



RANDALL COMMERCIAL GROUP, LLC

INVESTMENT REAL ESTATE OPTIMIZED

REPRESENTATIVE PHOTO



DG MARKET | ALPINE, AL

FOR SALE // \$2,142,343 // 7.0% CAP RATE //

RETAIL PROPERTY

PRESENTED BY //

BRIAN PHILLIPS, CCIM

662.638.0722

BPHILLIPS@RANDALLCG.COM

ELIZABETH RANDALL, CCIM

662.234.4044

ERANDALL@RANDALLCG.COM

OFFICE: 662.234.4044 // 850 INSIGHT PARK AVE. UNIVERSITY, MS 38677 // RANDALLCOMMERCIALGROUP.COM

DISCLAIMER



CONFIDENTIALITY & DISCLAIMER

The information provided within this Offering Memorandum has been obtained from sources that are believed to be reliable, but Randall Commercial Group, LLC has not verified the information and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. The information may be estimated or generalized and is prepared to provide a summary of highlights and only a preliminary level of information regarding the project. Any interested party must independently investigate the subject property, particularly from a physical, financial, tenant, and overall development standpoint. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. This information is not intended to provide full due diligence on the subject property, as it is the responsibility of the interested buyer to conduct full due diligence with their advisors. The data contained within this offering memorandum is for information purposes only and is not sufficient for evaluation of Property for potential purchase.

Randall Commercial Group, LLC has not performed due diligence pertaining to the physical state of the property nor the property's current or future financial performance. Furthermore, no due diligence has been performed regarding the financial condition or future plans for this location. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. This information may have changed and there may be omissions of material data as this is not intended to provide complete due diligence.

Past, expected or projected performance does not guarantee future performance. Property owners and/or buyers bear the full risk and exposure of all business, events, tenant, credit, and liability associated with such properties. The acreage, size, and square footage of the property and improvements are estimated and should be independently verified. Inherent risk and concentrated exposure are associated with single tenant occupied properties and prospective buyer should fully investigate tenant, lease, market, and all relevant aspects of this property, tenant, and transaction. Unless a fully executed purchase and sale agreement has been executed, seller and Randall Commercial Group, LLC expressly reserves the right, at their sole discretion, to reject any and all expressions and/or interests or offers to purchase the property and to terminate negotiations and discussions with any person or entity reviewing this offering memorandum or making an offer on property unless a purchase and sale agreement of property has been executed and delivered.

In no event shall prospective purchaser or its agent have any claims against Seller or Randall Commercial Group, LLC or any of its affiliates, directors, offices, owners, agents, or licensees for any damages, liability, or any cause of action relating to this solicitation process, the marketing material, marketing process, or sale of property. By reviewing the material contained herein, you are agreeing to the terms and limitations of its use provided herein.

IMPORTANT DISCLOSURE: An owner/agency relationship exists with an Associate Broker of Randall Commercial Group, LLC and the owner of the Subject Property located at 45 Alpine Winterboro Rd, Alpine, AL 35014. The Associate Broker has an ownership interest in the Subject Property located at 45 Alpine Winterboro Rd, Alpine, AL 35014, and other business with the Manager of the ownership entity.

INVESTMENT SUMMARY



INVESTMENT SUMMARY

OFFERING PRICE:	\$2,142,343
NET OPERATING INCOME:	\$149,964
YR1 CAP RATE:	7.0%
BLENDED CAP RATE:	7.09%
YEAR BUILT:	2024
BUILDING SIZE:	10,640 SF
LOT SIZE:	1.9 Acres
PROPERTY ADDRESS	45 Alpine Winterboro Rd
CITY, STATE, ZIP:	Alpine, AL 35014
3 MILE POPULATION:	982

LOCATION DESCRIPTION

The subject property is located on Alpine Winterboro Road, between Talladega, AL and Sylacauga, AL. The property is conveniently situated just north of Winterboro High School and approximately 9.5 miles south of the city of Talladega, AL, on the AL Hwy 21 corridor. Talladega County is home to Honda Manufacturing of Alabama, the largest automaker in the state, as well as the Talladega Superspeedway, the longest NASCAR track in the country that attracts thousands of attendees per year and brings an economic impact of ±\$150MM as a result of the two races held there each year.

PROPERTY DESCRIPTION

Randall Commercial Group, LLC is pleased to exclusively offer for sale this brand new, free-standing DG Market located in Alpine, AL. **The subject property has a 15-year NNN lease with 5% increases every 5 years and a rent commencement date of October 4, 2024.** The property is located on Alpine Winterboro Rd at its intersection with AL Hwy 21. Dollar General is an investment-grade tenant with a Standard & Poor's "BBB" credit rating.

