

# MATTHEWS™

REAL ESTATE INVESTMENT SERVICES



REPRESENTATIVE PHOTO

## DOLLAR GENERAL® PLUS

7378 Hwy 489 | Conehatta, MS 39057



INTERACTIVE OFFERING MEMORANDUM



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**EXCLUSIVELY LISTED BY:**

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# INVESTMENT HIGHLIGHTS

## LEASE & LOCATION:

- 2024 build-to-suit construction for Dollar General
- Store was completely rebuilt in 2024 following a fire
- ±13.75 Years remaining on a 15 year Absolute NNN Lease - Zero Landlord Responsibilities
- Attractive 7.05% cap in today's competitive market
- 10 mile population in excess of 13,294 residents

## TENANT:

- 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

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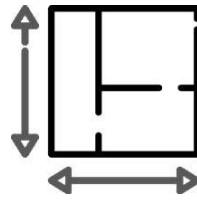
## FINANCIAL OVERVIEW



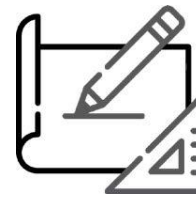
**\$1,525,566**  
PRICE



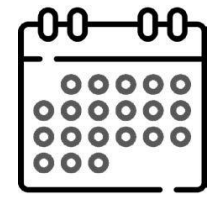
**7.25%**  
CAP RATE



**±10,640 SF**  
GLA



**±1.80 AC**  
LOT SIZE



**2024**  
YEAR BUILT

### TENANT SUMMARY

<b>Tenant</b>	Dollar General
<b>Address</b>	7378 Hwy 489, Conehatta, MS 39057
<b>Lease Commencement</b>	1/25/2023
<b>Lease Expiration</b>	1/31/2038
<b>Term Remaining</b>	±13.75 Years
<b>Options to Renew</b>	Five, 5-Year Options
<b>Rent Increases</b>	10% in Options
<b>Lease Type</b>	Absolute NNN
<b>Tenant Responsibilities</b>	Operating Expenses - Taxes, Insurance, Utilities, Paving, General Maintenance (Roof, HVAC, Landscape, Building Systems, Etc.)
<b>Landlord Responsibilities</b>	None

### ANNUALIZED OPERATING DATA

	MONTHLY RENT	ANNUAL RENT	RENT INCREASES	CAP RATE
<b>Current</b>	\$9,216.96	\$110,603.52	-	7.25%
Option 1	\$10,138.66	\$121,663.92	10%	7.98%
Option 2	\$11,152.52	\$133,830.24	10%	8.77%
Option 3	\$12,267.77	\$147,213.24	10%	9.65%
Option 4	\$13,494.55	\$161,934.60	10%	10.61%
Option 5	\$14,844.01	\$178,128.12	10%	11.68%





**U-HAUL**

CONEHATTA PROSPECT RD

**DOLLAR GENERAL**

**SUBWAY**

**EAST CENTRAL COMMUNITY COLLEGE**  
2,419 STUDENTS | 215 STAFF

**FOREST HIGH SCHOOL**  
433 STUDENTS

**McDonald's** **TSC** **TRACTOR SUPPLY CO**  
**Walgreens**  
**Shell** **Little Caesars** **O'Reilly AUTO PARTS** **BURGER KING** **SONIC**

489

**BIEWER LUMBER** **Tyson Foods**  
**GREEN THUMB OUTDOORS** **LA Z BOY**

15

**ACE Hardware**  
**Exxon**

**LAKE HIGH SCHOOL**  
236 STUDENTS

**Walmart Supercenter** **Hardee's** **TACO BELL**  
**Pizza Hut** **Advance Auto Parts**  
**SONIC** **REGIONS**

**Tyson Foods**

**AT&T** **Days Inn**  
**EconoLodge** **POPEYES**

INTERSTATE 20 ± 20,000 VPD

80

**LA Z BOY**

**EASTSIDE DR**

**Jack's** **Chevron**  
**McDonald's** **Auto Zone**

**Walmart Supercenter**  
**MURPHY USA** **TACO BELL**  
**WAFFLE HOUSE** **Wendy's**

**SUBWAY**

**MARATHON**

**NEWTON HIGH SCHOOL**  
248 STUDENTS



# DOLLAR GENERAL®

## TENANT OVERVIEW

Dollar General is the fastest-growing retailer which currently boasts roughly 21,000 neighborhood general stores in 48 US states, primarily in the South, East, Midwest, and the Southwest. Roughly 75% 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, Procter & Gamble, Hanes, Coca-Cola, Mars, Nestlé, Kimberly-Clark, Kellogg's, General Mills, Pepsi, and many others.

With its small-box store model typically measuring ±9,100 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.



