

DOLLAR GENERAL FOR SALE



3760 East St, Texarkana, AR 71854



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TEXT HEADLINE

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EXECUTIVE SUMMARY

Sale Price

\$1,034,040

PROPERTY INFORMATION

Tenant:	Dollar General
Net Operating Income:	\$74,967
Cap Rate:	7.25%
Lease Type:	NNN
Lease Commencement Date:	March 19th, 2012
Lease Expiration Date:	April 21st, 2027
Option Periods:	3 (5) Year Options
Rent Increase:	10% Each Option
Taxes and Insurance:	Tenant Responsibility
Roof & Structure:	Tenant Responsibility

BUILDING INFORMATION

Building Size	9,217 SF
Lot Size	1.12 Acres
Year Built	2012

LOCATION INFORMATION

Building Name	Dollar General
Street Address	3760 East St
City, State, Zip	Texarkana, AR 71854
County	Miller

**DOLLAR
GENERAL®**



INVESTMENT SUMMARY

PROPERTY DESCRIPTION

Exclusive Realty is pleased to present this 9,217 SF Dollar General store located in Texarkana, AR. The property has a NNN Lease, leaving zero Landlord Responsibility. The Lease is guaranteed by Dollar General which holds a credit rating of "BBB" and this is classified as investment grade.

The subject offering represents an ideal opportunity for a 1031 Exchange buyer. This investment will offer a new owner continued success due to the financial strength and the proven profitability of the tenant, one of the nations top dollar stores.

PROPERTY HIGHLIGHTS

- 9,217 Square Feet on 1.12 Acres
- NNN Lease
- No Landlord Responsibilities
- 7.25% Cap
- Tenant has successfully operated at this location since 2012
- 3 (5) Year Options
- 10% Increases

OFFERING SUMMARY

Net Operating Income	\$74,967
Cap Rate	7.25%
Lease Type	NNN
Lease Start Date	March 19th, 2012
Lease Expiration Date	April 21st, 2027
Option Periods	3 (5) Year Options
Rental Increase	10% Each Option
Taxes and Insurance	Tenant Responsibility
Roof and Structure	Tenant Responsibility
Lease Guarantee	Dollar General

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	188	4,394	14,295
Total Population	409	9,845	31,078
Average HH Income	\$72,287	\$38,975	\$41,925



LOCATION SUMMARY



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LOCATION DESCRIPTION

Texarkana is a city located in Miller County, Arkansas, United States, on the border with Texas. It is part of the larger Texarkana metropolitan area, which includes both Texarkana, Arkansas and Texarkana, Texas.

Texarkana has a population of approximately 30,000 people, according to the 2020 Census. The city is known for its unique location on the state line, which divides the city in half. The Texas side of the city is officially known as Texarkana, Texas, while the Arkansas side is known as Texarkana, Arkansas.

The city has a rich history, dating back to the late 1800s, when it was founded as a railroad town. Today, Texarkana is home to several major employers, including the Red River Army Depot, which provides jobs for thousands of workers.

Texarkana is also known for its cultural offerings, including the Perot Theatre, a historic venue that hosts concerts, theatrical performances, and other events. The city is also home to the Texarkana Symphony Orchestra, which performs throughout the year.

The city has several parks and recreational areas, including Spring Lake Park, which features a lake, walking trails, and picnic areas. The Four States Fairgrounds, located in the heart of the city, hosts several annual events, including the Four States Fair and Rodeo.

Overall, Texarkana offers a unique blend of history, culture, and natural beauty, as well as a convenient location on the state line. It is a vibrant and growing community that offers plenty of amenities and attractions for residents and visitors alike.



TENANT PROFILE

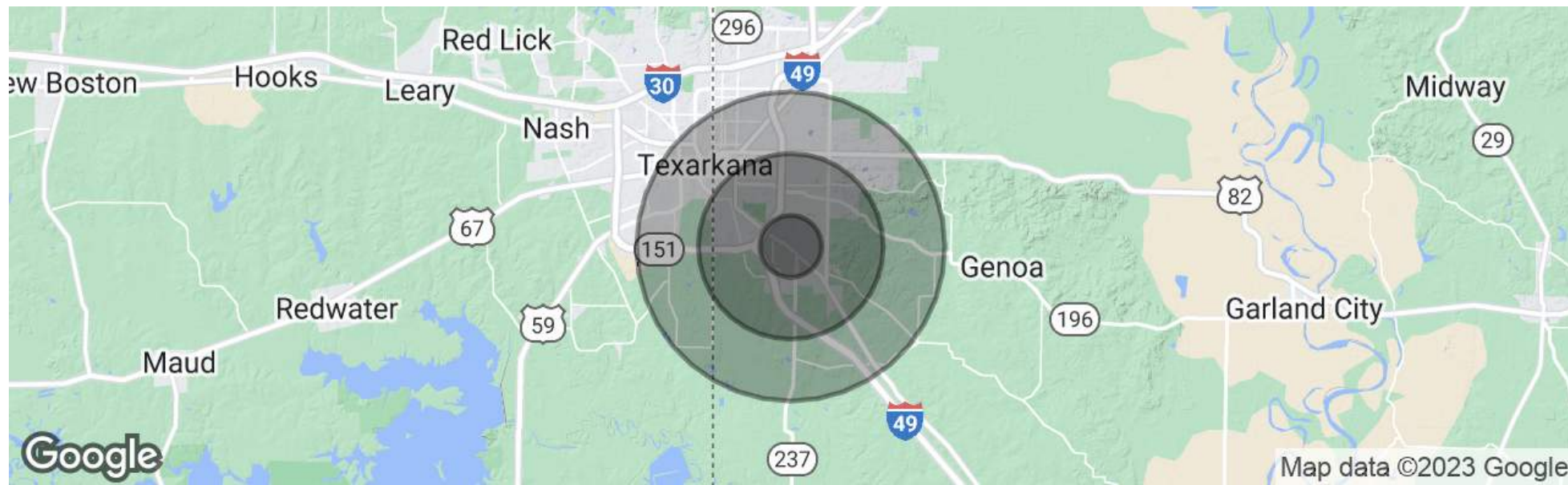


Dollar General Corporation is an American chain of variety stores headquartered in Goodlettsville, Tennessee. As of January 2020, Dollar General operates 16,278 stores in the continental United States. The company began in 1939 as a family-owned business called J.L. Turner and Son in Scottsville, Kentucky, owned by James Luther Turner and Cal Turner. In 1955, the name changed to Dollar General Corporation and in 1968 the company went public on the New York Stock Exchange. Fortune 500 recognized Dollar General in 1999 and in 2020 reached #112. Dollar General has grown to become one of the most profitable stores in the rural United States with revenue reaching around \$27 billion in 2019.

TENANT OVERVIEW		TENANT HIGHLIGHTS
Company:	Dollar General	Over 18,000 stores in the United States
Founded:	1939	America's Best Employers by State in Forbes List 2022
Total Revenue:	\$34.220 Billion	Dollar General has over 163,000 Employees
Net Worth:	\$46.01 Billion	Ranked #360 on Forbes Global 2000 List for 2022
Headquarters:	Goodlettsville, Tennessee	Launching a new retail concept - popshelf - designed to appeal to Consumers with more disposable income
Website:	www.dollargeneral.com	



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	409	9,845	31,078
Average Age	45.3	38.1	39.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	188	4,394	14,295
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$72,287	\$38,975	\$41,925
Average House Value	\$172,527	\$91,842	\$96,300

* Demographic data derived from 2020 ACS - US Census



AERIAL MAP



RETAILER MAP



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MEET THE TEAM



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