RANDALL COMMERCIAL GROUP, LLC

INVESTMENT REAL ESTATE OPTIMIZED

DOLLAR GENERAL | STARKVILLE, MS (SEC COLLEGE TOWN)

FOR SALE // $2,385,408 // 6.25% CAP RATE //

RETAIL PROPERTY

PRESENTED BY //

BRIAN PHILLIPS, CCIM
662.638.0722
BPHILLIPS@RANDALLCG.COM

ELIZABETH RANDALL, CCIM
662.234.4044
ERANDALL@RANDALLCG.COM

DISCLAIMER

DISCLAIMER / TERMS OF USE FOR OFFERING MEMORANDUM & OWNER-AGENCY DISCLOSURE

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 property located at 8900 Oktoc Road, Starkville, MS 39759 (the "Subject Property"). The Associate Broker has an ownership interest in the Subject Property and other business with the Manager of the ownership entity.

INVESTMENT SUMMARY

INVESTMENT SUMMARY	
OFFERING PRICE:	$2,385,408
NET OPERATING INCOME:	$149,088
YR1 CAP RATE:	6.25%
YEAR BUILT:	2026
BUILDING SIZE:	9,026 SF
LOT SIZE:	2 Acres
PRICE PER FOOT SALE PRICE:	$264.28
PROPERTY ADDRESS	8900 Oktoc Road
CITY, STATE, ZIP:	Starkville, MS 39759
3 MILE POPULATION:	15,188

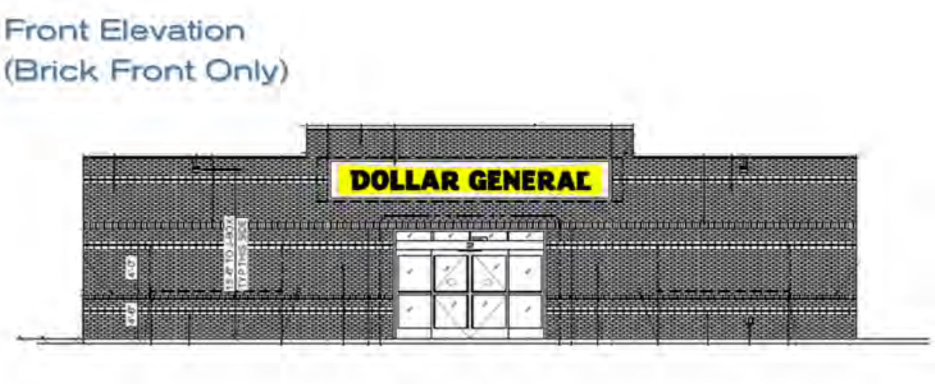
LEASE SUMMARY	
TENANT:	Dolgencorp, LLC d/b/a Dollar General
LEASE TYPE:	NNN
PRIMARY LEASE TERM:	15-years
ANNUAL RENT:	$149,088
RENT PSF:	$16.52 psf
BLDG. DELIVERY DATE:	Est. May 2026
RENT COMM. DATE:	May 28, 2026
RENEWAL OPTIONS:	Five (5), Five (5) Year Options
RENT BUMPS:	5% every 5 years
LEASE GUARANTOR:	Dollar General Corporation

PROPERTY HIGHLIGHTS

- 15-Year NNN Lease with Five (5), Five (5) Year Options
- 5% Increases Every 5 Years During Primary Term & Renewal Options
- Corporate Guarantee by Dollar General Corporation
- Located along Oktoc Road, a primary North-South artery for southern Oktibbeha County
- Starkville is home to Mississippi State University (MSU), a comprehensive, public land-grant research university and a founding member of the Southeastern Conference (SEC)
- MSU is Starkville's primary economic engine, employing over 5,900 faculty and staff and supporting a student population of approximately 23,000+
- In Fall 2025, MSU reached an all-time record of 23,563 students, marking growth in 10 of the last 11 years
- Starkville is part of a three-county economic powerhouse called the Golden Triangle Link ("GTR Link")
- GTR Link has seen over $12 billion in industrial investment over the last two decades
- *Sources: Google Gemini, MSU, GTR Link, Alumnus Magazine, City of Starkville*

