



# RANDALL COMMERCIAL GROUP, LLC

INVESTMENT REAL ESTATE OPTIMIZED

REPRESENTATIVE PHOTO

\*\*\*5% INITIAL TERM RENT INCREASES EVERY 5 YEARS\*\*\*



## DOLLAR GENERAL | MONTGOMERY, AL

FOR SALE // \$2,846,439 // 6.15% CAP RATE //  
RETAIL PROPERTY

PRESENTED BY //

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# 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 5988 Troy Highway, Montgomery, AL (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:	\$2,846,439
NET OPERATING INCOME:	\$175,056
YR1 CAP RATE:	6.15%
YEAR BUILT:	2026
BUILDING SIZE:	10,566 SF
LOT SIZE:	3.48 Acres
PRICE PER FOOT SALE PRICE:	\$269.40
PROPERTY ADDRESS	5988 Troy Highway
CITY, STATE, ZIP:	Montgomery, AL 36116
3 MILE POPULATION:	14,338

## PROPERTY HIGHLIGHTS

- NNN Single Tenant Investment Opportunity
- 15-Year Lease with Five (5), Five (5) Year Options
- 5% Increases Every 5 Years During Primary Term & Renewal Options
- Corporate Guarantee by Dollar General Corporation
- The property is ideally located along Troy Highway, the primary connector between Montgomery and Troy/Florida panhandle, ensuring a constant flow of daily "home-bound" traffic
- Montgomery and Montgomery County benefit from the long-term regional growth sparked by the nearby \$94 million Montgomery Inland Port project, which is currently transforming the area into a major Southeast logistics hub
- Montgomery County recently ranked #3 statewide for total capital investment (\$1.2 billion) in 2025, driven by massive expansions in the automotive and technology sectors
- Meta has announced an \$800 million expansion of its Montgomery Data Center campus with two new buildings, bringing the total campus footprint to nearly 1.3 million square feet.
- In addition, multiple automotive supplier expansions supporting Hyundai Motor Manufacturing Alabama and the region's global manufacturing footprint.
- Sources: Google Gemini, Meta, <https://www.montgomeryal.gov/>, <https://www.montgomerychamber.com/>

## LEASE SUMMARY

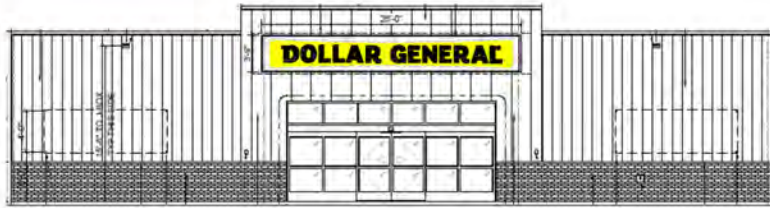
TENANT:	Dolgenercorp, LLC d/b/a Dollar General
LEASE TYPE:	NNN
PRIMARY LEASE TERM:	15-years
ANNUAL RENT:	\$175,056
RENT PSF:	\$16.57 psf
BLDG. DELIVERY DATE:	Est. March 2026
RENT COMM. DATE:	TBD
RENEWAL OPTIONS:	Five (5), Five (5) Year Options
RENT BUMPS:	5% every 5 years
LEASE GUARANTOR:	Dollar General Corporation



# COMPLETE HIGHLIGHTS



Front Elevation



## LOCATION INFORMATION

BUILDING NAME	Dollar General   Montgomery, AL
STREET ADDRESS	5988 Troy Highway
CITY, STATE, ZIP	Montgomery, AL 36116
COUNTY	Montgomery