LEASE SUMMARY

TENANT:	Dolgencorp, LLC d/b/a DG Market
LEASE TYPE:	NNN
PRIMARY LEASE TERM:	15-years
ANNUAL RENT:	\$149,964.00
RENT PSF:	\$14.09
BLDG. DELIVERY DATE:	Est. September 2024
RENT COMM. DATE:	October 4, 2024
RENEWAL OPTIONS:	Five (5) Five (5) Year Options
RENT BUMPS:	5% every 5 years
LEASE GUARANTOR:	Dollar General Corporation



COMPLETE HIGHLIGHTS



Front Elevation



LOCATION INFORMATION

BUILDING NAME	DG Market Alpine, AL
STREET ADDRESS	45 Alpine Winterboro Rd
CITY, STATE, ZIP	Alpine, AL 35014
COUNTY	Talladega

BUILDING INFORMATION

NOI	\$149,964.00
CAP RATE	7.0%
BUILDING CLASS	A
OCCUPANCY %	100.0%
TENANCY	Single
NUMBER OF FLOORS	1
YEAR BUILT	2024
CONSTRUCTION STATUS	Under construction
FRAMING	Metal
CONDITION	Excellent
ROOF	Standing-Seam Metal Roof
FREE STANDING	Yes
NUMBER OF BUILDINGS	1

TENANT PROFILE



DOLLAR GENERAL®



COMPANY HIGHLIGHTS

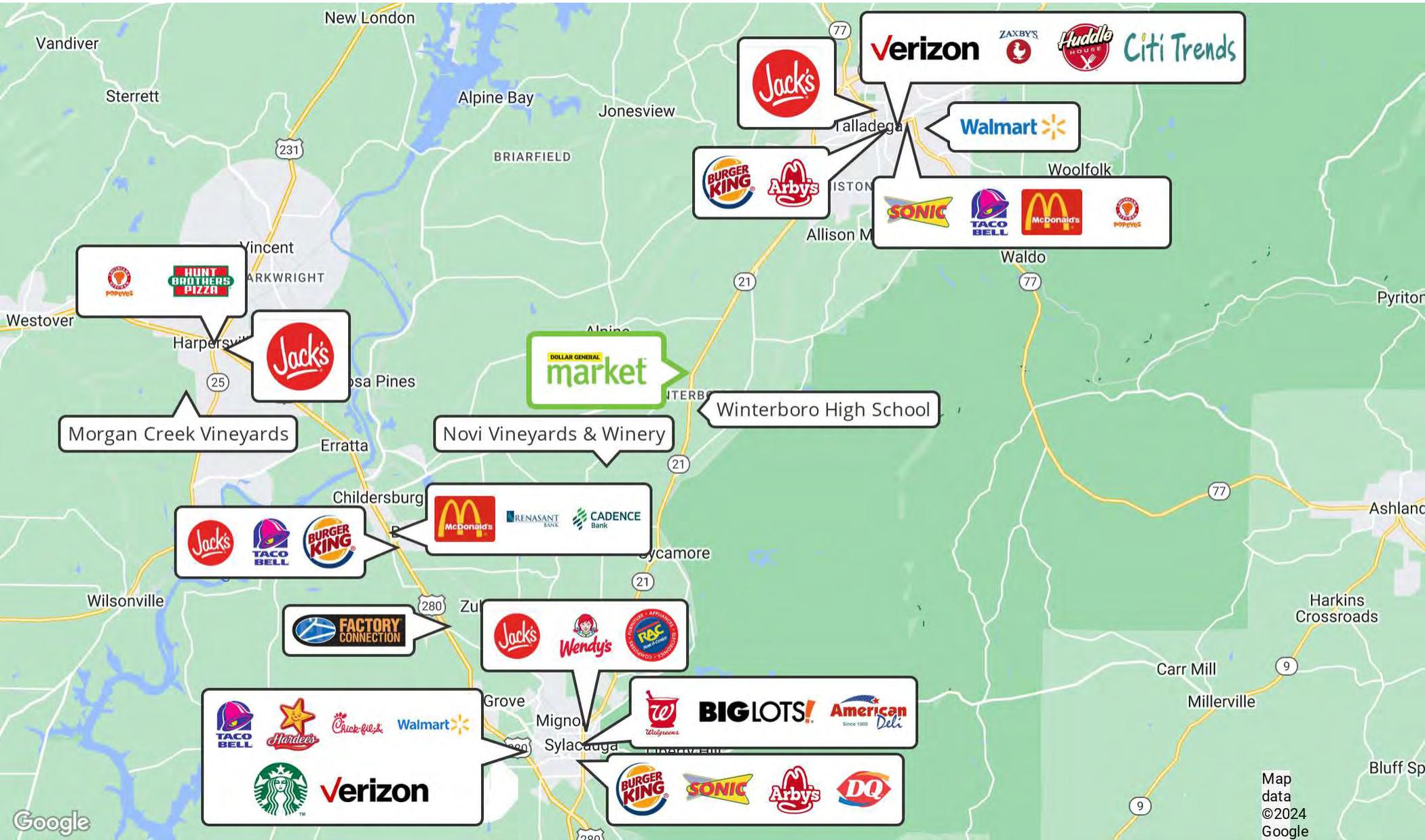
- 2024 Fiscal Year Net Sales **Increased 5.0%** to **\$40.6 Billions**
- 2024 Fiscal Year Same-Store Sales **Increased 1.2%**
- 2024 Annual Cash Flows from Operations increased **25.3%** to **\$3.0 Billion**
- **Ranked #111** on Fortune 500 List
- **20,500+ stores in 48 states**; 34 distribution centers
- **+/- 575** New Stores Planned to Open in 2025
- **+/- 4,885** Total Expected Real Estate Projects in 2025
- Dollar General has been **in business for 83 years** and opened its **19,000th store** in early 2023
- <https://investor.dollargeneral.com/>