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

COMPLETE HIGHLIGHTS



LOCATION INFORMATION

BUILDING NAME	Dollar General | Starkville, MS (SEC College Town)
STREET ADDRESS	8900 Oktoc Road
CITY, STATE, ZIP	Starkville, MS 39759
COUNTY	Oktibbeha

BUILDING INFORMATION

NOI	$149,088.00
CAP RATE	6.25%
OCCUPANCY %	100.0%
TENANCY	Single
YEAR BUILT	2026
FRAMING	Metal
CONDITION	Excellent
ROOF	Standing-Seam Metal Roof

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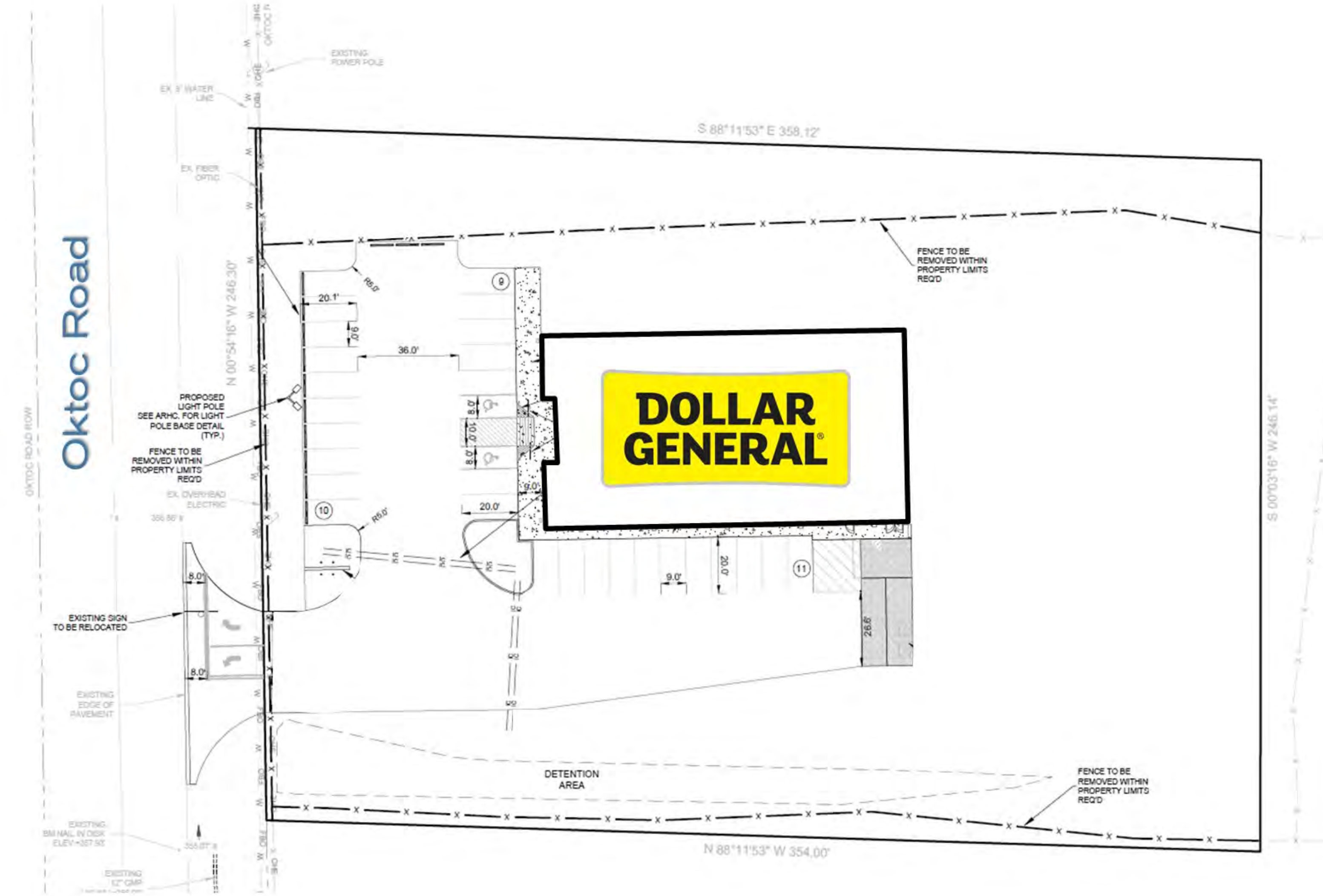
TENANT PROFILE

