

MATTHEWS™



DOLLAR GENERAL®

1401 Kurth Drive | Lufkin, TX 75904



INTERACTIVE OFFERING MEMORANDUM

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BROKER OF RECORD

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INVESTMENT HIGHLIGHTS

LEASE & LOCATION:

- 2014 build-to-suit construction for Dollar General
- Absolute NNN Lease - Zero Landlord Responsibilities
- Five Mile population in excess of 46,510 residents
- Corporately guaranteed lease from Dollar General Corporation
- Texas is an income tax-free state
- Average household income of \$61,512, which is considered to be an income "sweet spot" for Dollar General
- Nearby national tenants include Exxon, HEB, Planet Fitness, Chick-Fil-A, McDonald's, and more

TENANT:

- Dollar General has ±21,000 locations and plans to continue their expansion for the foreseeable future
- Dollar General has an investment-grade credit rating of BBB (S&P)
- Dollar General has been considered an essential retailer and has proven to be one of the most profitable companies through the COVID-19 pandemic.
- Dollar General has a Market Cap of over 25 Billion



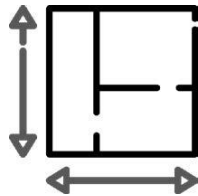
FINANCIAL OVERVIEW



\$1,252,800
PRICE



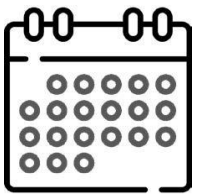
8.00%
CAP RATE



±9,026 SF
GLA



±1.35 AC
LOT SIZE



2014
YEAR BUILT

TENANT SUMMARY	
Lease Commencement	3/16/2014
Lease Expiration	3/31/2029
Term Remaining	± 3 Years
Options to Renew	Four, 5-Year Options
Rent Increases	10% in Options
Lease Type	Absolute NNN
Tenant Responsibilities	Operating Expenses - Taxes, Insurance, Utilities, Paving, General Maintenance (Roof, HVAC, Landscape, Building Systems, Etc.)
Landlord Responsibilities	None

ANNUALIZED OPERATING DATA				
YEAR	MONTHLY RENT	ANNUAL RENT	RENT INCREASES	CAP
Current	\$8,352.00	\$100,224.00	-	8.00%
Option 1	\$9,187.20	\$110,246.40	10%	8.80%
Option 2	\$10,105.92	\$121,271.04	10%	9.68%
Option 3	\$11,116.51	\$133,398.14	10%	10.65%
Option 4	\$12,228.16	\$146,737.96	10%	11.71%