LEASE YEAR	ANNUAL RENT	INCREASE
1	\$197,688.00	
2	\$197,688.00	
3	\$197,688.00	
4	\$197,688.00	
5	\$197,688.00	
6	\$207,564.00	5%
7	\$207,564.00	
8	\$207,564.00	
9	\$207,564.00	
10	\$207,564.00	
11	\$217,944.00	5%
12	\$217,944.00	
13	\$217,944.00	
14	\$217,944.00	
15	\$217,944.00	
OPTION 1	\$228,840.00	5%
OPTION 2	\$240,288.00	5%
OPTION 3	\$252,300.00	5%
OPTION 4	\$264,912.00	5%
OPTION 5	\$278,160.00	5%

SITE PLAN



LOCATION MAP



REGIONAL MAP



Map data ©2024 Google, INEGI

TALLADEGA COUNTY, AL ECONOMY



ECONOMY

- The largest employer in Talladega County is **Honda of Alabama**. The company recently opened a **new, \$16M, 66,000 SF post-production facility** on its campus in Lincoln, showing commitment to the area.
- The **Honda manufacturing facility**, which started production in 2001 in Lincoln, had **produced 5M vehicles as of 2019**, the first automaker in the state to hit that mark.
- Talladega County, AL is a great place to do business and attend college with **numerous tax credits** related to investment and job creation.
- Talladega County is located about **55 miles east of Birmingham, AL** and **110 miles west of Atlanta, GA**
- Talladega County makes up **760 square miles** with Lincoln residing on one of the busiest interstates in the state, I-20, which connects Atlanta to Birmingham
- **Cities located in Talladega County** include Childersburg, Lincoln, Oxford, Sylacauga, and the county seat, Talladega.
- *Sources: wikipedia.org, Birminghambusinessalliance.com, tceda.com*