RENT SCHEDULE

LEASE YEAR	ANNUAL RENT	INCREASE
1 - 5	$149,088	--
6 - 10	$156,552	5%
11 - 15	$164,376	5%
OPTION 1	$172,596	5%
OPTION 2	$181,224	5%
OPTION 3	$190,284	5%
OPTION 4	$199,800	5%
OPTION 5	$209,784	5%

COMPANY HIGHLIGHTS

- 2025 Fiscal Year Net Sales **Increased 5.2%** to **$42.7 billion**
- 2025 Fiscal Year Same-Store Sales **Increased 3.0%**
- DG reported **net income** of **$1.5 billion** for fiscal 2025, an **increase of 34.4%** compared to $1.1 billion in fiscal 2024
- **Ranked #109** on Fortune 500 List
- **+/-20,959 stores in the USA and Mexico** (as of 2/27/26)
- **589** New Stores opened in 2025
- **+/- 4,730** Total Expected Real Estate Projects in 2026
- *https://investor.dollargeneral.com/*



FOR SALE // RETAIL PROPERTY

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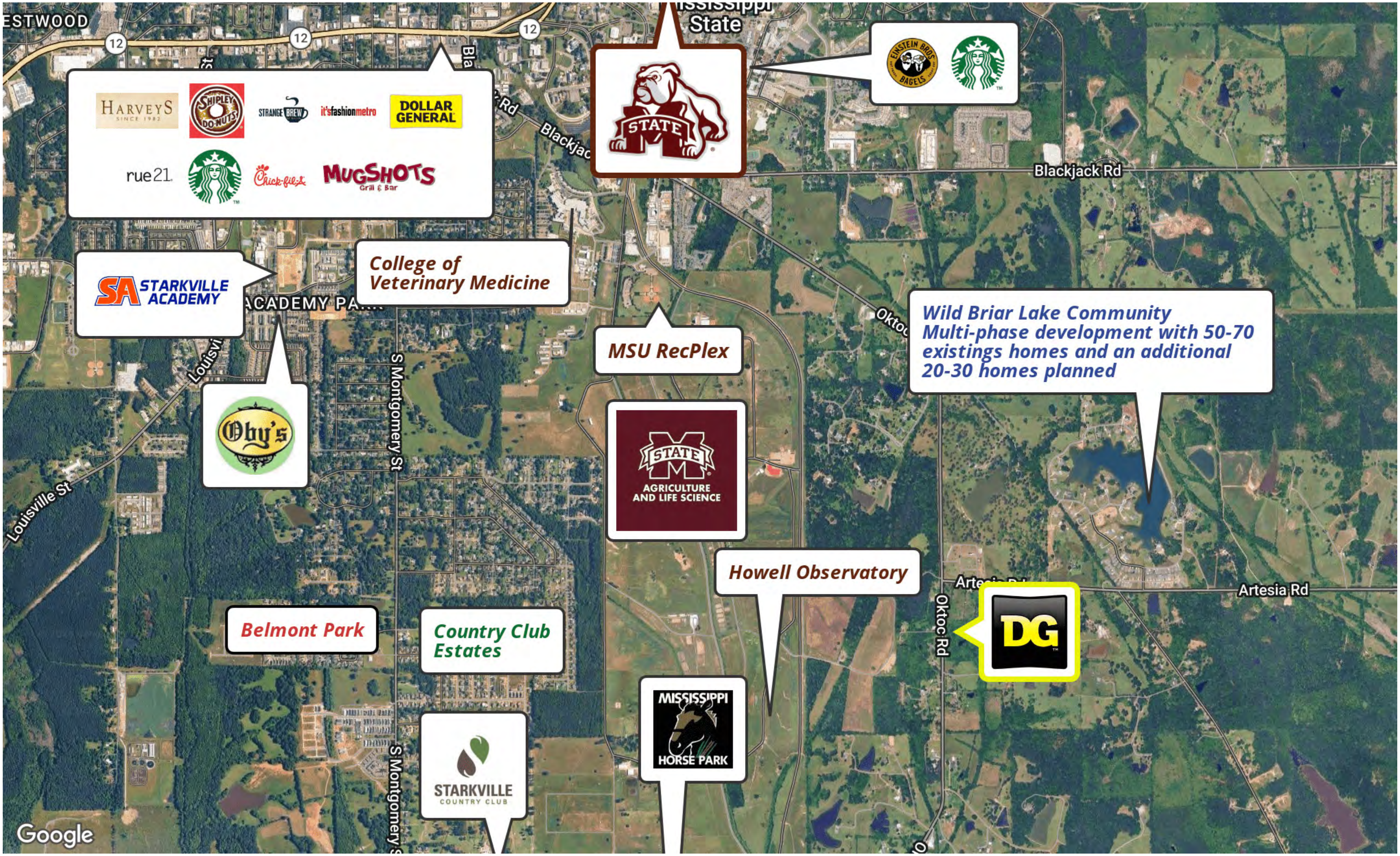
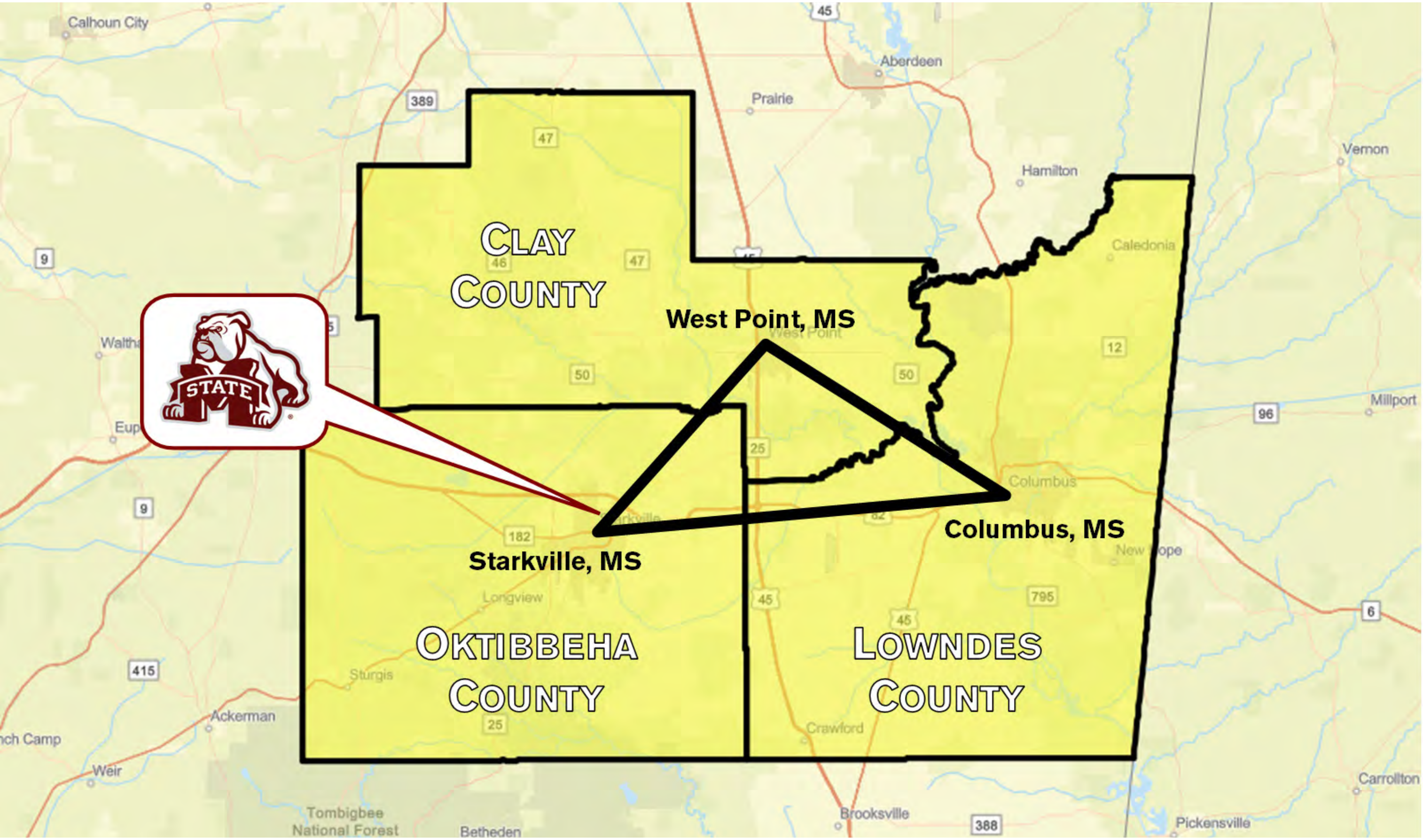
AERIAL MAP



