



Accelerating success.



Dollar General

197 S Highway 59, Sulphur Springs, AR

Offering Memorandum

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This is a confidential Offering Memorandum intended solely for your own limited use to determine whether you wish to express any further interest in the property. This confidential memorandum contains brief, selected information pertaining to the business and affairs of the Site and has been prepared by Colliers International Florida, LLC, primarily from information supplied by the Owner. Although this confidential memorandum has been reviewed by representatives of the Owner, it does not propose to be all-inclusive, nor does it contain all the information which a prospective purchaser may require or desire. Neither the Owner, nor any of its officers, directors, employees or agents, nor Colliers International Florida, LLC, makes any representation or warranty, expressed or implied, as to the accuracy or completeness of this confidential memorandum or any of its contents, and no legal liability is assumed or is to be implied by any of the aforementioned with respect thereto.

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Offering Procedure

Offers should be submitted in the form of a standard non-binding Letter of Intent, which can be provided by the broker, and must specify the following:

- Price (Call for pricing guidance)
- Length of Inspection Period
- Length of Closing Period
- Amount of earnest money deposit at execution of a Purchase and Sale Contract
- Amount of additional deposit upon expiration of Inspection Period

Contact Us

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Executive Summary

The Twist Capital Team of Colliers is pleased to offer for sale to qualified investors a newer-construction Dollar General (Store #22045) located in Sulphur Springs, Arkansas. This property represents a stable, income-producing investment backed by a corporate-guaranteed lease, offering reliable cash flow and long-term value in one of the fastest-growing regions in the country.

This 9,002 square foot freestanding building was constructed in 2021 and sits on approximately 1.13 acres directly on Highway 59, the primary commercial corridor through Sulphur Springs. The building is in excellent condition and reflects Dollar General's standard for its newer-generation stores. The long-term triple net lease provides a secure and predictable income stream with no landlord responsibilities.

Sulphur Springs sits in the far northwest corner of Benton County, within the broader Northwest Arkansas metropolitan area, one of the nation's fastest-growing economies and the corporate home of Walmart, Tyson Foods, and J.B. Hunt. The store serves a stable, recurring local consumer base with limited competing retail in the immediate trade area, reinforcing its position as the neighborhood shopping destination.

The lease is corporately guaranteed by Dollar General Corporation (NYSE: DG), an investment-grade tenant, ensuring a dependable income stream. With approximately ten years remaining on the base term, a below-market rent basis, and rent growth built into each option, this asset offers durable income today and meaningful upside ahead.



INVESTMENT SUMMARY

Tenant	Dollar General
Address	197 S Highway 59 Sulphur Springs, Arkansas 72768
Asking Price	\$1,331,733
NOI	\$89,892
Cap Rate	6.75%
Lease Guarantor	Dollar General Corporation
Lease Type	NNN (Triple Net)
Rent Commencement	June 1, 2021
Expiration Date	June 1, 2036
Options to Renew	Five 5-year options
Rent Increases	Approximately 10% at each renewal option

Highlights

- **Significant Term Remaining:** Approximately ten years remain on the corporately guaranteed base term, delivering long-term, durable income backed by Dollar General with five renewal options to follow.
- **Newer 2021 Construction:** Modern prototype with minimal maintenance vs. older DG inventory.
- **Prime Growth Market:** Located in fast-growing Northwest Arkansas with strong population and income trends.
- **Corporate Guaranty:** Backed by Dollar General (NYSE: DG), an investment-grade, 20,000+ store operator.
- **Passive NNN Structure:** Zero landlord responsibility, true mailbox income.
- **Recession-Resistant:** Consumables-focused model performs well in downturns and against e-commerce.
- **1031-Friendly Basis:** Sub-\$1.4M price point fits exchanges and attracts a deep buyer pool.



