

# DOLLAR GENERAL 6-PACK PORTFOLIO

EXCLUSIVE OFFERING MEMORANDUM



*Representative Image for illustration purposes only*

EXCLUSIVELY LISTED BY:

Brian J. Gehrki  
501.258.5500

[bgehrki@yahoo.com](mailto:bgehrki@yahoo.com)



# OFFERING TERMS

**DOLLAR GENERAL®**

Purchase Price	Annual Rent	CAP Rate
\$7,256,912	\$493,470	6.80%

Stores can be bought individually or in any combination. Call for Pricing.

## INVESTMENT SUMMARY

	Annual Rent	Building SF +/-	Lot Size AC +/-	Lease Expiration
Blevins	\$77,280	9,100	1.38	3/31/2033
El Dorado	\$86,460	9,100	1.56	6/30/2033
Magnolia	\$92,169	10,640	2.18	7/31/2033
Norman	\$79,416	7,489	0.77	1/31/2033
Sheridan	\$78,201	9,100	2.88	6/30/2033
Texarkana	\$79,944	9,100	0.77	5/31/2033
	\$493,470			

FINANCIAL OVERVIEW



5479 US Hwy 371  
Blevins, AR 71825

## INVESTMENT SUMMARY

Tenant Trade Name	Dollar General
Location	5479 US Hwy 371, Blevins, AR
Annual Rent	\$77,280
Square Feet	9,100 SF
Lot Size	1.38 Acres +/-
Year Built	2018
Corporate / Franchise	Corporate
Lease Type	NNN
Lease Term	15 Years
Lease Expiration	March 31, 2033
Rent Increases	10% Each Option Period
Options	Four (4) Five (5)-Year Periods



*This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or acres are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Agency Disclosure: Gehrki Commercial Real Estate represents the owner of the property described in the marketing information provided.*

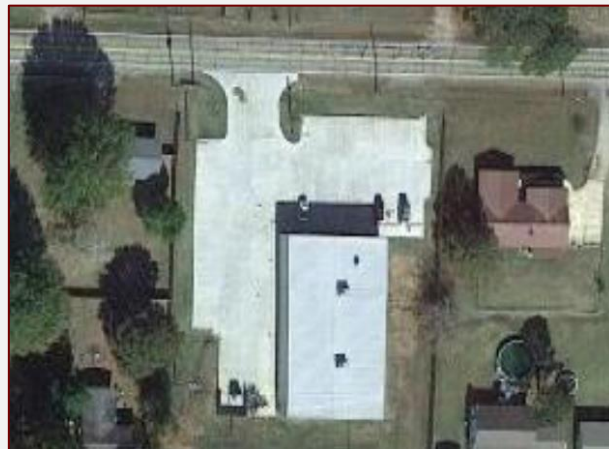
## LOCATION OVERVIEW

Blevins, Arkansas is located in Hempstead County, with a population of 288 people (2021 estimate). It is located in the northeastern corner of the county, on U.S. Highway 371.

Blevins is a quiet community and home to a number of small businesses.

Blevins is 15 miles east of Prescott, AR and 15 miles north of Hope, AR.

Blevins is part of the Hope Micropolitan Statistical Area.



FINANCIAL OVERVIEW



6010 N. West Avenue  
El Dorado, AR 71730

## INVESTMENT SUMMARY

Tenant Trade Name	Dollar General
Location	6010 N. West Avenue, El Dorado, AR
Annual Rent	\$86,460
Square Feet	9,100 SF
Lot Size	1.56 Acres +/-
Year Built	2018
Corporate / Franchise	Corporate
Lease Type	NNN
Lease Term	15 Years
Lease Expiration	June 30, 2033
Rent Increases	10% Each Option Period
Options	Four (4) Five (5)-Year Periods

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## LOCATION OVERVIEW

El Dorado, Arkansas is the county seat of Union County and has a population of approximately 17,339 people (2021 estimate).