ESTWOOD
Mississippi State
HARVEYS SINCE 1983
SHIPLEY DO-NUTS
STRANGE BREW
it'sfashionmetro
DOLLAR GENERAL
rue21
Chick-fil-A
MUGSHOTS Grill & Bar
STATE
EINSTEIN BROS BAGELS
Blackjack Rd
STARKVILLE ACADEMY
College of Veterinary Medicine
ACADEMY PA
MSU RecPlex
Wild Briar Lake Community
Multi-phase development with 50-70 existings homes and an additional 20-30 homes planned
Oby's
S Montgomery St
Louisville St
STATE AGRICULTURE AND LIFE SCIENCE
Howell Observatory
Artesia Rd
Oktoc Rd
DG
Belmont Park
Country Club Estates
MISSISSIPPI HORSE PARK
STARKVILLE COUNTRY CLUB
Google

LOCATION MAP

GOLDEN TRIANGLE MAP



STARKVILLE, MS ECONOMY

STARKVILLE, MS

- Starkville's economy is anchored by ***Mississippi State University ("MSU)***, providing a stable, recession-proof economic base with consistent population flow
- MSU is Starkville's largest employer with ***5,900 faculty and staff***
- Starkville is currently underway with a multi-million dollar ***BUILD Grant*** project to modernize the Highway 182 corridor, improving infrastructure and encouraging new commercial development
- Starkville's retail sector generates over ***$420M in annual sales***, bolstered by ***SEC*** gameday tourism
- OCH Regional Medical Center is a 96-bed progressive acute-care facility that serves as a rural referral center for Northeast Mississippi
- With over ***600 employees, OCH is the second-largest employe***r in Oktibbeha County, trailing only Mississippi State University
- Starkville is part of a three-county economic powerhouse called the ***Golden Triangle Link*** ("GTR Link")
- The region is a hub for high-tech industry, including Steel Dynamics, PACCAR, and Airbus, providing high-wage jobs
- A 1,400+ acre shovel-ready industrial site located in Oktibbeha County is currently marketed for "tier-one" industrial projects, promising massive future job growth
- *Sources: Google Gemini, MSU, GTR Link, City of Starkville, OCH Regional Medical Center*

