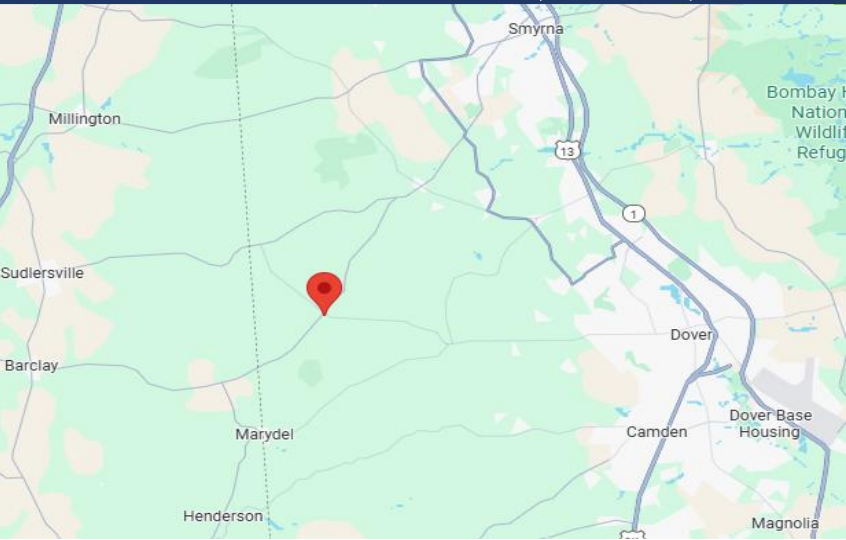




ACTUAL PHOTO

LISTING PRICE \$2,285,600

6.50% Cap Rate



2832 Arthursville Rd, Hartly DE 19953

DG MARKET

5% RENT INCREASES EVERY 5 YRS

15-yr Absolute NNN Lease

Three 5-yr options

Zero Landlord Responsibilities

Rent to commence July 2025

11,000+ Population within 5 miles

Corporate Guaranteed by Dollar General Corporation

Investment grade rated BBB by Standard and Poor's

ABOUT THE PROPERTY



PRICE
\$2,285,600



BUILT
July 2025



AVAILABLE SF
10,542



CAPRATE
6.50%



NOI
\$148,564




ZONING
Commercial



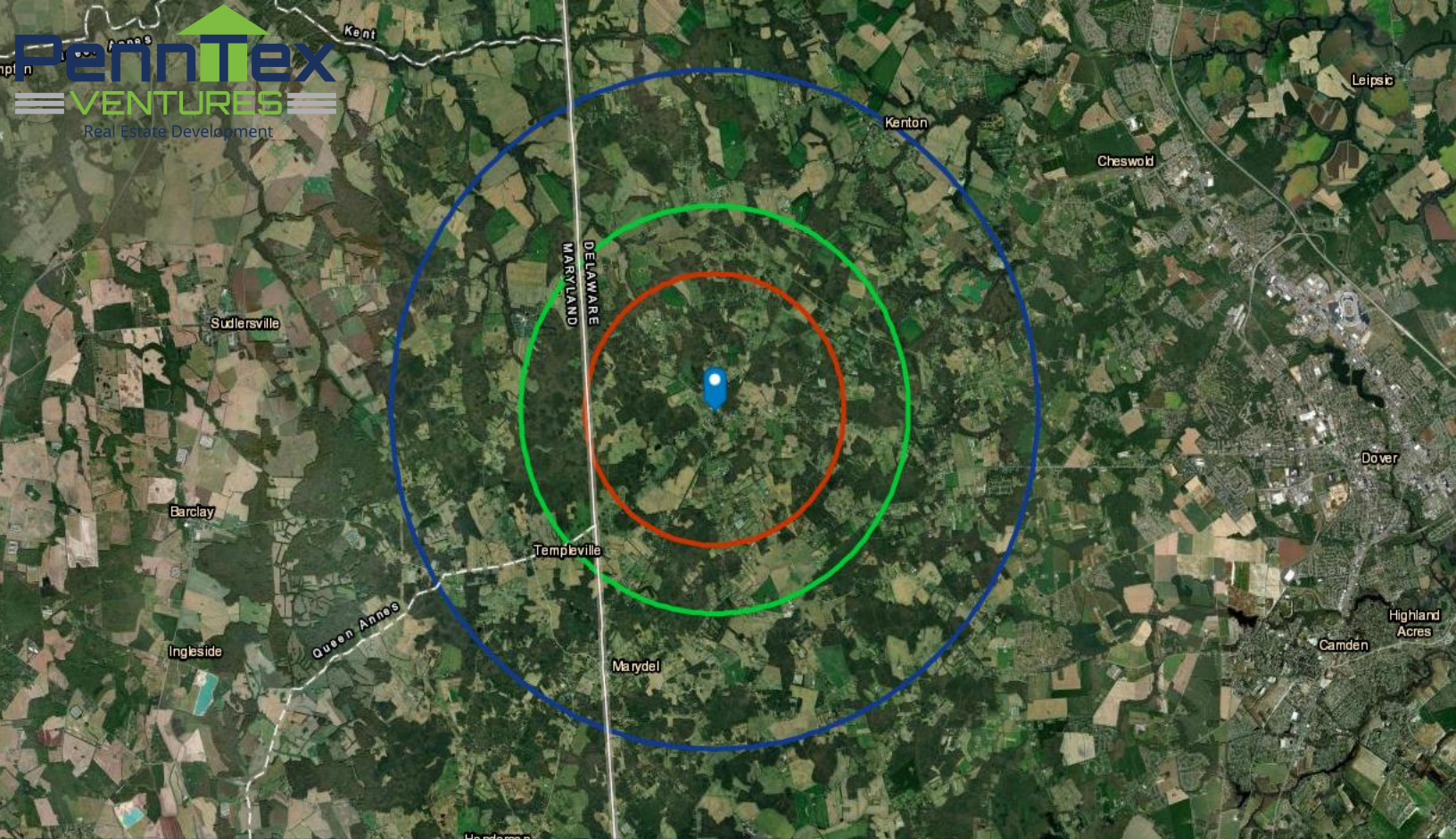
ACTUAL STORE PHOTO

OFFERING SUMMARY

Year Built:	2025	RENT SCHEDULE			
Lot Size:	1.90 acres				
Building Size:	10,542 SF		Monthly	Annual	Per SF
Traffic Count:	3,835 VPD	Yrs 1-5	\$12,380	\$148,564	\$14.09
Zoning:	Commercial	Yrs 6-10	\$12,999	\$155,992	\$14.80
Lease Type:	Absolute NNN	Yrs 11-15	\$13,649	\$163,792	\$15.54
Primary Lease Term:	15 years	Option 1	\$14,332	\$171,981	\$16.31
Annual Rent:	\$148,564	Option 2	\$15,048	\$180,580	\$17.13
Landlord Responsibilities:	None	Option 3	\$15,801	\$189,609	\$17.99
Lease Start Date:	July 30, 2025				
Lease Expiration Date:	July 31, 2040				
Rent Increases:	5% every 5 yrs				
Renewal Options:	3 (Five Year)				
Lease Guarantor:	Dollar General Corporation				