## BUILDING INFORMATION

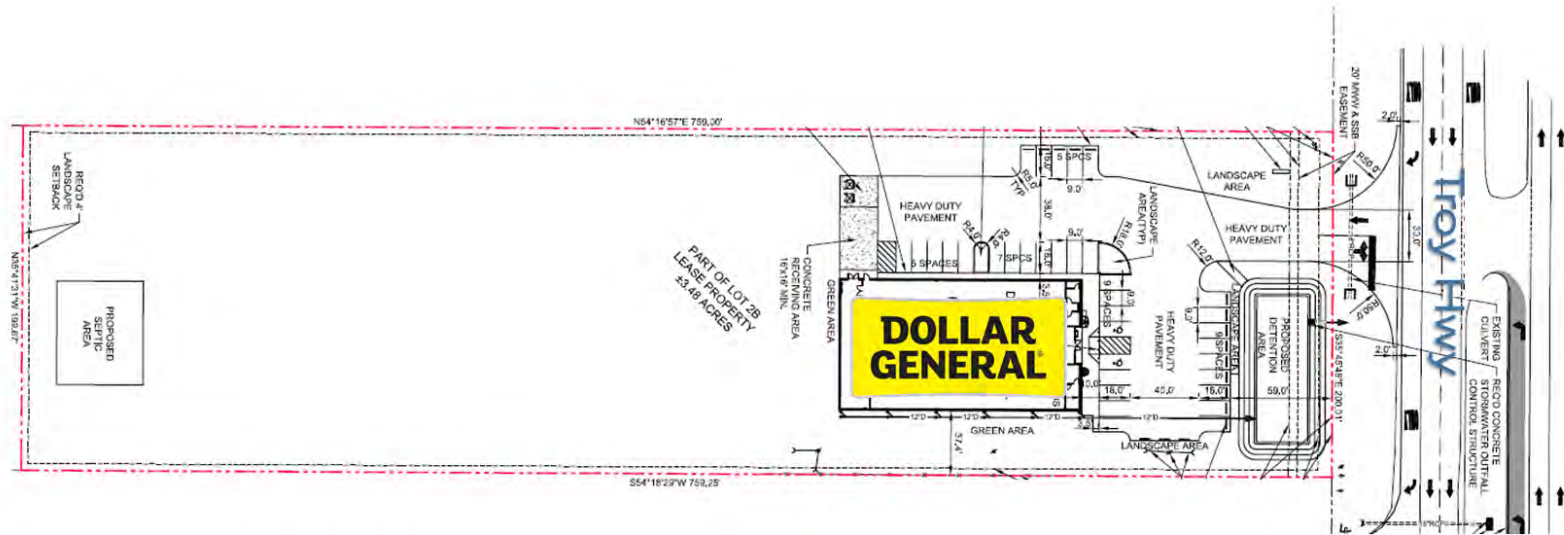
NOI	\$175,056.00
CAP RATE	6.15%
OCCUPANCY %	100.0%
TENANCY	Single
YEAR BUILT	2026
CONSTRUCTION STATUS	Existing
FRAMING	Metal
CONDITION	Excellent
ROOF	Standing Seam Metal Roof
FREE STANDING	Yes
NUMBER OF BUILDINGS	1



FOR SALE // RETAIL PROPERTY

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# SITE PLANS



# TENANT PROFILE



## RENT SCHEDULE

LEASE YEAR	ANNUAL RENT	INCREASE
1 - 5	\$175,056	N/A
6 - 10	\$183,432	5%
11 - 15	\$192,600	5%
OPTION 1	\$202,236	5%
OPTION 2	\$212,340	5%
OPTION 3	\$226,200	5%
OPTION 4	\$234,108	5%
OPTION 5	\$245,808	5%

## 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/>



# AERIAL MAP



Imagery ©2026 Airbus, Landsat / Copernicus, Maxar Technologies

# LOCATION MAP



Google

# REGIONAL MAP



# MONTGOMERY MSA ECONOMY



## MONTGOMERY ECONOMY

- Alabama's capital city with an MSA **population of over 385,460 in 2022**.
- Montgomery remains a powerhouse in the automotive sector, anchored by Hyundai Motor Manufacturing Alabama (HMMA).
- HMMA is celebrating over 20 years in the city, the plant has expanded 16 times and supports a network of over 40,000 jobs statewide
- **Tourism is one of the Montgomery economy's largest drivers** contributing an over \$1.3B impact to the economy through 80 conventions and 36,000 room nights booked in 2024.
- Montgomery County recently ranked **#3** statewide for total capital investment (\$1.2 billion), driven by massive expansions in the automotive and technology sectors.
- The FY2026 budget allocated \$21 million specifically for highways and roads to handle the increased industrial traffic
- Sources: [governor.alabama.gov](http://governor.alabama.gov), [montgomerychamber.com](http://montgomerychamber.com), [wsfa.com](http://wsfa.com), Gemini