 **Creekside Estates**
±132 Homes

 **Brandon Elementary**
±377 Students

 **Jones Park**

ANGELINA TANK

TORTILLERIA LA UNICA

DOLLAR GENERAL
Subject Property

N Raguet St

 **Brandon Park**

 **Garrett Primary School**
±370 Students

 **Green Meadow Apartment Homes**
±100 Units

 **Morris Frank Park**

Oak Farms
SINCE 1980

N Angelina St

PELICAN POINTE
A GRILL KITCHEN

TAQUERIA EL San Luis

Lufkin Convention Center

WHATABURGER

 **Mantooth Park**

McDonald's **SONIC**
Jack in the box
Chick-fil-A

Exxon

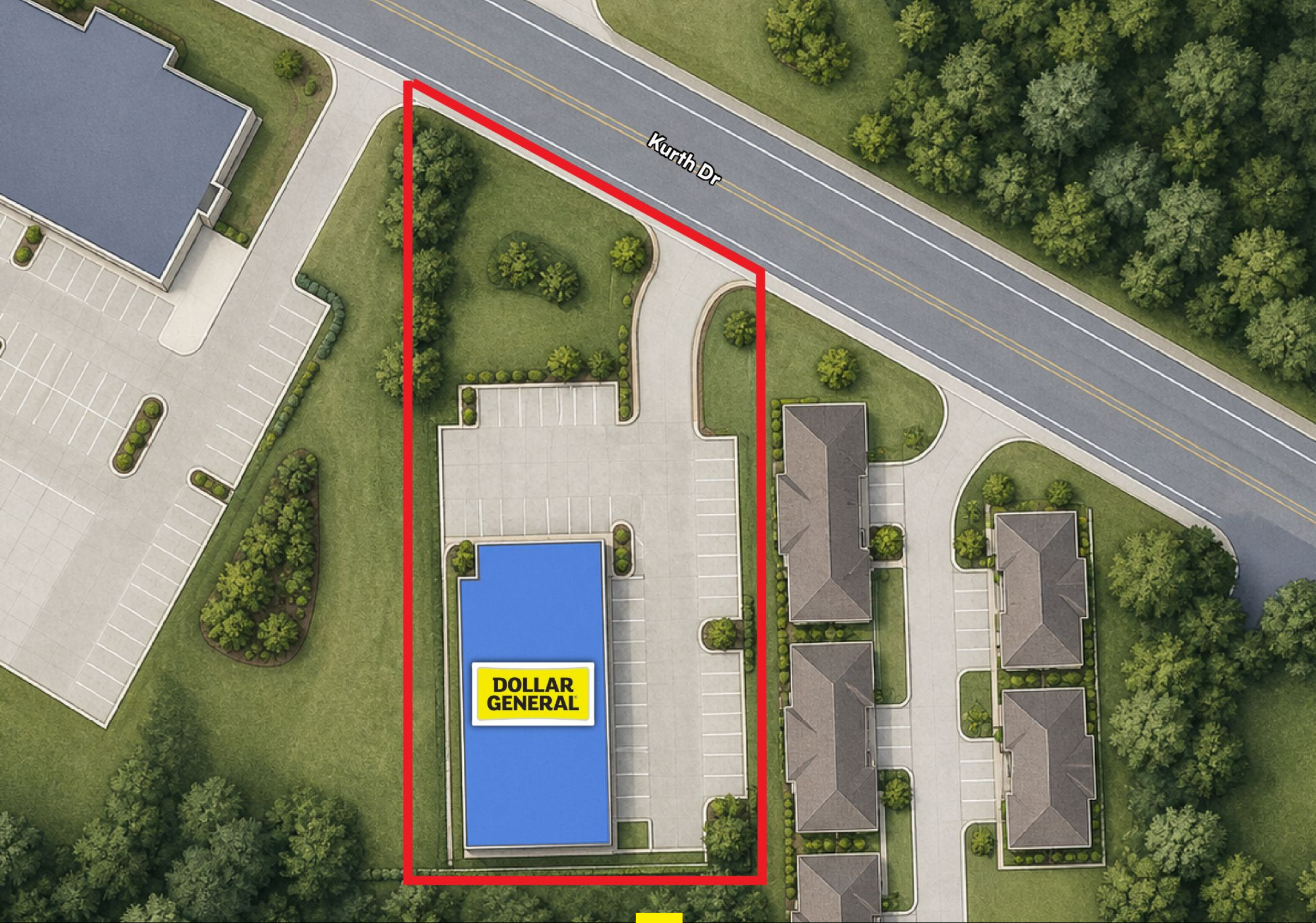
BOULEVARD BREWING CO.
LUFKIN, TEXAS

planet fitness

 **St. Luke's Health - Memorial Hospital**
±271 Beds

NAPOLI'S
ITALIAN RESTAURANTE

H-E-B



DOLLAR GENERAL®

TENANT OVERVIEW

Dollar General remains one of the fastest-growing retailers in the U.S., with more than 21,000 stores across 48 states, primarily concentrated in the South, East, Midwest, and Southwest. The company generates approximately 78% of its sales from consumables, including refrigerated, shelf-stable, and perishable foods, along with everyday household essentials such as paper towels, bath tissue, disposable dinnerware, laundry detergent, and cleaning supplies. Its stores carry many well-known national brands, including Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Nestlé, Kimberly-Clark, Kellogg's, General Mills, and Pepsi. Dollar General's customer base is primarily value-focused, with stores located in rural and lower-income areas, making affordability and convenience central to its model.

The typical Dollar General location is 7,500–8,000 sq. ft., although the company is now expanding into larger formats of up to 9,500 sq. ft. to support more refrigerated and fresh food offerings and broader product categories. These small-box stores offer faster and easier access than larger competitors like Walmart and Costco, which are often located farther away. Dollar General's recession-resilient strategy continues to drive growth. In 2025 alone, the company plans to open 575 new stores and remodel over 4,250 existing locations, reinforcing its commitment to accessible, low-cost retail in underserved markets.

REPRESENTATIVE PHOTO



THE OFFERING

PROPERTY NAME	DOLLAR GENERAL
Property Address	1401 Kurth Drive Lufkin, TX 75904
SITE DESCRIPTION	
Year Built	2014
GLA	±9,026 SF
Type of Ownership	Fee Simple