SITE PLAN



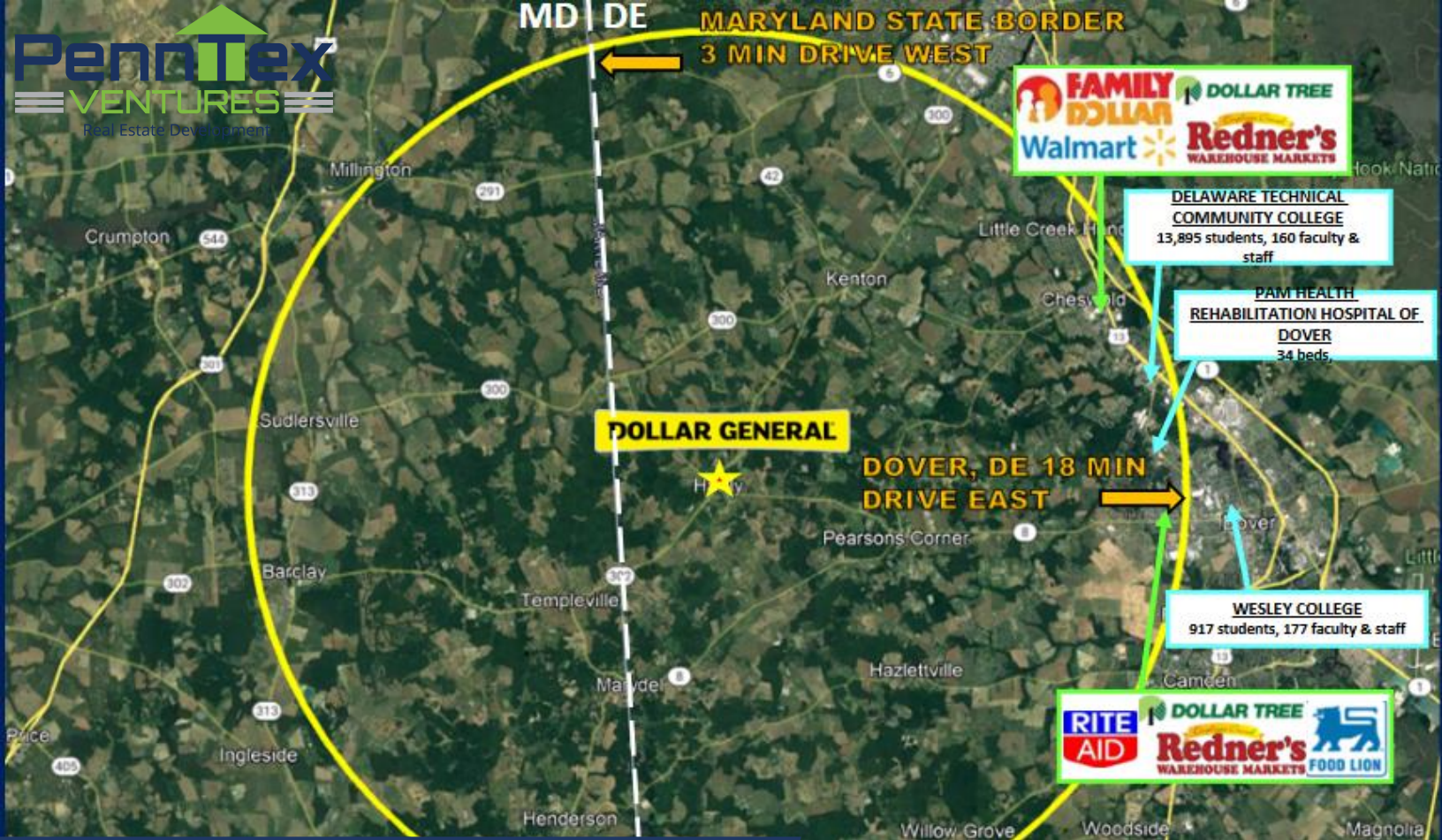


DEMOGRAPHICS

POPULATION SUMMARY	2 MILES	3 MILES	5 MILES
2025 Total Population	2,018	3,796	11,324
2025 Total Daytime Population	1,413	2,620	7,771
Workers	234	397	1,171
Residents	1,179	2,223	6,600

HOUSEHOLD SUMMARY

2025 Households	789	1,497	4,081
2025 Median Household Income	\$82,917	\$83,278	\$84,446



MARKET OVERVIEW

This site is in the Western, DE area, only a 3-min drive from the MD border. It sits on the corner of DE-44 (3,835 VPD per DelDOT) and DE-11 (2,857 VPD per DelDOT) and has access points on both roads. DE-11 borders the site to the West and is a main road from MD and allows travelers access to Clayton, DE, a 15-min drive to the Northeast and Dover, DE, an 18-min drive to the East.