Property Overview



197 S Highway 59, Sulphur Springs, AR 72768

Tenant	Dollar General
Building Type	Freestanding / Single-Tenant Retail
Year Built	2021
Type of Ownership	Fee Simple
Stories	One
Gross Leasable Area	±9,002 SF
Lot Size	1.13± Acres
Zoning	Commercial
Annual Rent (NOI)	\$89,892
Asking Price	\$1,331,733
Cap Rate	6.75

Tenant Profile

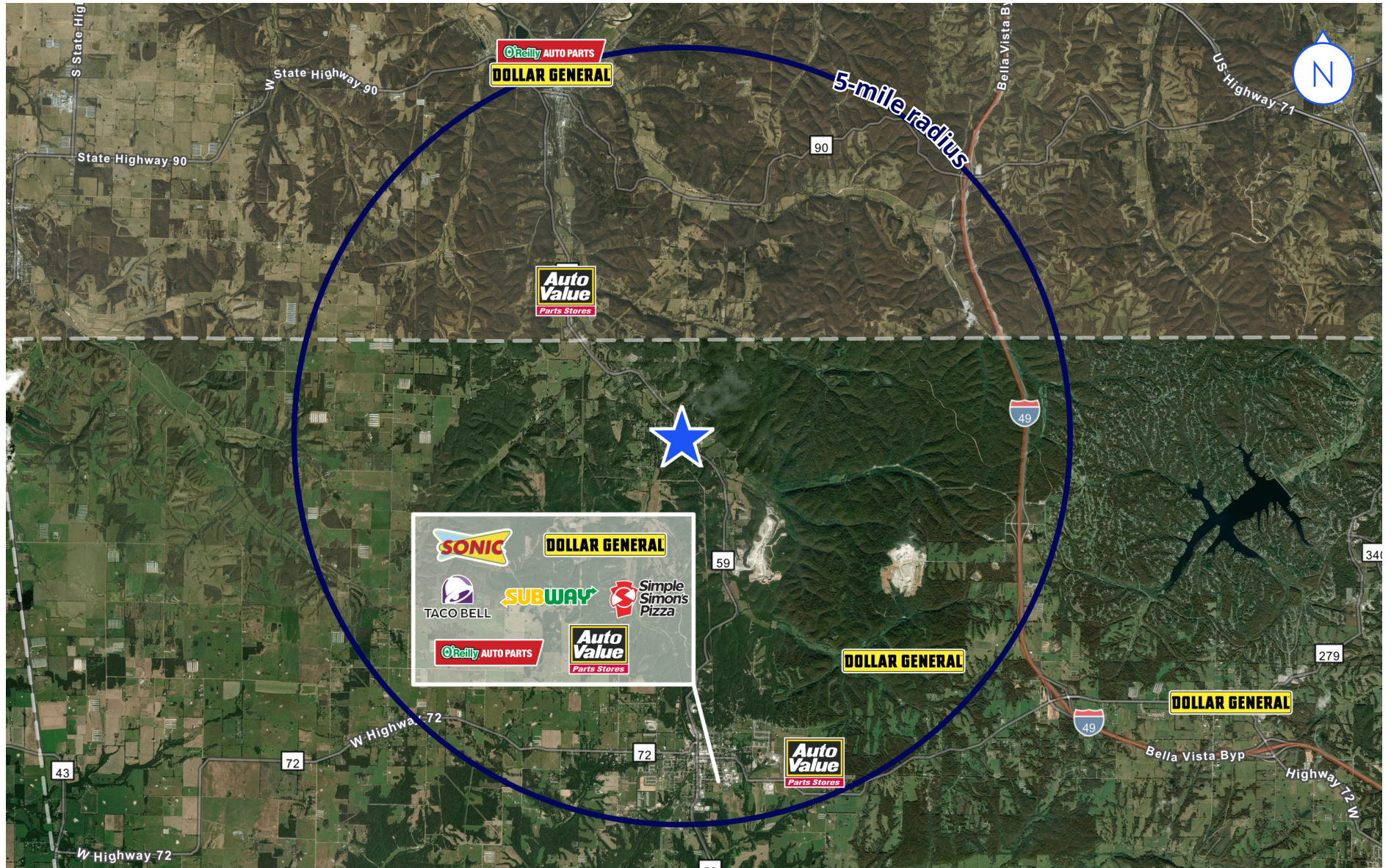


DOLLAR GENERAL

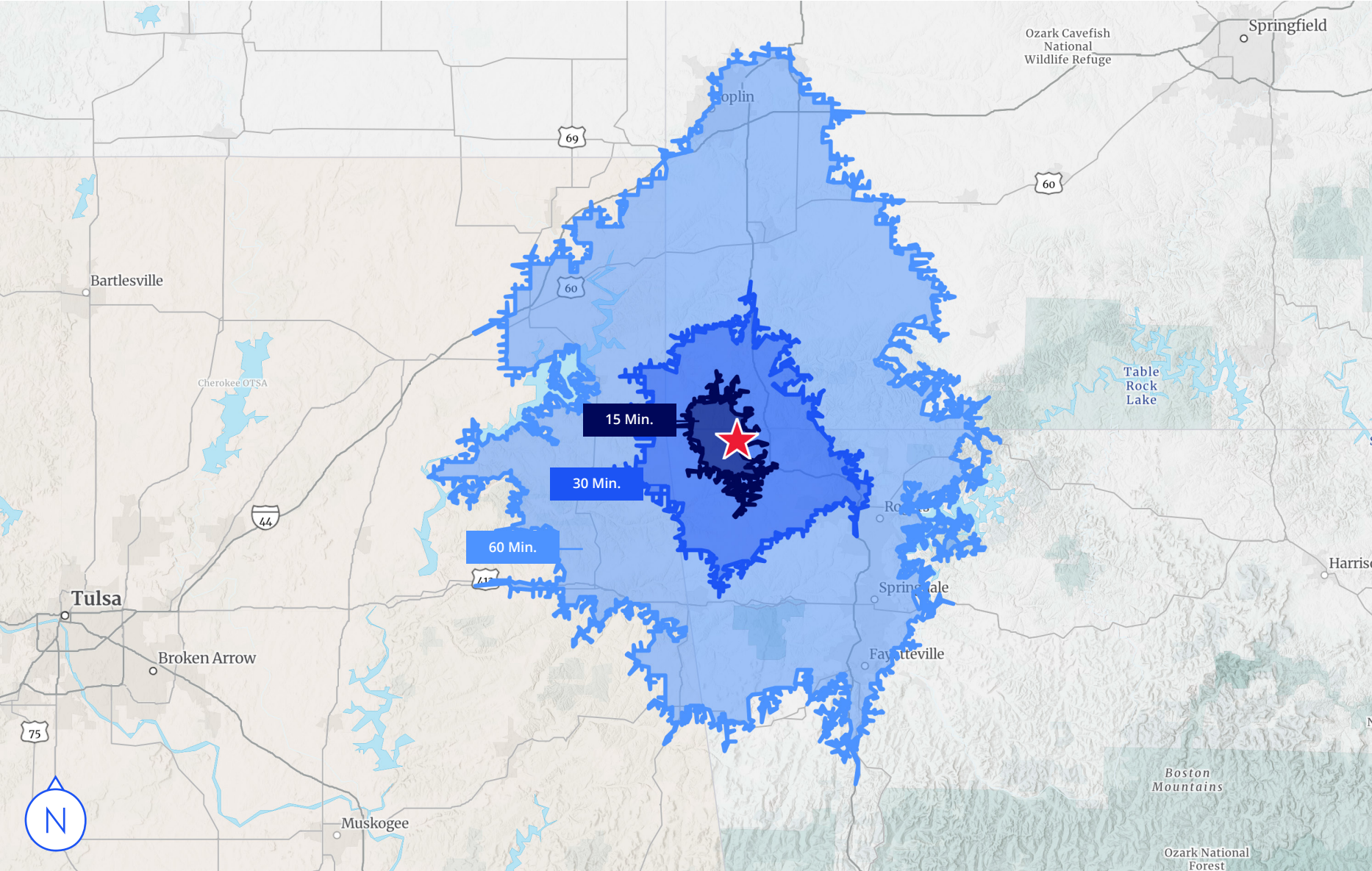
Tenant	Dollar General Corporation
Founded	1939
Headquarters	Goodlettsville, TN
Industry	Discount Retailer
Locations	26,000±
Revenue	Approximately \$40 Billion
Credit	Investment Grade (NYSE: DG)
Website	www.dollargeneral.com

