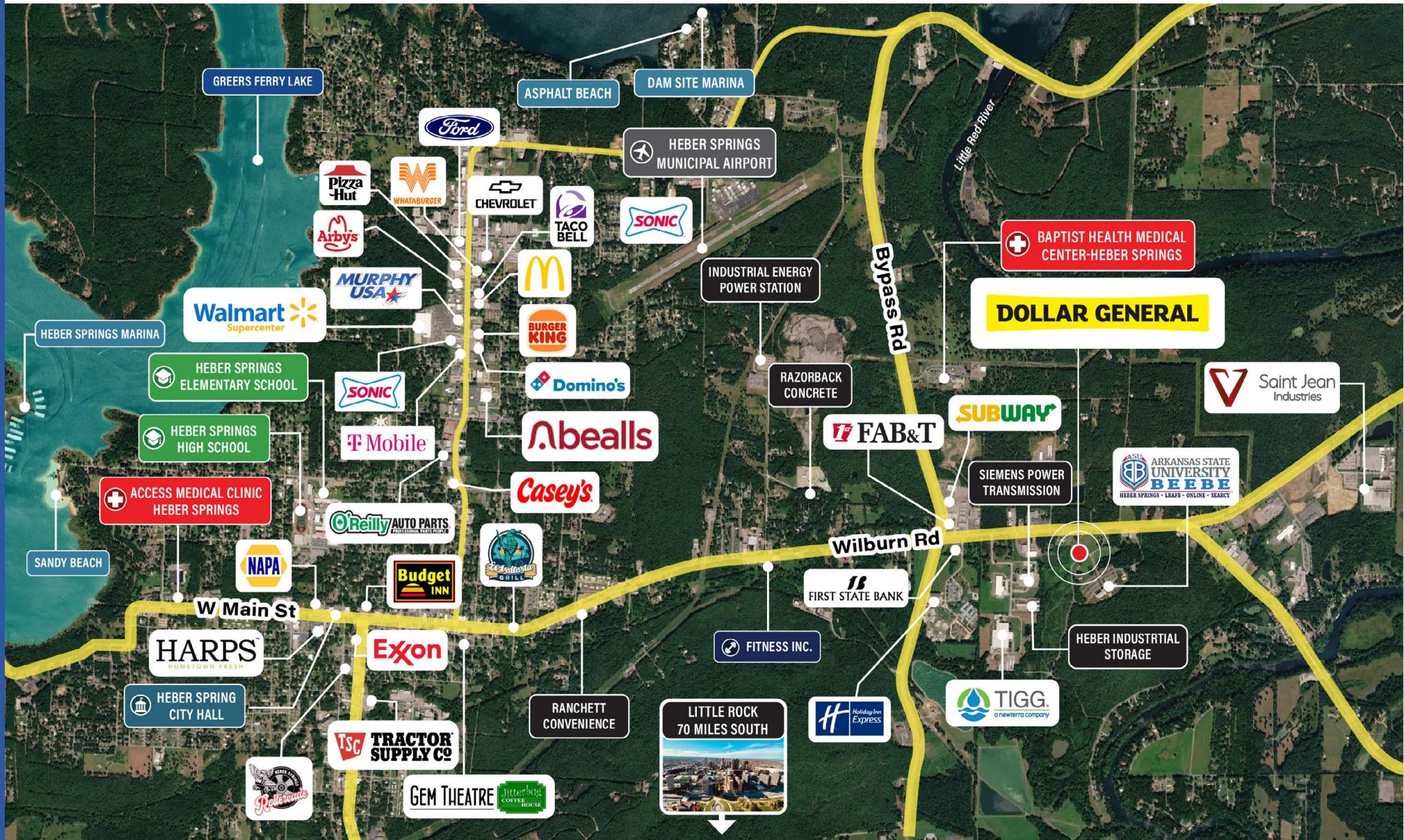
2026

* Estimated

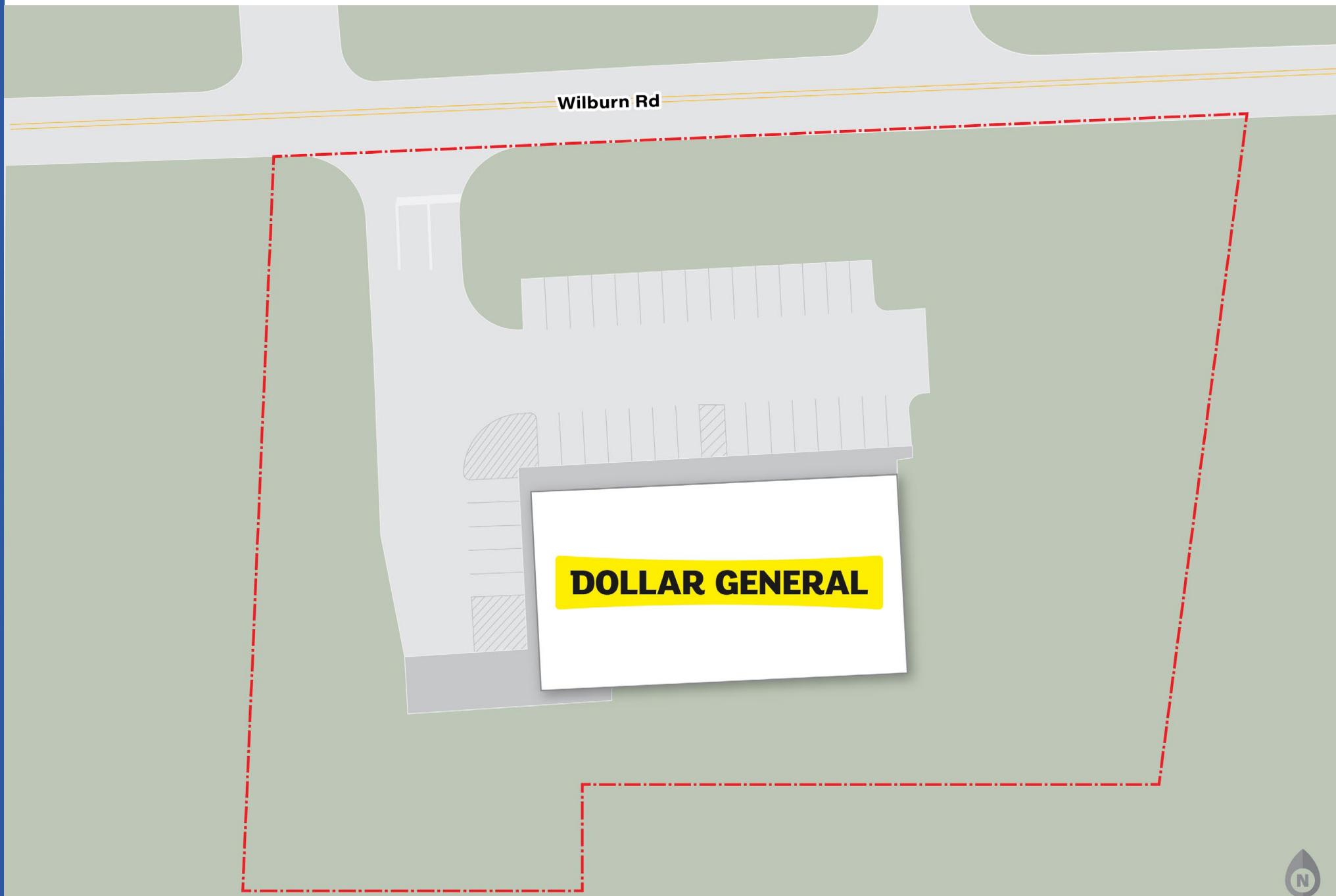
DOLLAR GENERAL®

Location

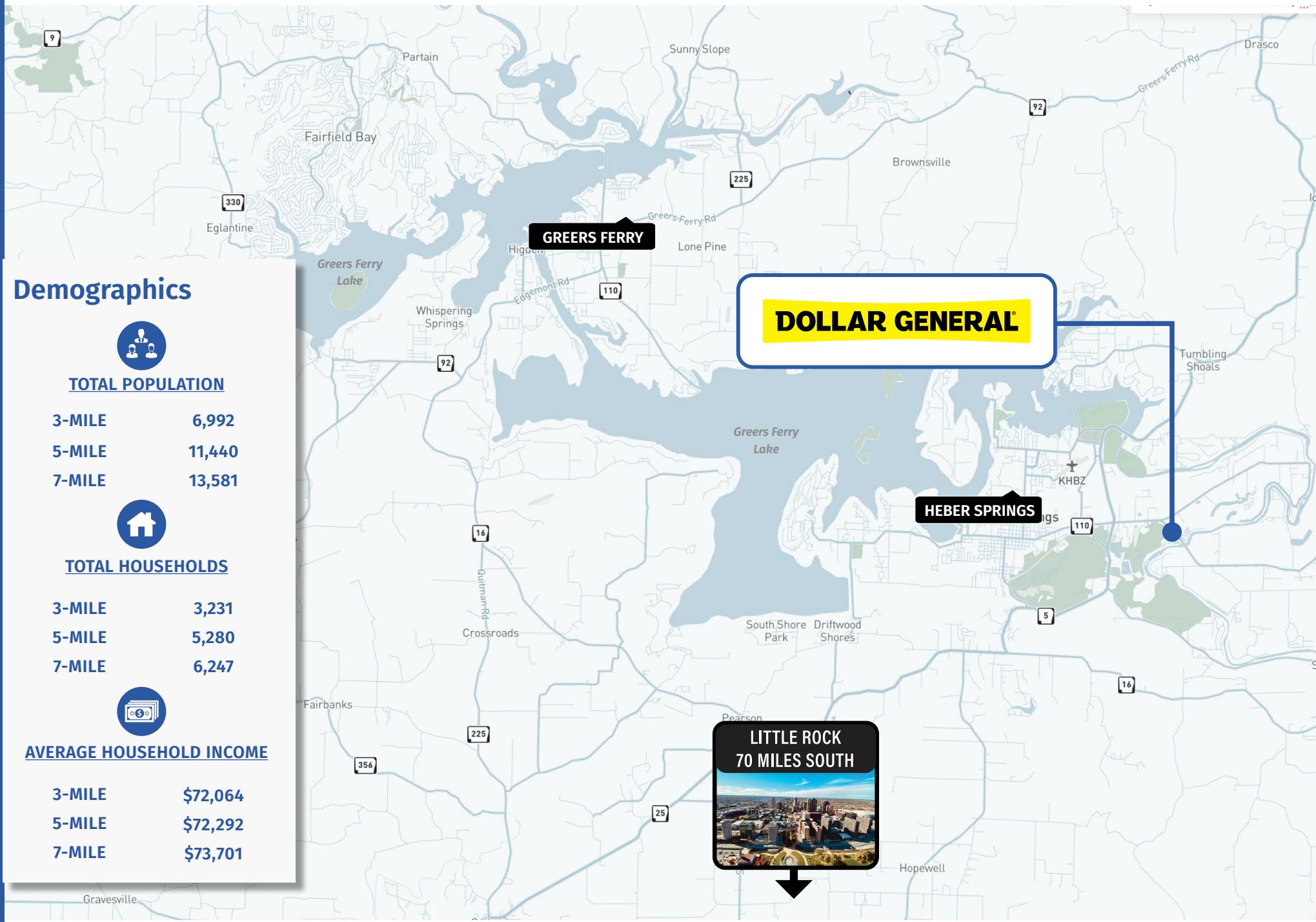
Aerial



Site Plan



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 \$31 billion.

Website: www.dollargeneral.com

Credit Rating: Investment Grade (S&P: BBB)

Stock Symbol: NYSE: DG

Market Capitalization: \$31 billion

Number of Locations: 20,400+

Headquarters: Goodlettsville, TN





Location Overview



HEBER SPRINGS, ARKANSAS

Heber Springs is a scenic city located in Cleburne County in north-central Arkansas in the foothills of the Ozark Mountains. Heber Springs is home to approximately 7,000 residents. Originally established in the 19th century as a health-resort community centered around natural mineral springs, the city has evolved into a year-round destination known for its outdoor lifestyle, historic downtown, and strong tourism base. Today, Heber Springs offers a walkable town square with locally owned restaurants, shops, and civic amenities, while maintaining the affordability, stability, and small-town character that appeal to both residents and visitors.