Employers and other traffic generators within 1-mile of the site are:

- Hartly Elementary School (310 students; 25 employees)
- Hartly Volunteer Fire Department (60 volunteers)

People who live in this area more than likely travel outside of the immediate area to find work. The site will provide a convenient shopping option for those traveling to and from Dover, DE for work. Dover is a short 19-minute drive from the site. The latest economic data from the city shows Dover as collectively having 69,000 jobs within the city. Some of the largest employers include:

- Dover Air Force Base
- Bayhealth Medical Center,
- Dover Downs
- Delaware State University
- Capital School District.

DOLLAR GENERAL®

TENANT OVERVIEW

Dollar General (NYSE: DG) headquartered in Goodlettsville, TN is the largest small-box discount retailer store in the nation. Dollar General aims to make shopping for everyday needs simpler and hassle-free by offering a focused assortment of the most popular national and private brands in general merchandise, cosmetics, toiletries, beverages and groceries at competitive prices in small and convenient locations. A Fortune 500 company (#108), Dollar General is investment grade rated BBB by Standard and Poor's. With \$38.7 billion in net sales in 2023, DG saw a \$2.4 billion profit. Dollar General is planning for approximately 800 new store openings, 1,500 remodels, and 85 store relocations in 2024.

20,000+ Stores in 48 states

Rated BBB by Standard and Poor's

173,000 Team Members

#108 in Fortune 500 (2023)

85 Years in Operation

2.2% Net Sales Increase from 2022 to 2023

\$38.7 Billion in 2023 Net Sales

\$2.4 Billion 2023 Profit

DISCLAIMER

Confidentiality and Restricted Use Agreement

The information (“Information”) contained in this Offering Memorandum (“Memorandum”) is confidential and furnished to you solely for the limited purpose of your review as a prospective purchaser of the Dollar General presented in this offering (“Property”) to determine whether you desire to express further interest in the acquisition of the Property and is not to be used for any other purpose or made available to any other person without the express written consent of PennTex Ventures, LLC, the owner of the Property (“Owner”).

This Memorandum contains selected information pertaining to the Property and is not intended to be comprehensive or all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. The Information has been obtained from sources believed reliable, however it has not been verified. No representation, warranty, or guaranty, expressed or implied, is made by Owner or any of its directors, officers, affiliates or representatives as to the accuracy or completeness of this Memorandum or any of its contents, or any other written or oral communication transmitted to you in the course of your evaluation of the Property and no legal commitment, obligation or liability shall arise by reason of your receipt of this Memorandum or use of its contents or in connection with any other such written or oral communication; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the Property. Without limiting the generality of the foregoing, this Memorandum does not purport to be a representation of the state of affairs of the Property or the Owner or constitute an indication that there has been no change in such affairs of the Property or Owner since the date of preparation of this Memorandum nor does it represent the future performance of the Property. You and your advisors should conduct a careful, independent investigation of the Property to determine the suitability of the Property for your needs and the value of the Property to you.

All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and therefore are subject to material change and/or variation. Any projections, opinions, assumptions or estimates used are for example only. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including, without limitation, leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced nor do they constitute a legal analysis of such documents. Interested parties are expected to review all such documents and information of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making any offer to purchase the Property unless and until a written agreement approved by the Owner for the purchase of the Property has been fully executed and delivered by and between the Owner and such entity and any conditions to the Owner’s obligations therein have been satisfied or waived and then only to the extent expressly provided for therein.

This Memorandum is the property of Owner and may be used only by parties approved by Owner. The Property is privately offered and by your receipt of this Memorandum, you agree (i) to return it to Owner immediately upon Owner’s request and (ii) that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity, nor copy or reproduce any portion of this Memorandum, without the prior written authorization of Owner. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner.



Real Estate Development



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