MISSISSIPPI STATE UNIVERSITY

MSU EDUCATION

- Mississippi State University (MSU) is a ***public land-grant research university***
- As a land-grant institution, MSU is mandated to provide accessible education and apply research to benefit the citizens of Mississippi
- MSU consistently ranks among the top in the nation for research and development in agricultural sciences and engineering
- The ***James Worth Bagley College of Engineering*** ranked as one of the ***Top 110 Engineering Colleges in the U.S.*** (Niche, 2026) and widely considered the premier engineering school in the state
- The ***Thad Cochran Research, Technology and Economic Development Park*** is the state's largest research park, hosting over 1,700 employees and numerous private-sector partners
- Sources: Google Gemini, MSU, Research.com;

MSU ATHLETICS "BULLDOGS"

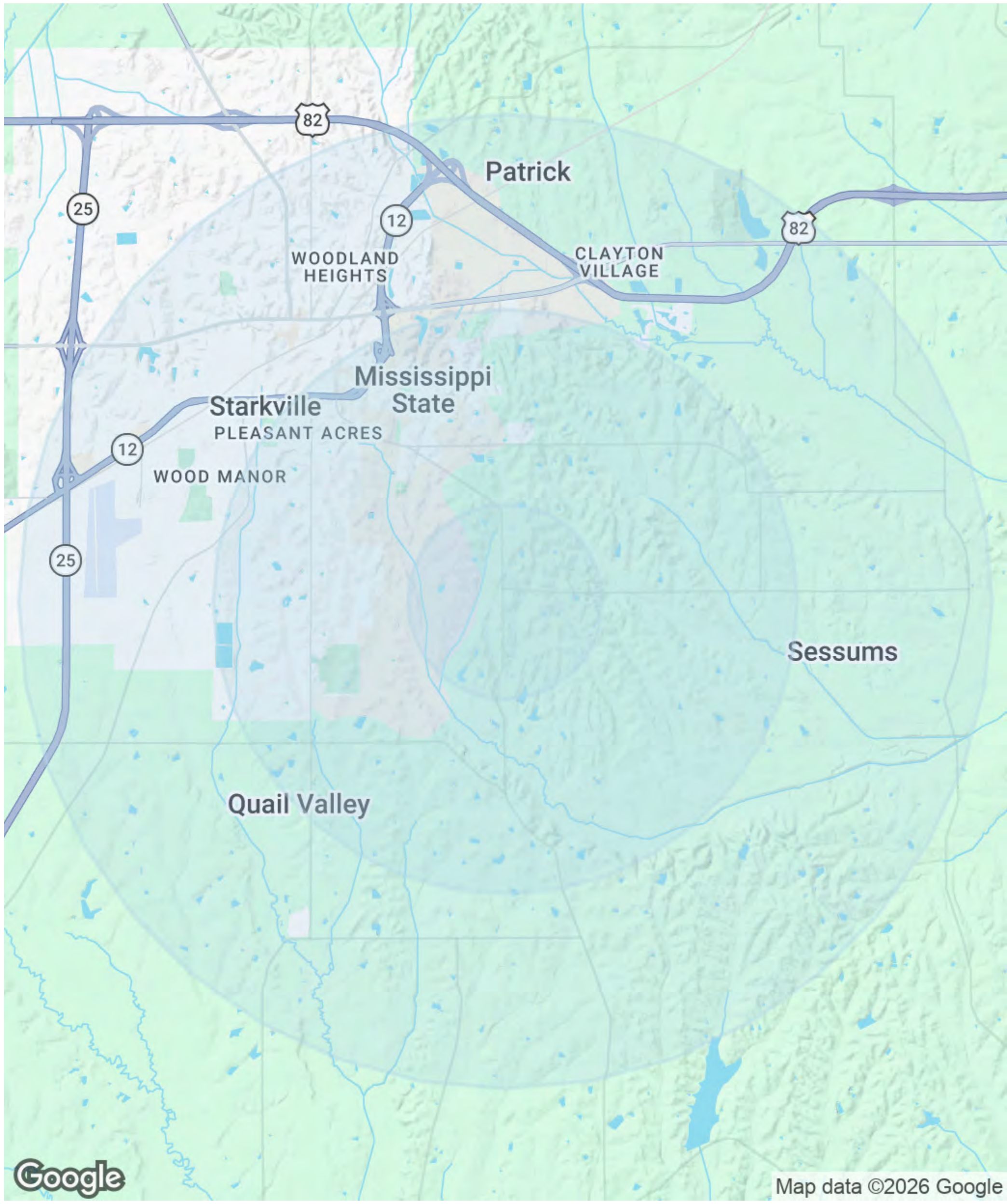
- MSU is a founding member of the ***Southeastern Conference (SEC)***
- MSU's official mascot is Bully, an American Kennel Club-registered English Bulldog
- On home football Saturdays, ***the population of Starkville nearly triples***, with Davis Wade Stadium seating ***61,337 fans***
- The athletic department reported record revenue of ***$164.7 million in FY25, a 29% increase over the previous year***, reflecting massive investment and visitor spending
- MSU has a massive baseball following at ***Dudy Noble Field***, which holds nearly every ***NCAA on-campus attendance record***
- *Sources: Google Gemini, MSU, Bulldog Suites, Sport Business Journal*