## AIR FORCE BASE, HEALTHCARE AND EDUCATION

- Montgomery is home to several higher education institutions including Auburn University at Montgomery and Alabama State University.
- **Baptist Hospital and Jackson Hospital & Clinic are two of the city's top employers providing a combined 5,600 jobs** to healthcare workers dedicated to providing top notch medical care to local residents.
- The University of Alabama Birmingham operates one of its medical school campuses out of Montgomery's Baptist Health South Campus.
- The Maxwell Gunter Air Force Base is the city's largest employer providing approximately 12,280 jobs. The Maxwell Gunter Air Force Base is deeply engrained in the Montgomery culture through various groups, clubs, and initiatives designed to accommodate the needs of the military men and women living in the Montgomery MSA.
- Sources: [montgomerychamber.com](http://montgomerychamber.com), [uabmedicine.org](http://uabmedicine.org)



# ECONOMIC DEVELOPMENT PROJECTS



## MONTGOMERY INTERMODEL CONTAINER TRANSFER FACILITY (INLAND PORT)

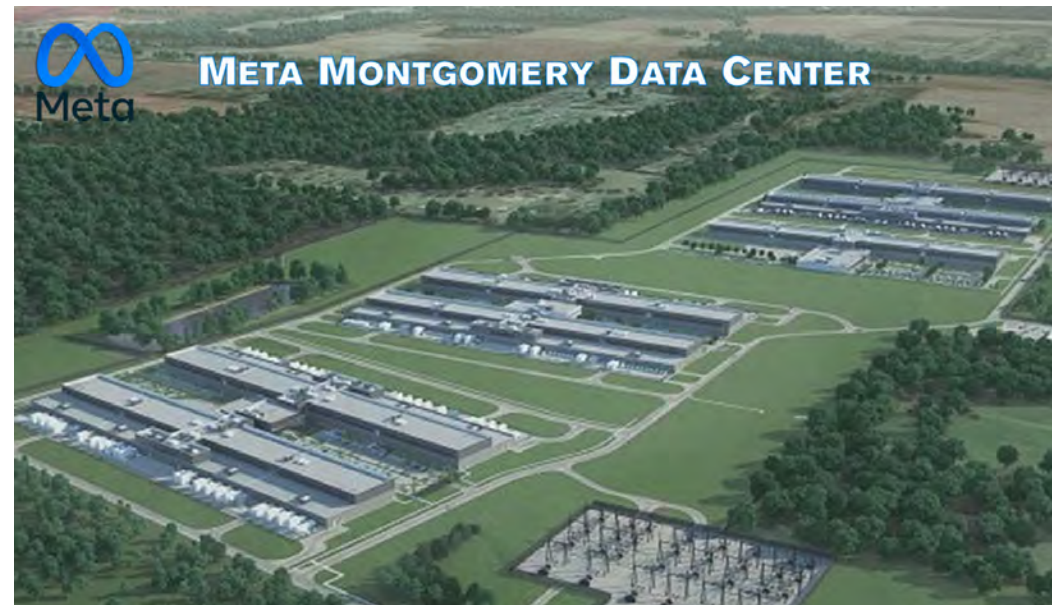


### MONTGOMERY INTERMODEL CONTAINER TRANSFER FACILITY

- The ICTF, often referred to as the "**Inland Port**," is a major infrastructure project designed to link the Port of Mobile with Alabama's inland manufacturing and automotive sectors
- The project is valued at approximately **\$94 million to \$100 million**
- Construction is underway and is on track to be fully operational by **early 2027**
- Provides Alabama businesses with a "**gateway to the interior**," offering seamless access to global markets via the Port of Mobile, which is becoming the deepest container port in the Gulf
- Projections estimate the ICTF will support **2,618 direct and indirect jobs** and contribute roughly **\$340 million** in business revenue to the state
- The facility will feature over **25,000 feet** of track, including three miles of CSX siding track and three operational process tracks
- It is designed with an initial throughput capacity of **60,000 TEUs** (twenty-foot equivalent units), which is approximately **30,000 shipping containers** annually

