



**DOLLAR GENERAL**

**market**

REPRESENTATIVE PHOTO

**4793 Poticaw Bayou Rd | Vancleave, MS 39565**

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# INVESTMENT HIGHLIGHTS

## LEASE & LOCATION HIGHLIGHTS

- 2024 Built to Suit Construction for Dollar General
- Larger ±10,566 square foot prototype
- 5% increases every 5 years in the base term, providing an excellent hedge against inflation
- Extremely strong corporately guaranteed lease
- Less than ±20 miles north of Biloxi, MS
- 10 mile population in excess of 41,287 residents
- Healthy average household income of \$118,194

## TENANT HIGHLIGHTS

- Dollar General boasts an investment grade credit rating of BBB (S&P)
- Dollar General has ±19,600 locations and plans to continue their expansion for the foreseeable future
- Dollar General has been considered an essential retailer and has proven to be one of the most profitable companies through the COVID-19 pandemic
- Dollar General has a market cap of ±\$30 billion

REPRESENTATIVE PHOTO



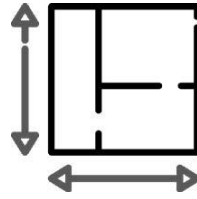
## FINANCIAL OVERVIEW



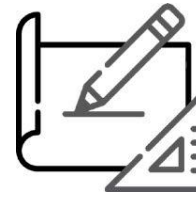
**\$2,156,596**  
PRICE



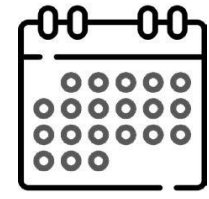
**7.05%**  
CAP RATE



**±10,566 SF**  
GLA



**±1.84 AC**  
LOT SIZE



**2024**  
YEAR BUILT

### TENANT SUMMARY

Tenant Trade Name	Dollar General
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	Absolute NNN
Roof and Structure	Tenant Responsibility
Original Lease Term	15 years
Rent Commencement Date	9/25/2024
Lease Expiration Date	9/30/2039
Term Remaining on Lease	±15 years
Increases	5% every 5 years & in options
Options	Five, 5-Year Options

### ANNUALIZED OPERATING DATA

DATE	MONTHLY RENT	ANNUAL RENT	INCREASES	CAP RATE
Years 1-5	\$12,670	\$152,040	-	7.05%
Year 6-10	\$13,304	\$159,648	5.00%	7.40%
Year 11-15	\$13,969	\$167,628	5.00%	7.77%
Option 1	\$14,668	\$176,016	5.00%	8.16%
Option 2	\$15,401	\$184,812	5.00%	8.57%
Option 3	\$16,171	\$194,052	5.00%	9.00%
Option 4	\$16,980	\$203,760	5.00%	9.45%
Option 5	\$17,829	\$213,948	5.00%	9.92%



JIM RAMSAY RD

DOLLAR GENERAL  
**market**

VANCLEAVE LOWER ELEMENTARY  
659 STUDENTS

VANCLEAVE HIGH SCHOOL

VANCLEAVE HIGH SCHOOL  
733 STUDENTS

VANCLEAVE MIDDLE SCHOOL  
532 STUDENTS

HIGHWAY 57 + 11,600 VPD

# DOLLAR GENERAL market

## 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. Over the past few years, Dollar General has started to introduce alcohol and tobacco products such as cigarettes into their product mix, which has further driven revenue and increased profitability.

With its small-box store model typically measuring  $\pm 10,566$  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 discount retailer boasted its expectation of 29 consecutive years of same-store sales growth in December 2018, attributable to its value and convenience proposition, along with strong consumables and seasonal goods sales.