The city functions as the primary gateway to Greers Ferry Lake, one of Arkansas's most prominent recreational assets. Created by the Greers Ferry Dam on the Little Red River, the lake encompasses more than 40,000 acres with over 340 miles of shoreline and is widely recognized for its exceptionally clean and clear water. Greers Ferry Lake is a popular boating, fishing, swimming, camping, sailing, scuba diving, and water sports destination, with multiple marinas, U.S. Army Corps of Engineers parks, and public access points surrounding the shoreline. The **lake attracts millions of visits annually**, making it a cornerstone of regional tourism and outdoor recreation.

Below the dam, the Little Red River Region is nationally recognized as a premier cold-water trout fishery, attracting anglers from across the United States for year-round rainbow and brown trout fishing. This unique pairing of a large recreational lake and a nationally known river fishery helps diversify visitation beyond peak summer months and strengthens the area's year-round tourism economy.

Tourism and outdoor recreation represent a major economic driver for the Heber Springs area. Recent state and regional tourism impact data indicate that visitor spending in the Greers Ferry Lake and Little Red River region generates hundreds of millions of dollars annually, supports thousands of jobs, and produces meaningful labor income and local tax revenue for surrounding communities. Lodging, dining, retail, fuel, recreation services, and seasonal events all benefit directly from sustained visitor traffic tied to the lake and river.

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This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The Boulder Group has not made any investigation, and makes no warranty or representation.

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.



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