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	1,168	15,188	33,664
AVERAGE AGE	21.0	25.1	27.5
AVERAGE AGE (MALE)	22.9	25.2	26.9
AVERAGE AGE (FEMALE)	21.1	27.8	29.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	300	5,727	13,487
# OF PERSONS PER HH	3.9	2.7	2.5
AVERAGE HH INCOME	$87,376	$85,156	$70,519
AVERAGE HOUSE VALUE	$924,058	$499,129	$322,600

2023 American Community Survey (ACS)



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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.

MREC Agency Disclosure Form A

WORKING WITH A REAL ESTATE BROKER

THIS IS NOT A LEGALLY BINDING CONTRACT

Approved 06/2023 By
MS Real Estate Commission
P.O. Box 12685
Jackson, MS 39232

GENERAL

Before you begin working with any real estate agent, you should know whom the agent represents in the transaction. Mississippi real estate licensees are required to disclose which party they represent in a transaction and to allow a party the right to choose or refuse among the various agency relationships. Several types of relationships are possible, and you should understand these at the time a broker or salesperson provides specific assistance to you in a real estate transaction. The purpose of this Agency Disclosure form is to document an acknowledgement that the consumer has been informed of various agency relationships which are available in a real estate transaction. For the purposes of this disclosure, the term Seller and/or Buyer will also include those other acts specified in Section 73-35-3(1), of the Miss. Code, "...list, sell, purchase, exchange, rent, lease, manage, or auction any real estate, or the improvements thereon including options."

SELLER'S AGENT

A property Seller can execute a "listing agreement" with a real estate firm authorizing the firm and its agent(s) to represent the Seller in securing a Buyer. A licensee who is engaged by and acts as the agent of the Seller only, is a Seller's Agent. A Seller's agent has the following duties and obligations:

- **To the Seller:** The fiduciary duties of loyalty, confidentiality, obedience, disclosure, full accounting, and the duty to use skill, care, and diligence.
- **To the Buyer and Seller:** A duty of honesty and fair dealing.