Dollar General Corporation (NYSE: DG), is a discount retailer in the United States. It offers a selection of merchandise, including consumables, seasonal, home products and apparel. Its merchandise includes national brands from manufacturers, as well as private brand selections with prices at discounts to national brands. It offers its merchandise at everyday low prices through its convenient small-box locations. The Company sells national brands from manufacturers, such as Procter & Gamble, PepsiCo, Coca-Cola, Nestle, General Mills, Unilever, Kimberly Clark, Kellogg's and Nabisco, which are typically found at higher retail prices elsewhere. Additionally, its private brand consumables offer even greater value with options to purchase value items and national brand equivalent products at substantial discounts to the national brand.

Retailer Map



Drive Time Map



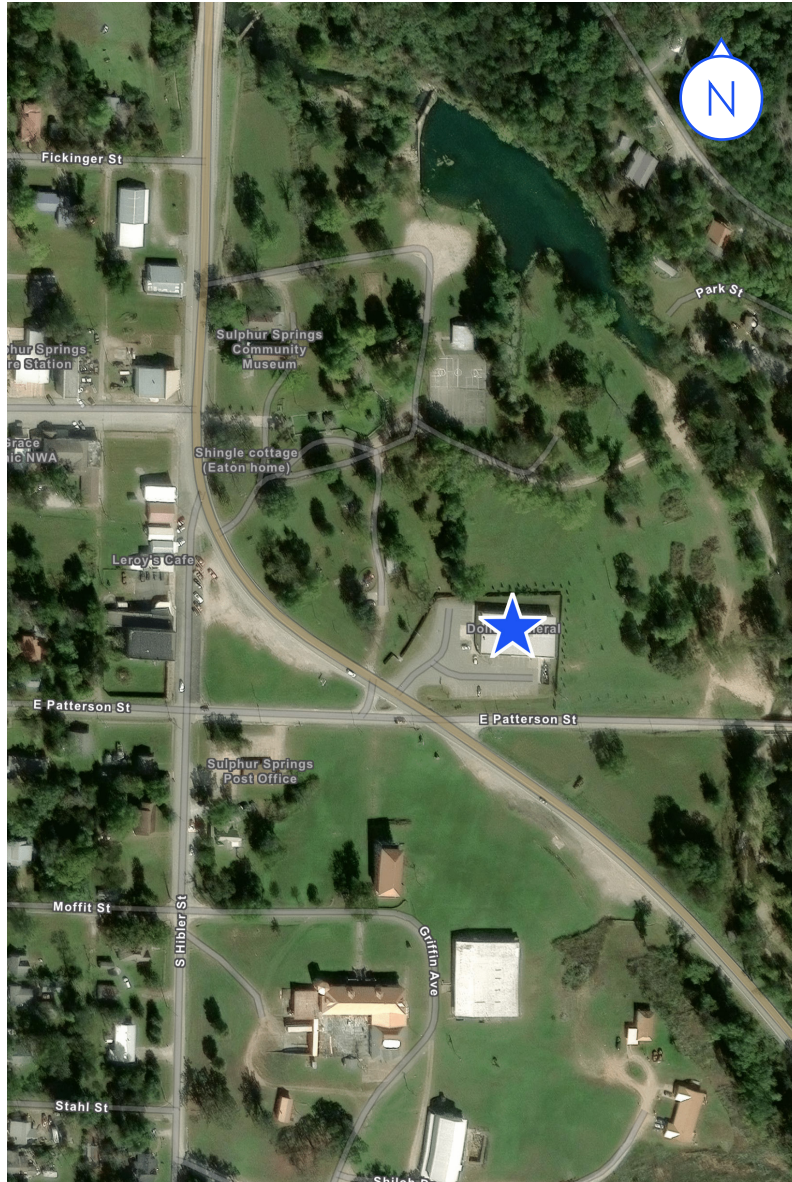
Area Overview



SULPHUR SPRINGS, ARKANSAS

The Sulphur Springs, Arkansas commercial real estate market presents a unique, smaller-scale economic profile that is heavily supported by its position within the broader, rapidly expanding Northwest Arkansas (NWA) metropolitan area. Located in the far northwest corner of Benton County, this small community of nearly 1,000 residents benefits significantly from the spillover economic stability of one of the nation's fastest-growing regions, which is anchored by corporate giants like Walmart, Tyson Foods, and J.B. Hunt. While Sulphur Springs itself maintains a quiet, rural-suburban character, its proximity to major regional employment centers via localized state highways and nearby Interstate-49 ensures a steady foundation for neighborhood-level commercial and retail space. The local economy is stabilized by a mix of agricultural operations, small independent businesses, and regional commuters who prize the area's affordable cost of living. To date, the average household income is approximately \$69,000. Supported by Benton County's robust macroeconomic fundamentals, including consistent population growth and low unemployment rates, Sulphur Springs offers an insulated, defensive real estate landscape where community-focused commercial properties enjoy a stable, recurring local consumer base.

Location Overview



197 S HIGHWAY 59, SULPHUR SPRINGS OVERVIEW

The property occupies a prominent position directly on Highway 59, the primary commercial and transportation corridor serving Sulphur Springs and the surrounding rural communities of northern Benton County. The location delivers strong visibility, steady daily traffic, and easy access for residents throughout the trade area. Highway 59 connects the community to Interstate 49 a short drive to the east, providing convenient regional access to the larger Northwest Arkansas employment centers in Bentonville, Rogers, and Fayetteville. As one of the few national retailers serving the immediate area, the store benefits from a loyal, recurring local customer base and limited competing retail, reinforcing its standing as the neighborhood shopping destination.

