



DOLLAR GENERAL[®]

3116 Hwy 367 N. | Newport, AR 72112



INTERACTIVE OFFERING MEMORANDUM

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INVESTMENT HIGHLIGHTS

LEASE & LOCATION HIGHLIGHTS

- Brand-New 2024 Construction Dollar General Plus
- 15 Year Absolute NNN Lease – Zero Landlord Responsibilities
- Attractive 6.95% Cap In Today's Competitive Market
- Located Off US-67, Which Is The Main Thoroughfare Towards Little Rock
- Strategically Positioned Approximately 5-Minutes From Newport Municipal Airport And A Walmart Supercenter
- Corporately Guaranteed Lease From Dollar General Corporation

- Newport is located approximately 90 miles northeast of Little Rock and 50 miles southwest of Jonesboro
- The largest industries in Newport, AR are Manufacturing (385 people), Retail Trade (377 people), and Health Care & Social Assistance (333 people)

TENANT HIGHLIGHTS

- Dollar General Has ±19,600 Locations And Plans To Continue Their Expansion For The Foreseeable Future
- Dollar General Boasts An Investment-Grade Credit Rating Of Bbb (S&P)
- Dollar General Has Been Considered An Essential Retailer And Has Proven To Be One Of The Most Profitable Companies Through The Covid-19 Pandemic



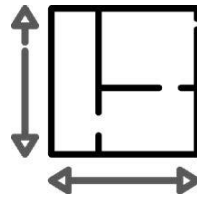
FINANCIAL OVERVIEW



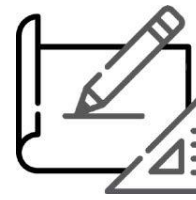
\$1,754,175
PRICE



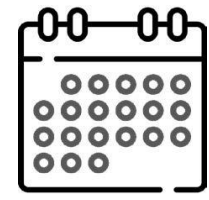
6.95%
CAP RATE



±10,640 SF
GLA



±2.27 AC
LOT SIZE



2024
YEAR BUILT

TENANT SUMMARY

Tenant Trade Name	Dollar General
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	Abs NNN
Roof and Structure	Tenant Responsibility
Original Lease Term	15 Years
Rent Commencement Date	5/27/2024
Lease Expiration Date	5/31/2039
Term Remaining on Lease	15 Years
Increases	5% Every 5 Years
Options	Five, 5-Year

ANNUALIZED OPERATING DATA

Lease Year	Monthly Rent	Annual Rent	Increases	Cap Rate
Years 1-5	\$10,159.60	\$121,915.20		6.95%
Years 6-10	\$10,667.58	\$128,010.96	5.00%	7.29%
Years 11-15	\$11,200.96	\$134,411.51	5.00%	7.66%
Option 1	\$11,761.01	\$141,132.08	5.00%	8.04%
Option 2	\$12,349.06	\$148,188.69	5.00%	8.44%
Option 3	\$12,966.51	\$155,598.12	5.00%	8.87%
Option 4	\$13,614.84	\$163,378.03	5.00%	9.31%
Option 5	\$14,295.58	\$171,546.93	5.00%	9.77%



SECURITY MINI STORAGE

DOLLAR GENERAL
SUBJECT PROPERTY



TROOP B ARKANSAS STATE POLICE HEADQUARTERS

AIR BASE RD



± 10,000 VPD

BILLY REYOLD'S WRECKER SERVICES



C&M AG DEPOT INC.

± 11,000 VPD



DOLLAR GENERAL
SUBJECT PROPERTY

TROOP B ARKANSAS STATE POLICE HEADQUARTERS



C&M AG DEPOT INC.



VILLAGE MALL SHOPPING CENTER



DOLLAR GENERAL®

TENANT OVERVIEW

Dollar General is the fastest-growing retailer which currently boasts roughly 19,600 neighborhood general stores in 48 US states, primarily in the South, East, Midwest, and the Southwest. Roughly 79.7% of Dollar General's sales are derived from consumables (including refrigerated, shelf-stable, and perishable foods,) in addition to everyday household items such as paper towels, bath tissues, paper dinnerware, laundry, and home cleaning supplies. Dollar General offers some of America's most trusted name brands such as Clorox, Energizer, Proctor & Gamble, Hanes, Coca-Cola, Mars, Nestlé, Kimberly-Clark, Kellogg's, General Mills, Pepsi, and many others.

With its small-box store model typically measuring $\pm 8,000$ sq. ft, Dollar General targets cost-conscious consumers that prefer easier and quicker access to items than at super-sized competitors such as Wal-Mart and Costco (which are also often much farther away). Indeed, Dollar General's strategy of catering to the value-conscious has paid off big, both during and after the recession.