COMPANY NAME
DOLLAR GENERAL

EMPLOYEES
±185,000

YEAR FOUNDED
1939

HEADQUARTERS
GOODLETTSVILLE, TN

WEBSITE
DOLLARGENERAL.COM

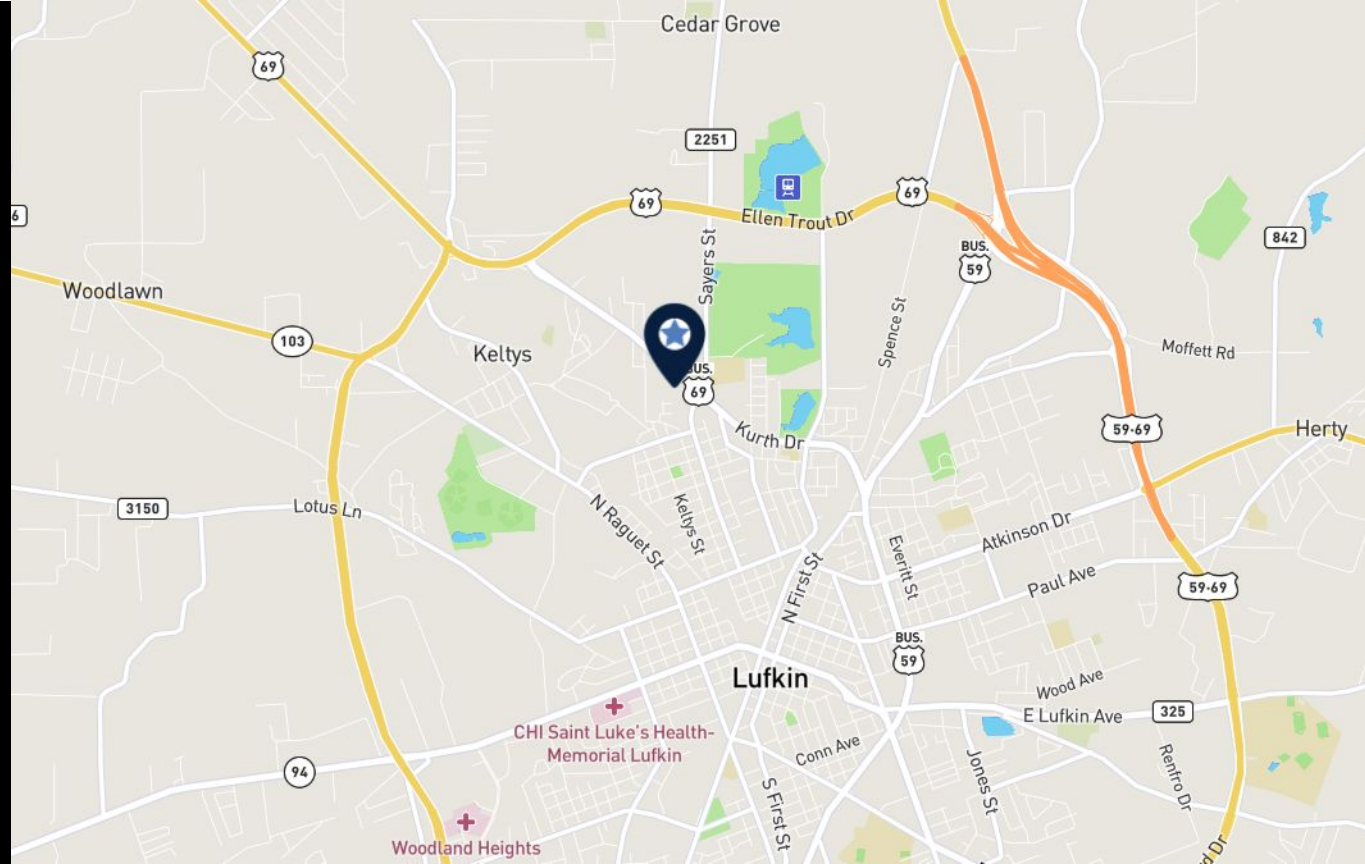
LOCATIONS
21,000+

MARKET OVERVIEW

Lufkin, TX

Lufkin, TX, is a city in East Texas and the county seat of Angelina County. Located at the crossroads of U.S. Highways 59 and 69, it serves as a regional hub for business, healthcare, and education. The city has a strong industrial and commercial presence, with major employers in the forestry, manufacturing, and retail sectors. Lufkin is also known for its outdoor recreation opportunities, with nearby attractions like the Angelina National Forest and Sam Rayburn Reservoir offering fishing, hiking, and camping.

In recent years, Lufkin has seen steady residential growth, with new housing developments, apartments, and revitalized neighborhoods expanding options for families and professionals. The city has invested in infrastructure improvements and community development projects to support this growth. Lufkin also has a strong healthcare industry, with hospitals, specialty clinics, and medical centers providing services in fields such as cardiology, orthopedics, and rehabilitation. With its expanding residential areas, growing medical sector, and access to natural attractions, Lufkin continues to develop as a key economic and lifestyle center in East Texas.



DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
Current Year Estimate	25,829	46,510	68,442
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
Current Year Estimate	9,413	17,348	25,593
INCOME	3-MILE	5-MILE	10-MILE
Average Household Income	\$54,347	\$61,512	\$67,919

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This **Offering Memorandum** contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **5310 Cleveland Rd, Wooster, OH 44691** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services™, the property, or the seller by such entity.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Matthews Real Estate Investment Services	9005919	transactions@matthews.com	866-889-0050
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date