El Dorado is a thriving city with a diverse economy. The city is home to a number of industries, including oil and gas, healthcare, and manufacturing.

El Dorado is known for:

- Oil Heritage Park
- Murphy Arts District
- South Arkansas Arboretum
- Numerous Festivals throughout the year



803 E. Main Street  
Magnolia, AR 71753

## INVESTMENT SUMMARY

Tenant Trade Name	Dollar General
Location	803 E. Main St., Magnolia, AR 71753
Annual Rent	\$92,169
Square Feet	10,640
Lot Size	2.18 Acres +/-
Year Built	2018
Corporate / Franchise	Corporate
Lease Type	NNN
Lease Term	15 Years
Lease Expiration	July 31, 2033
Rent Increases	10% Each Option Period
Options	Four (4) Five (5)-Year Periods

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## LOCATION OVERVIEW

Magnolia, Arkansas is the county seat of Columbia County, Arkansas. As of the 2020 census, the city population was 11,105. Magnolia is located in southwest Arkansas, about 135 miles south of Little Rock, the state capital.

Magnolia is known for:

- The Magnolia Blossom Festival
- Southern Arkansas University, a public university with over 5,000 students
- Lake Columbia, a 3,000-acre lake that is popular for fishing, boating, and swimming
- Magnolia Blossom Park, a 100-acre park with a variety of amenities, including a playground, a splash pad, and a walking trail
- Magnolia Downtown Square, a historic square with shops, restaurants, and a courthouse
- The Magnolia Arts Center, which hosts a variety of events, including concerts, plays, and art exhibitions



FINANCIAL OVERVIEW

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106 E. Main Street  
Norman, AR 71960

## INVESTMENT SUMMARY

Tenant Trade Name	Dollar General
Location	106 E. Main St., Norman, AR 71960
Annual Rent	\$79,416
Square Feet	7,489
Lot Size	0.77 Acres +/-
Year Built	2017
Corporate / Franchise	Corporate
Lease Type	NNN
Lease Term	15 Years
Lease Expiration	January 31, 2033
Rent Increases	10% Each Option Period
Options	Four (4) Five (5)-Year Periods



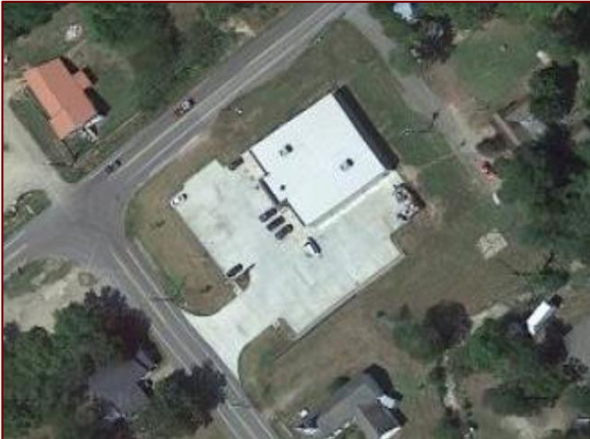
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## LOCATION OVERVIEW

Norman, Arkansas is located in Montgomery County, with a population of 310 people (2021 estimate). It is located in the Ouachita Mountains, near the Caddo River.

Norman is a quiet community with a strong sense of history. The town is home to a number of historic buildings, including the Norman Town Square, which is listed on the National Register of Historic Places. The Norman Town Square features a park, a library, and a number of businesses.