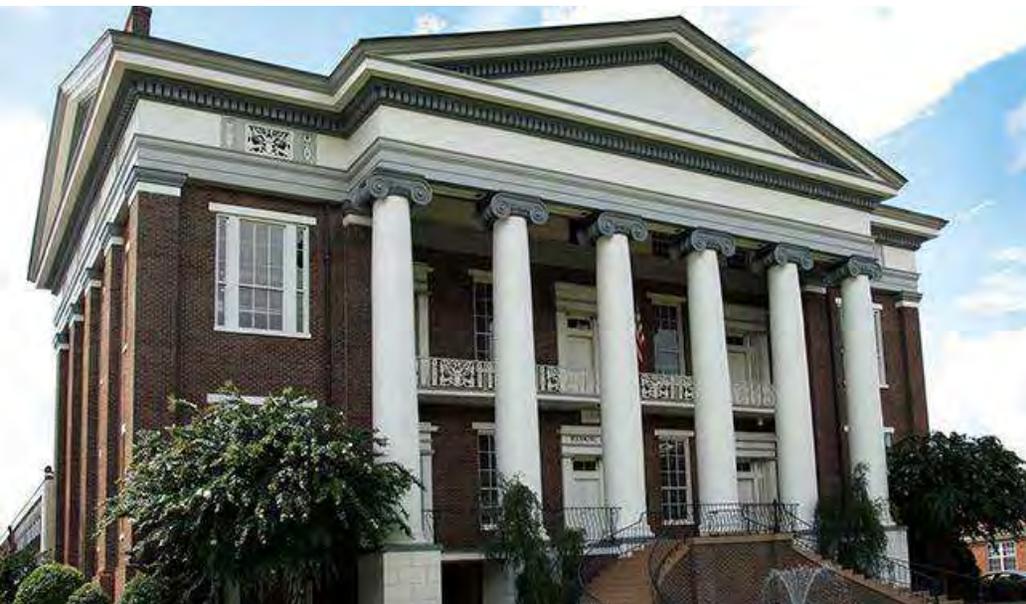


TALLADEGA COUNTY, AL EDUCATION



TALLADEGA COLLEGE

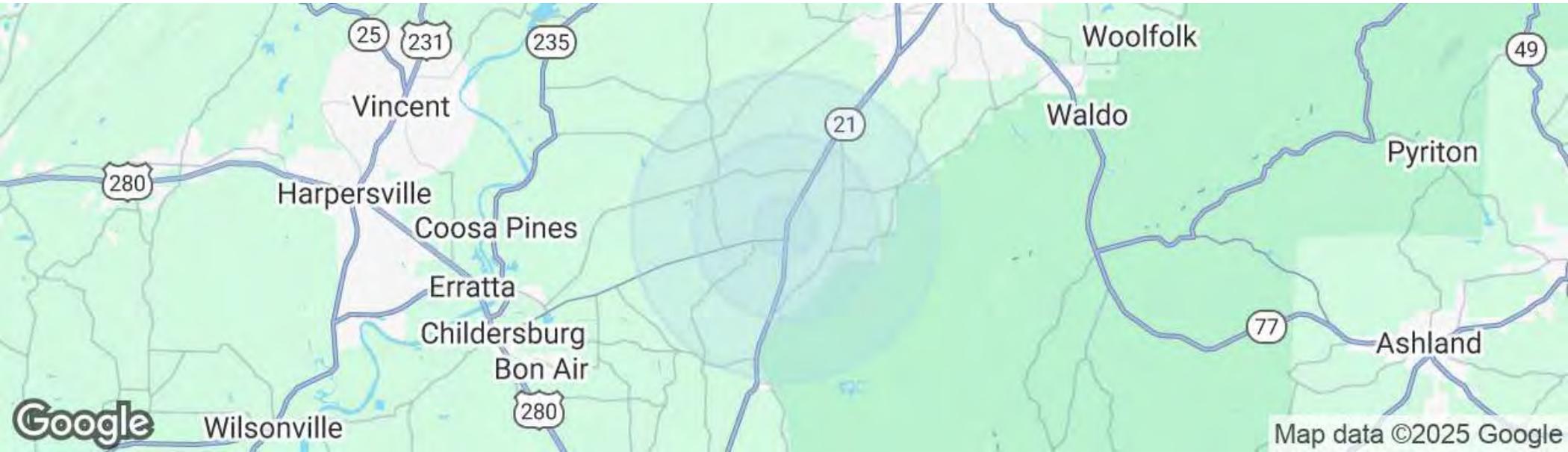
- **Talladega College**, Alabama's oldest private HBCU has been known for academic excellence **for over 150 years**. Located in a historic area of Talladega, AL, its main campus includes 44 buildings on 50 acres.
- The college opened a new, 45,000 sq. ft. residence hall in January 2019. In 2020, the Dr. Billy C. Hawkins Student Activity Center and the Dr. William R. Harvey Museum of Art were opened.
- Talladega College offers **19** undergraduate programs and **2** graduate programs, including a Masters in Computer Information Systems that earned designation as a **National Center of Academic Excellence in Cyber Defense in 2022**.
- The College enjoyed **record-high enrollment** in the 2018-2019, 2019-2020, and 2020-2021 academic years. Talladega College had over 1,300 students in 2021 and was listed among the *Princeton Review's* **best colleges in the Southeast**.
- *Source: talladega.edu*



ALABAMA INSTITUTE FOR DEAF AND BLIND

- The **Alabama Institute for Deaf and Blind (AIDB)** is **the world's most comprehensive** education, rehabilitation, and service program serving individuals of all ages who are deaf, blind, and multidisabled. Founded in 1858, the AIDB now **serves more than 31,000 people with hearing and vision loss** throughout Alabama each year.
- AIDB has **six campuses in Talladega**, the Alabama School for the Deaf, Alabama School for the Blind, Alabama Industries for the Blind, Helen Keller School, E.H. Gentry Facility, and the MGH Greene Special Equestrian Area, along with **10 regional centers** outside the primary center in Talladega.
- The AIDB is committed to providing innovative instructional programs, a highly skilled and trained staff, and a national network of education, service, and employment programs to fulfill its mission of preparing individuals to reach their limitless potential in education, independence, and career.
- *Source: aidb.org*