REPRESENTATIVE PHOTO



## THE OFFERING

<b>PROPERTY NAME</b>	<b>DOLLAR GENERAL</b>
<b>Property Address</b>	4793 Poticaw Bayou Rd   Vancleave, MS 39565
<b>SITE DESCRIPTION</b>	
<b>Year Built</b>	2024
<b>GLA</b>	$\pm 10,566$ SF
<b>Type of Ownership</b>	Fee Simple

COMPANY NAME  
**DOLLAR GENERAL**

EMPLOYEES  
 **$\pm 170,000$**

YEAR FOUNDED  
**1939**

HEADQUARTERS  
**GOODLETTSVILLE, TN**

WEBSITE  
**DOLLARGENERAL.COM**

LOCATIONS  
**20,000+**

# AREA OVERVIEW

## Vancleave, MS

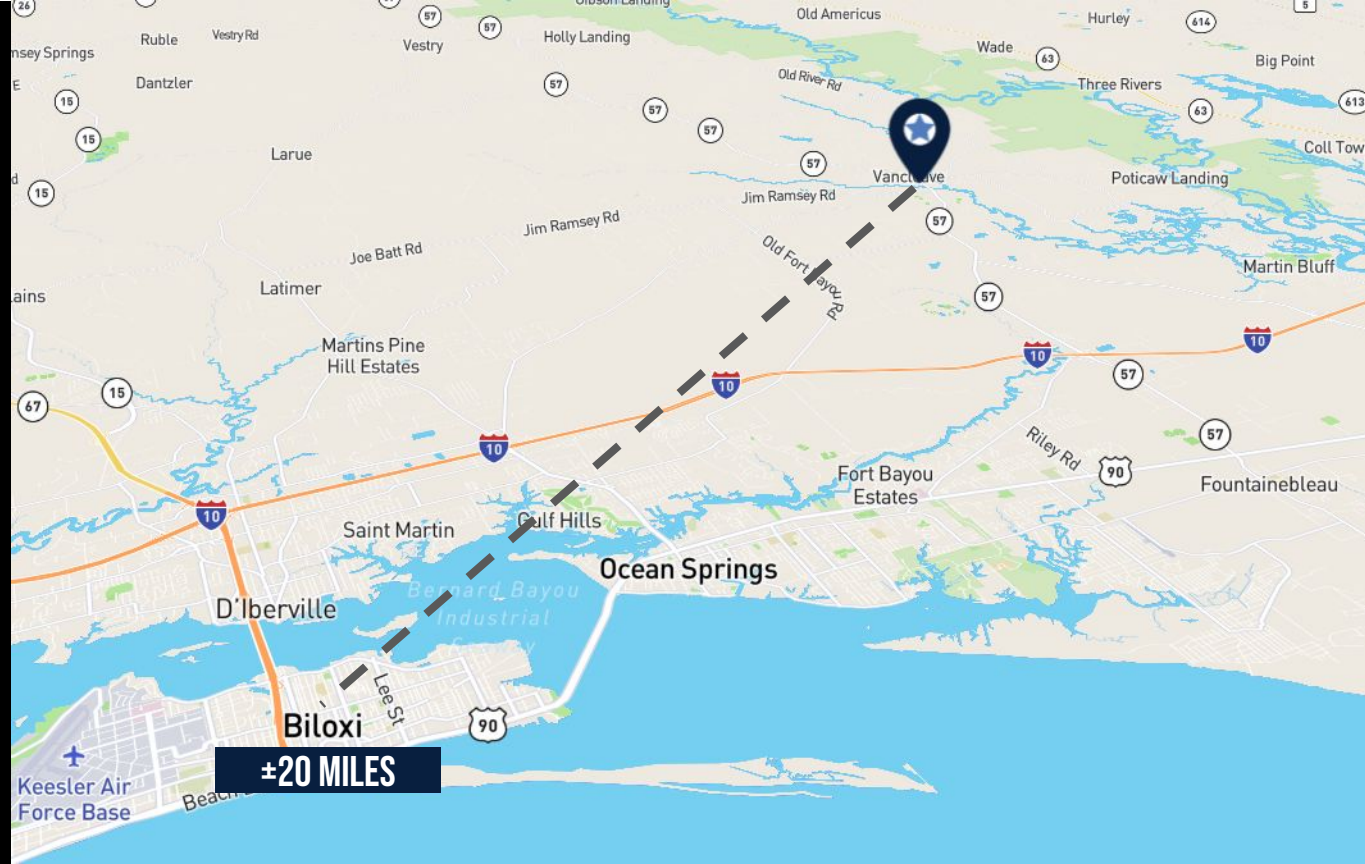
Vancleave, Mississippi, is a community in Jackson County with notable history dating back to the early 19th century. Named after Robert A. Van Cleave, a notable figure in the local timber industry, Vancleave has historical roots in the timber and naval stores sectors, which were pivotal to its early development.