BUYER'S AGENT

A Buyer may contract with an agent or firm to represent him/her. A licensee who is engaged in a Buyer Agency Agreement as the agent of the Buyer only is known as the Buyer's Agent in purchasing a property. A Buyer's Agent has the following duties and obligations:

- **To the Buyer:** The fiduciary duties of loyalty, confidentiality, obedience, disclosure, full accounting, and the duty to use skill, care, and diligence.
- **To the Seller and Buyer:** A duty of honesty and fair dealing.

DISCLOSED DUAL AGENT

A real estate licensee or firm may represent more than one party in the same transaction. A Disclosed Dual Agent is a licensee who, with the informed written consent of the Seller and Buyer, is engaged as an agent for both the Seller and Buyer. As a Disclosed Dual Agent, the licensee shall not represent the interests of one party to the exclusion or detriment of the interests of the other party. A Disclosed Dual Agent has all the fiduciary duties to the Seller and Buyer that a Seller's agent or a Buyer's agent has except the duties of full disclosure and undivided loyalty.

- **A Disclosed Dual Agent may not disclose:**
  - a) To the Buyer that the Seller will accept less than the asking or listed price, unless otherwise instructed in writing by the Seller.
  - b) To the Seller that the Buyer will pay a price greater than the price submitted in a written offer to the Seller, unless otherwise instructed in writing by the Buyer.
  - c) The motivation of any party for selling, buying, or leasing a property, unless otherwise instructed in writing by the respective party, or
  - d) That a Seller or Buyer will agree to financing terms other than those offered, unless otherwise instructed in writing by the respective party.

RANDALL COMMERCIAL

AGENCY EXCEPTION: PROPERTY CONDITION DISCLOSURE STATEMENT (PCDS)

Effective March 14, 2023, the Mississippi Code was amended to eliminate all duties and obligations of real estate agents to their clients or others concerning the Property Condition Disclosure Statement (PCDS) required for residential real estate transactions involving real estate agents, including (but not limited to) any responsibility for the completeness and accuracy of information contained in the PCDS, or for its delivery.

IMPORTANT NOTICE: UNREPRESENTED "CUSTOMER"

"Customer" shall mean a person not represented in a real estate transaction. It may be the Buyer, Seller, Landlord or Tenant. A Buyer may decide to work with a firm that is acting as the agent for a Seller (a Seller's Agent or Subagent). If a Buyer does not enter into a Buyer Agency Agreement with the firm that shows him properties, that firm and its agents may show the Buyer properties as a Seller's Agent or as a Subagent working on the Seller's behalf. Such a firm represents the Seller (not the Buyer) and must disclose that fact to the Buyer. Regarding the price and terms of an offer, the Seller's Agent will ask you (the Customer) to decide how much to offer for the property and upon what conditions. They can explain your options to you, but the final decision is yours, as they cannot give you legal or financial advice. They will attempt to show you property in the price range and category you desire so that you will have information on which to base your decision. The Seller's Agent will present to the Seller any written offer that you ask them to present. You should not disclose any information that you do not want the Seller to know (i.e. the price you are willing to pay, other terms you are willing to accept, and your motivation for buying) because the Seller's Agent would be required to tell all such information to the Seller. As a Customer dealing with a Seller's Agent, you might desire to obtain the representation of an attorney, another real estate licensee, or both.

THIS IS NOT A CONTRACT, THIS IS AN ACKNOWLEDGEMENT OF DISCLOSURE

The below named Broker or Salesperson has informed me that real estate brokerage services may be provided to me as a:

- ☐ Client (The Licensee is my Agent. I am the Seller or Landlord
- ☐ Client (The Licensee is my Agent. I am the potential Buyer or Tenant
- ☐ Client (The Licensees of the Brokerage Firm my become Disclosed Dual Agents.)
- ✓ Customer (The Licensee is not my Agent)

USE "Customer signature" space, below

(Client Signature) (Date)	(Licensee Signature) (Date)	(Customer Signature) (Date)
(Client Signature) (Date)	Randall Commercial Group, LLC (Licensee Brokerage)	(Customer Signature) (Date)