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	169	982	3,052
AVERAGE AGE	45	45	45
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	81	404	1,287
# OF PERSONS PER HH	2.09	2.43	2.37
AVERAGE HH INCOME	\$46,279	\$51,369	\$59,391

Demographics data derived from AlphaMap & ESRI



RANDALL COMMERCIAL GROUP, LLC

INVESTMENT REAL ESTATE OPTIMIZED

RANDALL COMMERCIAL GROUP, LLC

PRESENTED BY //

BRIAN PHILLIPS, CCIM
PRINCIPAL BROKER
662.638.0722
BPHILLIPS@RANDALLCG.COM

ELIZABETH RANDALL, CCIM
PRESIDENT, BROKER
662.234.4044
ERANDALL@RANDALLCG.COM

ABOUT RANDALL COMMERCIAL GROUP, LLC

Randall Commercial Group, LLC is a boutique commercial real estate investment brokerage and consulting firm focused on properties and development opportunities in the southeastern United States for clients located throughout the country. Through a myriad of brokerage services, we serve institutional and individual investors as well as end users, tenant, and developers on deals ranging up to \$50 million in estimated market value.

Our proprietary research, continual education, creativity, and perseverance allow us to focus on creating client wealth by optimizing real estate strategies for businesses and investors while building meaningful, long-term relationships. The majority of our business results from expanding our client relationships and referrals from clients and peers. We believe the reward for hard work well done is the opportunity to do more of it; for this, we thank you for your trust and belief in our methodology.

Our corporate strategy is simple: client first. We do not desire to be all things to all clients, but we are singularly focused on being all things investment real estate.

IMPORTANT DISCLOSURE: An owner/agency relationship exists with an Associate Broker of Randall Commercial Group, LLC and the owner of the Subject Property located at 45 Alpine Winterboro Rd, Alpine, AL 35014. The Associate Broker has an ownership interest in the Subject Property located at 45 Alpine Winterboro Rd, Alpine, AL 35014, and other business with the Manager of the ownership entity.

AL AGENCY-BROKERAGE SERVICES DISCLOSURE



**THIS IS FOR INFORMATION PURPOSES
THIS IS NOT A CONTRACT
REAL ESTATE BROKERAGE SERVICES DISCLOSURE**

*Alabama law requires you, the consumer, to be informed about the types of services which real estate licensees may perform. The purpose of this disclosure is to give you a summary of these services.

A **SINGLE AGENT** is a licensee who represents only one party in a sale. That is, a single agent represents his or her client. The client may be either the seller or the buyer. A single agent must be completely loyal and faithful to the client.

A **SUBAGENT** is another agent/licensee who also represents only one party in a sale. A subagent helps the agent represent the same client. The client may be either the seller or the buyer. A subagent must also be completely loyal and faithful to the client.

A **LIMITED CONSENSUAL DUAL AGENT** is a licensee for both the buyer and the seller. This may only be done with the written, informed consent of all parties. This type of agent must also be loyal and faithful to the client, except where the duties owed to the clients conflict with one another.

A **TRANSACTION BROKER** assists one or more parties, who are customers, in a sale. A transaction broker is not an agent and does not perform the same services as an agent.

*Alabama law imposes the following obligations on all real estate licensees to all parties, no matter their relationship:

- To provide services honestly and in good faith;
- To exercise reasonable care and skill;
- To keep confidential any information gained in confidence, unless disclosure is required by law or duty to a client, the information becomes public knowledge, or disclosure is authorized in writing;
- Present all written offers promptly to the seller;
- Answer your questions completely and accurately.

Further, even if you are working with a licensee who is not your agent, there are many things the licensee may do to assist you. Some examples are:

- Provide information about properties;
- Show properties;
- Assist in making a written offer;
- Provide information on financing.

You should choose which type of service you want from a licensee, and sign a brokerage service agreement. If you do not sign an agreement, by law the licensee working with you is a transaction broker.

The licensee's broker is required by law to have on file an office policy describing the company's brokerage services. You should feel free to ask any questions you have.

The Alabama Real Estate Commission requires the real estate licensee to sign, date, and provide you a copy of this form. Your signature is not required by law or rule but would be appreciated.

Name of Licensee: Brian Phillips

Consumer Name: _____

Licensee Signature: 

Signature: _____

(Acknowledgement for Receipt Purposes Only)

Date: _____

Date: _____