Today, Vancleave is appreciated for its natural beauty and outdoor recreational opportunities. The nearby De Soto National Forest offers a range of activities such as hiking, camping, and bird watching, while the Pascagoula River, known for its scenic views and abundant wildlife, is popular for fishing and kayaking. Additionally, the Gulf Islands National Seashore, a short drive away, provides stunning coastal landscapes and pristine beaches.

Economically, Vancleave relies on small businesses, agriculture, and forestry. Recently, the local economy has been diversifying, with growth in service-oriented businesses and tourism. Its proximity to larger urban centers like Pascagoula and Biloxi further enhances economic opportunities in areas such as shipbuilding, manufacturing, and hospitality.

The community in Vancleave is known for its welcoming atmosphere. It combines a mix of long-time residents with newcomers drawn to its rural charm and natural surroundings. Local schools, part of the Jackson County School District, play an important role in community life, along with various events and organizations that foster a strong sense of local identity and engagement.

Overall, Vancleave is a blend of historical significance, natural attractions, and a welcoming community, making it a unique and appealing place to both live and visit.



# DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
Five-Year Projection	4,397	10,151	43,879
Current Year Estimate	4,111	9,469	41,287
2020 Census	4,031	9,253	40,286
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
Five-Year Projection	1,606	3,745	17,101
Current Year Estimate	1,507	3,505	16,109
2020 Census	1,453	3,320	15,215
INCOME	3-MILE	5-MILE	10-MILE
Average Household Income	\$122,060	\$118,194	\$97,890



## BILOXI, MS MSA

Biloxi, Mississippi, is a vibrant city located on the Gulf Coast with a fascinating history and a diverse cultural scene. Originally established as a French colonial settlement in the early 18th century, Biloxi's history is marked by its strategic location and its evolution from a fishing village into a prominent regional hub.

Biloxi is renowned for its cultural heritage, which is reflected in its architecture, museums, and festivals. The city is a blend of historical and modern influences, including well-preserved historic homes, such as the Biloxi Lighthouse and the Victorian-era mansions in the historic district. The Maritime and Seafood Industry Museum offers insight into the region's maritime history and the seafood industry's significance to the local economy.

One of Biloxi's key attractions is its casino and resort industry. The city is home to several large casinos, which contribute significantly to its economy and offer entertainment, dining, and luxury accommodations. Biloxi's beachfront, with its sandy shores and warm Gulf waters, is another major draw, providing residents and visitors with opportunities for sunbathing, swimming, and water sports.

Culturally, Biloxi is known for its lively arts scene and annual events. The city hosts various festivals throughout the year, including the Biloxi Seafood Festival and the Biloxi Blues Festival, celebrating local cuisine, music, and culture. The arts community is vibrant, with local theaters, galleries, and performance venues contributing to a rich cultural tapestry.

Overall, Biloxi offers a dynamic mix of history, culture, and modern amenities. Its historic sites, vibrant festivals, and scenic waterfront make it a destination that celebrates its past while embracing contemporary entertainment and leisure.

### ECONOMY

Biloxi's economy is driven by a diverse range of industries, with tourism playing a central role. The city is renowned for its casino and resort sector, which provides significant employment opportunities and attracts visitors from across the country. Additionally, Biloxi's beachfront and warm Gulf waters draw tourists seeking sun, sand, and water activities. The city's maritime and seafood industries also contribute to the local economy, with the Maritime and Seafood Industry Museum showcasing the historical significance of these sectors. Biloxi's strategic location and vibrant cultural scene further support its economic growth, making it a dynamic and thriving coastal city.



# 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 **4793 Poticaw Bayou Rd, Vancleave, MS, 39565** (“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:

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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.

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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.

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