### META'S MONTGOMERY DATA CENTER

- Meta's **Montgomery Data Center** is a massive infrastructure project designed to support the company's increasing focus on Artificial Intelligence (AI) and global digital services
- Total Investment is estimated to be approximately **\$1.5 billion**
- Construction began in May 2024, with the facility expected to go online by late 2026
- The Facility Size is nearly **1.3 million square feet** across a campus spanning roughly **1,500 acres**
- The center is specifically designed for **next-generation AI workloads**, featuring high-performance compute infrastructure to power Meta's family of apps
- Situated in south Montgomery off Interstate 65, directly across from the Hyundai Motor Manufacturing Alabama plant
- Will create more than **100 high-paying, operational jobs** (engineers, technicians, and facility managers) once completed

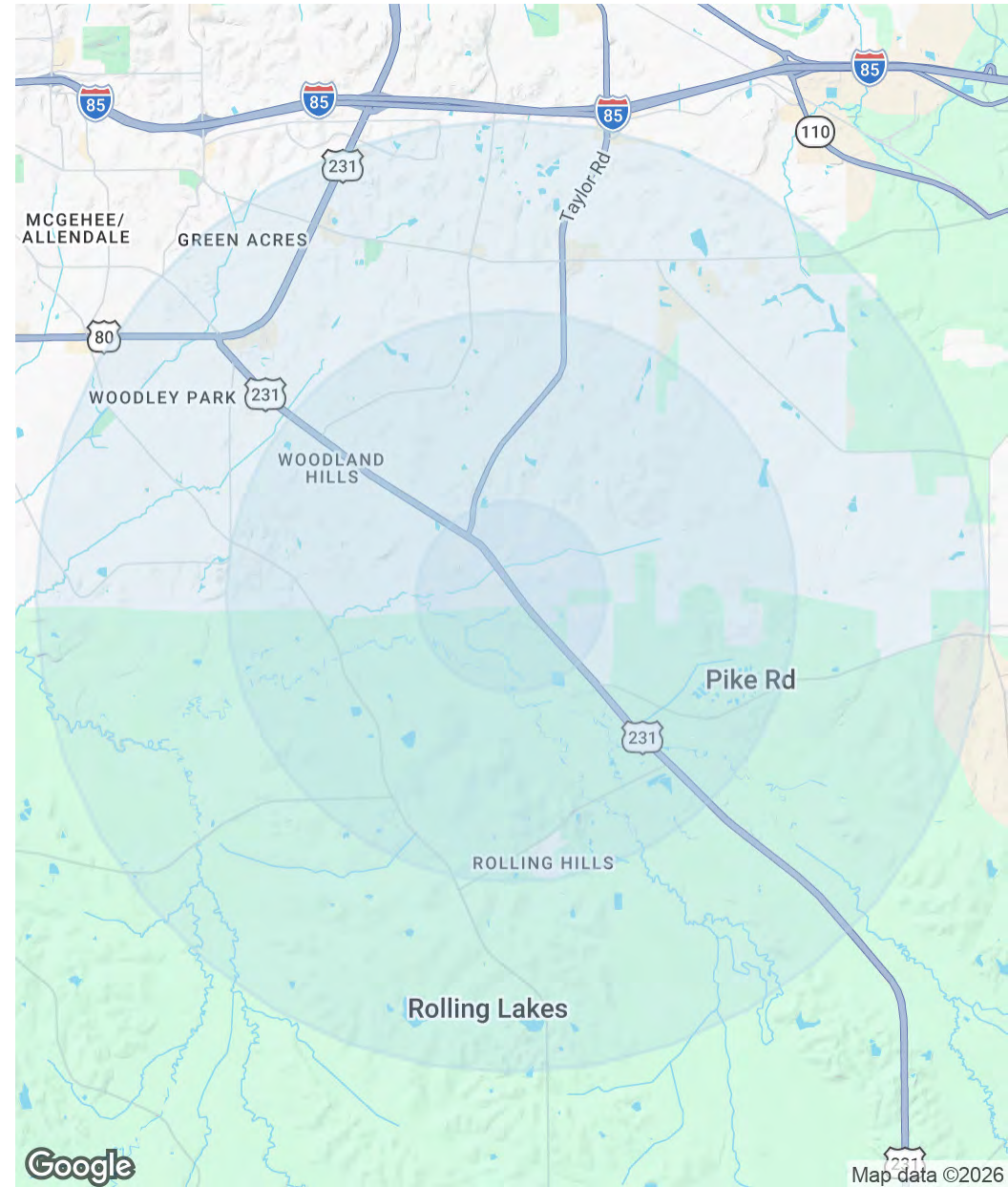


# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	712	14,338	63,682
AVERAGE AGE	40.8	32.7	35.8
AVERAGE AGE (MALE)	31.3	31.0	33.6
AVERAGE AGE (FEMALE)	45.8	35.5	37.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	254	5,254	26,426
# OF PERSONS PER HH	2.8	2.7	2.4
AVERAGE HH INCOME	\$131,987	\$89,541	\$85,190
AVERAGE HOUSE VALUE	\$318,591	\$260,178	\$245,433

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.

# 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 the seller or the buyer. The licensee when acting as an agent must represent the best interests of the client by placing the interests of the client ahead of the interests of any other party. In a real estate transaction, when a real estate licensee is employed as an agent, the licensee is obligated to advise and advocate for the best interests of his or her client. A single agent must be loyal and faithful to the client.

When two or more licensees under the same qualifying broker are in separate agency agreements with a different party in the same transaction, the qualifying broker can designate those licensees as single agents as to the licensee's client. The designation must be in writing and done as soon as reasonably possible. A designated single agent is not a dual agent, and neither the qualifying broker, the designated single agent, nor any other licensee involved in the transaction shall be assumed to have knowledge to any other party with whom the licensee has not entered an agency agreement.

A **DUAL AGENT** is a licensee, who is an individual, acting as an agent 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 each client, except where the duties owed to the clients' conflict with one another.