- Other attractions include:
- Caddo Indian Memorial
- Ouachita National Forest
- Caddo River
- Norman Library
- Norman Farmer's Market



FINANCIAL OVERVIEW



11540 Hwy 167 N  
Sheridan, AR 72150

## INVESTMENT SUMMARY

Tenant Trade Name	Dollar General
Location	11540 Hwy 167 N, Sheridan, AR
Annual Rent	\$78,201
Square Feet	9,100 SF
Lot Size	2.88 Acres +/-
Year Built	2018
Corporate / Franchise	Corporate
Lease Type	NNN
Lease Term	15 Years
Lease Expiration	June 30, 2033
Rent Increases	10% Each Option Period
Options	Four (4) Five (5)-Year Periods

**DOLLAR GENERAL®**

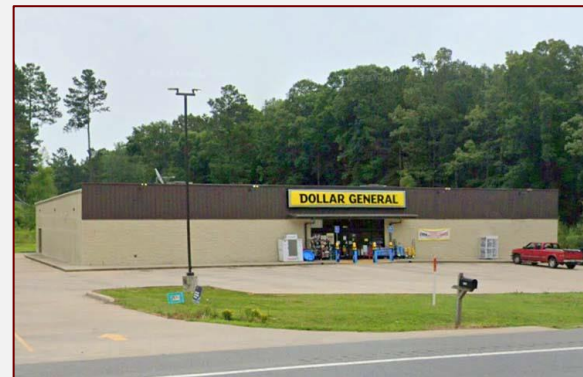
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## LOCATION OVERVIEW

Sheridan, Arkansas is a city and county seat of Grant County, Arkansas, United States. It is located in the Arkansas Timberlands, approximately 30 miles south of Little Rock. Sheridan has a population of approximately 5,012 people (2021 estimate).

The city is home to a number of industries, including lumber, manufacturing, and agriculture. Sheridan is also a popular tourist destination, thanks to its many attractions, including:

- Grant County Courthouse - listed on the National Register of Historic Places
- Saline River
- Timberfest
- Sheridan Museum
- Sheridan Arts Center



# 8151 State Hwy 196 Texarkana (Genoa), AR 71854

## INVESTMENT SUMMARY

Tenant Trade Name	Dollar General
Location	8151 State Hwy 196, Texarkana, AR 71854
Annual Rent	\$79,944
Square Feet	9,100 SF
Lot Size	0.775 Acres +/-
Year Built	2018
Corporate / Franchise	Corporate
Lease Type	NNN
Lease Term	15 Years
Lease Expiration	May 31, 2033
Rent Increases	10% Each Option Period
Options	Four (4) Five (5)-Year Periods

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## LOCATION OVERVIEW

Texarkana, Arkansas is a city in Miller County and the county seat. The city is home to a number of industries, including manufacturing, healthcare, and education. Texarkana is also a popular tourist destination, thanks to its many attractions, including:

- State Line Post Office and Federal Building
- Four States Auto Museum
- Arkansas Convention Center
- Texarkana Museum of Regional History

Texarkana is also home to a number of parks and recreation areas.



FINANCIAL OVERVIEW

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# DOLLAR GENERAL

Dollar General is a discount variety store chain headquartered in Goodlettsville, Tennessee. As of March 28, 2023, Dollar General operates 19,147 stores in the continental United States and Mexico. The company sells a wide range of merchandise, including food, drinks, household goods, clothing, and seasonal items. Dollar General stores are typically located in rural and underserved communities, and the company's mission is to provide convenient and affordable shopping for its customers.

Dollar General was founded in 1939 by J.L. Turner and his son Cal Turner. The company's first store was opened in Scottsville, Kentucky, and it sold a variety of items for \$1.00 or less. Dollar General quickly expanded throughout the Southeast, and it became a major player in the discount retail industry.