THE OFFERING

PROPERTY NAME	DOLLAR GENERAL
Property Address	3116 Hwy 367 N. Newport, AR 72112
SITE DESCRIPTION	
Year Built	2024
GLA	$\pm 10,640$ SF
Type of Ownership	Fee Simple

COMPANY NAME
DOLLAR GENERAL

EMPLOYEES
 $\pm 170,000$

YEAR FOUNDED
1939

HEADQUARTERS
GOODLETTSVILLE, TN

WEBSITE
DOLLARGENERAL.COM

LOCATIONS
19,600+

AREA OVERVIEW

Newport, AR

Newport, Arkansas, is a small city located in the northeastern part of the state, situated along the White River. It serves as the county seat of Jackson County and has a rich history dating back to its founding in 1870. Historically, Newport has been an important center for transportation and commerce due to its strategic location on the river, which facilitated trade and the movement of goods. Today, the city retains a quaint, small-town charm while offering residents and visitors a glimpse into its storied past through various historical sites and museums.

The economy of Newport is diverse, with agriculture playing a significant role due to the fertile lands surrounding the area. Key crops include rice, soybeans, and corn, which contribute to the local economy and provide employment opportunities. In addition to agriculture, Newport has a growing industrial sector with several manufacturing facilities that produce goods ranging from automotive parts to food products. The presence of educational institutions like Arkansas State University-Newport also boosts the local economy by providing jobs and fostering a skilled workforce.

For those visiting Newport, there are several attractions and activities to enjoy. The Jacksonport State Park is a major draw, offering historical exhibits about the region's Civil War history and its riverport heritage, along with outdoor activities like hiking and picnicking. The park includes the historic Jacksonport Courthouse, which has been preserved as a museum. Additionally, visitors can explore the historic downtown area with its unique shops and dining options. The White River itself is a popular spot for fishing, boating, and other water-based recreation, making Newport a charming destination for history enthusiasts and nature lovers alike.



DEMOGRAPHICS

POPULATION	5-MILE	10-MILE	15-MILE
Five-Year Projection	10,387	13,242	19,451
Current Year Estimate	10,459	13,262	19,504
2020 Census	10,349	13,127	19,445
HOUSEHOLDS	5-MILE	10-MILE	15-MILE
Five-Year Projection	3,546	4,598	7,091
Current Year Estimate	3,669	4,736	7,277
2020 Census	3,688	4,762	7,265
INCOME	5-MILE	10-MILE	15-MILE
Average Household Income	\$58,360	\$63,361	\$63,999



ARTS & CULTURE

Newport, Arkansas, boasts a vibrant arts and culture scene that reflects its rich heritage and community spirit. The city hosts a variety of events and festivals throughout the year, most notably the annual Depot Days Festival. This event celebrates the city's musical roots and features performances from local and regional artists, showcasing a mix of blues, rock, and country music. The festival also includes arts and crafts vendors, food stalls, and activities for all ages, making it a significant cultural highlight for residents and visitors alike.

The town's commitment to preserving and promoting its cultural heritage is evident in several local initiatives and institutions. The Jane Parnell Performing Arts Hall at Arkansas State University-Newport provides a venue for theatrical productions, concerts, and other cultural events, fostering a thriving arts community. Additionally, the downtown area is home to various art galleries and studios where local artists display their work. These spaces not only offer a platform for artists but also engage the community through exhibitions, workshops, and art walks, ensuring that the arts remain an integral part of Newport's cultural fabric.



TOURISM

Tourism in Newport, Arkansas, is driven by its rich history, scenic beauty, and a variety of attractions that cater to a wide range of interests. A key highlight is the Jacksonport State Park, where visitors can explore the historic Jacksonport Courthouse, now a museum showcasing the area's Civil War history and riverport heritage. The park also offers outdoor recreational activities, such as hiking trails, picnic areas, and river access for fishing and boating on the White River. This blend of historical education and outdoor fun makes the state park a cornerstone of Newport's tourism appeal.



Another significant attraction is the downtown district, where history and modern charm converge. Visitors can stroll through the streets lined with well-preserved buildings, unique shops, and local eateries. The Newport Business Resource Center often hosts events and exhibitions that highlight the region's cultural and artistic talents. Additionally, the annual Depot Days Festival, celebrating the city's musical legacy, draws crowds with its live performances, arts and crafts, and family-friendly activities. For those interested in exploring more of the natural beauty around Newport, the nearby Cache River National Wildlife Refuge provides opportunities for bird watching, hiking, and wildlife photography, making Newport a well-rounded destination for tourists seeking both cultural enrichment and outdoor adventure.

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 **3116 Hwy 367 N., Newport, AR, 72112** (“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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