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## THE OFFERING

<b>PROPERTY NAME</b>	<b>DOLLAR GENERAL</b>
<b>Property Address</b>	7378 Hwy 489   Conehatta, MS 39057
<b>SITE DESCRIPTION</b>	
<b>Year Built</b>	2022
<b>GLA</b>	±10,640 SF

COMPANY NAME  
**DOLLAR GENERAL**

EMPLOYEES  
**±140,000**

YEAR FOUNDED  
**1955**

HEADQUARTERS  
**GOODLETTSVILLE, TN**

WEBSITE  
**DOLLARGENERAL.COM**

LOCATIONS  
**19,600+**

# AREA OVERVIEW

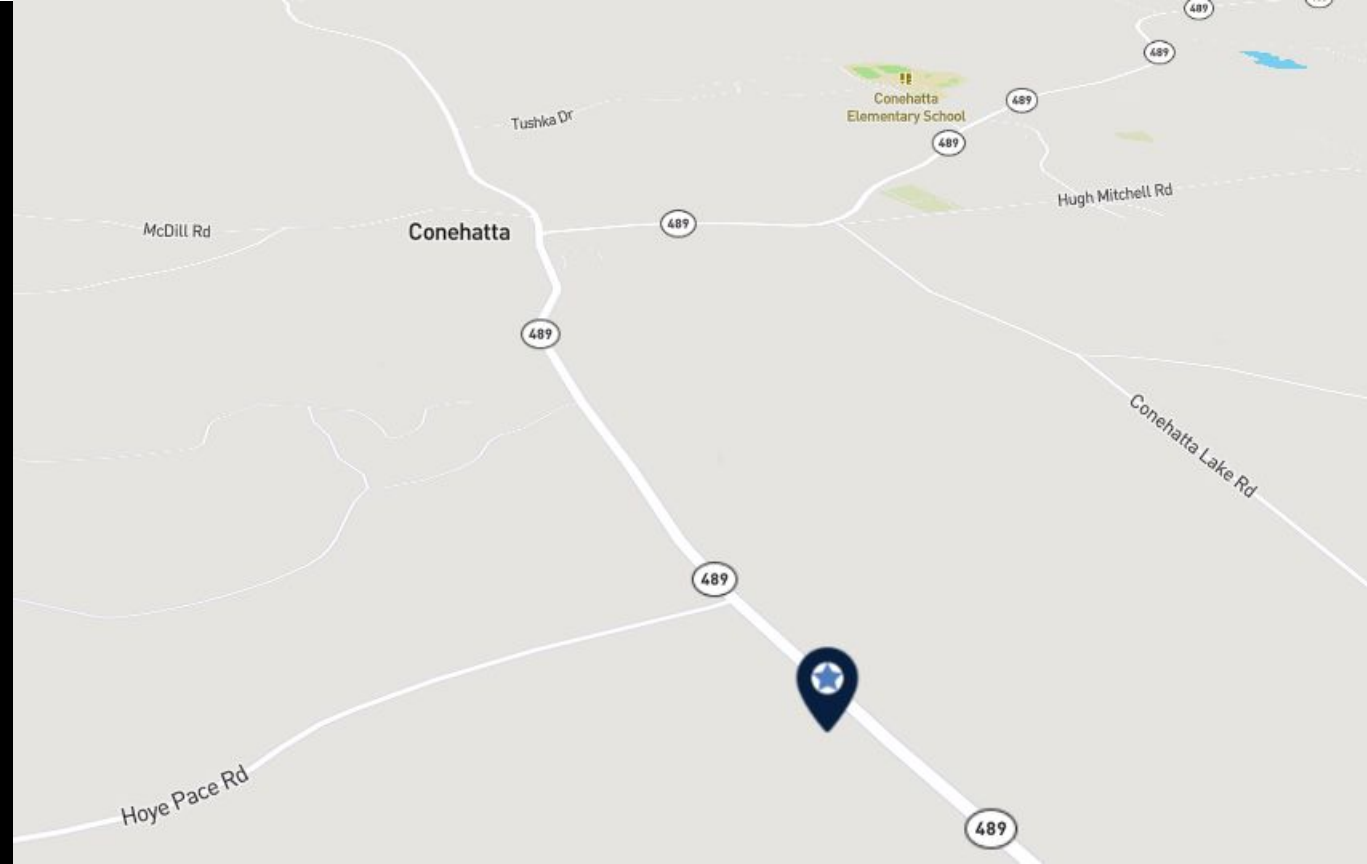
## Conehatta, MS

Conehatta, Mississippi, is a charming and serene community nestled in the heart of the state, offering a unique blend of rural tranquility and burgeoning opportunity. This hidden gem is attractive to consumers for its peaceful environment, welcoming community, and the promise of growth and development. As more people discover Conehatta, they are drawn by its rich history, natural beauty, and the potential for a high quality of life.

Demographically, the population within a one-mile radius of Conehatta is modest, reflecting its small-town character, but it boasts a close-knit community with a decent average household income. This economic stability contributes to a reliable consumer base, making the area appealing for small businesses and investors looking to tap into a market with steady potential.

Recent development projects in and around Conehatta are set to drive increased demand and attract more visitors and residents. The introduction of new retail establishments and expansion of existing ones enhances the area's appeal, offering more shopping and dining options. Nearby attractions and amenities, such as parks, recreational facilities, and cultural sites, draw people to the region, fostering a sense of community and belonging.

Conehatta's strategic location near major highways ensures convenient access to larger cities and regional hubs, making it an attractive option for those who appreciate rural living with the convenience of urban accessibility. Although public transportation options are limited, the area's well-maintained road network facilitates easy commutes and travel. As Conehatta continues to develop, it stands out as a promising destination for those seeking a harmonious blend of community spirit and growth potential.



# DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
Five-Year Projection	1,147	3,529	13,905
Current Year Estimate	1,079	3,308	13,294
2020 Census	1,115	3,311	13,034
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
Five-Year Projection	381	1,242	5,070
Current Year Estimate	362	1,180	4,923
2020 Census	340	1,128	4,768
INCOME	3-MILE	5-MILE	10-MILE
Average Household Income	\$58,055	\$53,917	\$65,627

# 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 **7378 Hwy 489, Conehatta, MS, 39057** (“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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