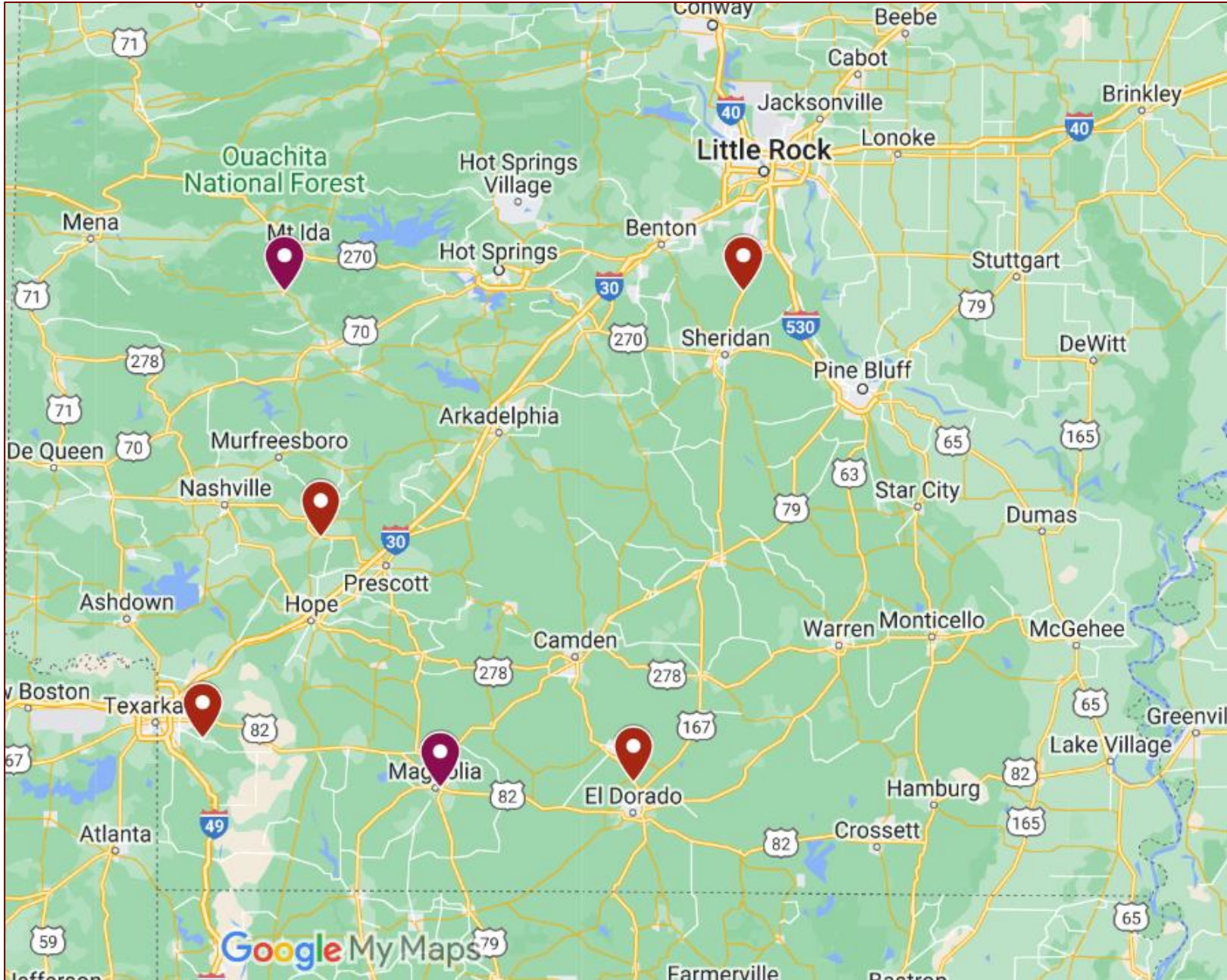
In recent years, Dollar General has faced increasing competition from other discount retailers, such as Dollar Tree and Walmart. However, the company has continued to grow, and it is now one of the largest retailers in the United States. Dollar General's success is due in part to its convenient locations, affordable prices, and wide selection of merchandise.

## Fast Facts

- NYSE: DG
- \$37.8 billion in sales in fiscal 2022
- 19,371 retail locations as of September 2023
- Over 170,000 employees across the US
- Fortune 500 Index #108
- S&P Global Rating "BBB"
- 28 distribution centers

**DOLLAR GENERAL®**

Click for interactive map.



LOCATION MAP