A **TRANSACTION FACILITATOR** assists one or more parties, who are customers, in a sale. Transaction facilitator describes a brokerage arrangement whereby the real estate licensee assists one or more parties, who are customers, in a contemplated real estate transaction, without being the agent, fiduciary, or advocate of that party to the transaction. The transaction facilitator can act as an intermediary between buyers and sellers. A licensee can serve as a transaction facilitator to a single party or to both the buyer and seller. A licensee can also represent one party as an agent and serve as a transaction facilitator for the other party in the transaction. In the absence of an agency agreement, a licensee is presumed to be acting as a transaction facilitator for any otherwise unrepresented party to whom the licensee is providing services. To provide services honestly and in good faith;

1. To provide services honestly and in good faith;
2. To exercise reasonable care and skill;
3. 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;
4. To present all written offers in a timely and truthful manner when assisting a party in the negotiation of a real estate transaction; and
5. To act on behalf of the licensee or his or her immediate family, or on behalf of any other individual, organization, or business entity in which the licensee has personal interest only with a timely written disclosure of this interest to all parties to the transaction.

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:

1. Provide information about properties;
2. Show properties;

# AL AGENCY-BROKERAGE SERVICES DISCLOSURE



- 3. Assist in making a written offer; or
- 4. Provide information on financing.

You may 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 facilitator. A written agreement is required by law prior to a licensee listing a property on your behalf or submitting an offer on your behalf for compensation.

The licensee's broker is required by law to have on file an agency disclosure office policy describing the company's brokerage services and general information on how the company and licensee are compensated for the brokerage services. That agency disclosure office policy is required, in addition to this form, to be provided to you prior to the licensee providing you any 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 P. Phillips

Licensee Signature: 

Date: \_\_\_\_\_

Consumer Name: \_\_\_\_\_

Signature: \_\_\_\_\_

*(Acknowledgement for Receipt Purposes Only)*

Date: \_\_\_\_\_