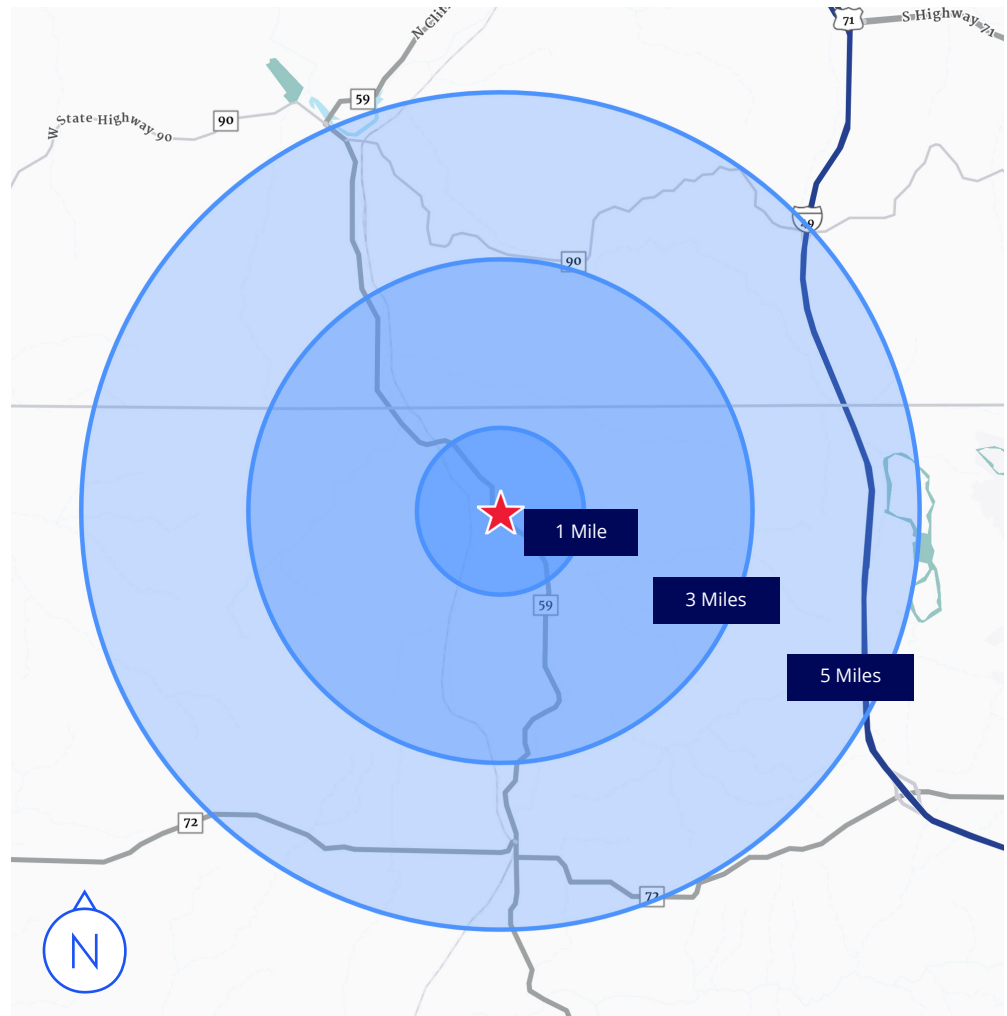
Area Demographics

Population	1 Mile	3 Miles	5 Miles
2025 Population	647	1,444	8,054
2030 Population	708	1,551	8,465
2025-2030 Annual Rate Change	1.82%	1.58%	1.00%
2025 Median Age	37.6	37.1	36.1

Households	1 Mile	3 Miles	5 Miles
2025 Total Households	226	566	2,929
2030 Total Households	250	612	3,102
2025-2030 Annual Rate Change	2.04%	1.58%	1.15%
2025 Average Household Size	2.86	2.55	2.75

Median Household Income	1 Mile	3 Miles	5 Miles
2025 Median Household Income	\$53,435	\$59,324	\$62,177
2030 Median Household Income	\$56,744	\$65,405	\$67,301
2025-2030 Annual Rate Change	1.21%	1.97%	1.60%

Average Household Income	1 Mile	3 Miles	5 Miles
2025 Average Household Income	\$68,114	\$78,423	\$79,759
2030 Average Household Income	\$73,914	\$85,286	\$87,699



Consumer Expenditures (5 mile radius)

Wealth & Income



\$62,202

Median Household Income



\$28,300

Per Capita Income



\$51,500

Median Disposable Income



\$313,158

Median Home Value



\$149,458

Median Net Worth



2,934

Number of Households

Total Annual Spending



\$70,939

Annual Budget Expenditures



\$24,238

Retail Goods

Annual Food & Alcohol Spending



\$8,521

Food Total



\$5,521

Food at Home



\$3,000

Food Away from Home



434

Alcohol Bevs Avg.



\$259

Alcohol at Home



\$175

Alcohol Away from Home

Annual Entertainment Spending



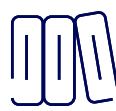
\$2,845

Total Entertainment



\$180

Sports/Recreation Equipment



74

Reading



\$38

Photo Equipment & Supplies



\$122

Toys/Games/Crafts/Hobbies



\$948

TV/Video/Audio

Annual Transportation Spending



\$8,913

Transportation Total



\$2,500

Car Payments Excluding Leases



2,967

Gasoline & Motor Oil



\$1,028

Maintenance & Repair



\$1,839

Vehicle Insurance



\$164

Leased Vehicles

Annual Household Goods Spending



676

Housekeeping Supplies Avg.



\$2,089

Furnishings



\$86

Household Textiles



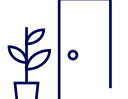
\$638

Furniture



\$338

Major Appliances



\$73

Housewares



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