

# DOLLAR GENERAL®

1916 S Main St | Shattuck, OK 73858

Retail  
Investment Opportunity  
Offering Memorandum



MATTHEWS™

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# PROPERTY OVERVIEW

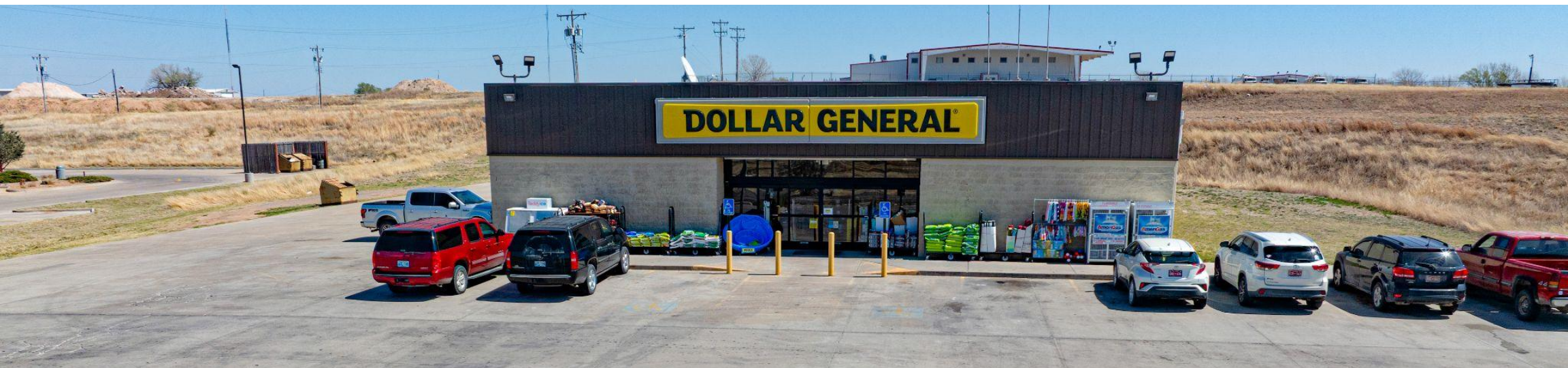
**Dollar General**  
1916 S Main St, Shattuck, OK 73858



# INVESTMENT HIGHLIGHTS

## Property Highlights

- **List Price: \$691,467**, Yielding an Attractive 9.00% Cap Rate
- **±9,026 SF Built-To-Suit Building** Constructed in 2011 for Dollar General
- Situated on a **±1.72-Acre Parcel** with a concrete parking Lot and **28 Parking Spaces**
- Over **±5 Years Remaining** on the Lease with **Three 5-Year Extension Options**
- Tenant Recently Exercised A **5-Year Extension**, Demonstrating Commitment and Strong Performance
- **NN+ Lease Structure** with **Minimal Landlord Responsibilities**
- **Strong Corporate Guaranty** from Dollar General (Fortune 500), BBB Credit Rating (S&P), ~\$28b Market Cap
- Located on **S Main Street** (Route 283), A Primary North-South Highway And Main Entry into Shattuck, Ok
- **Positioned in the Main Retail Corridor** with Nearby Tenants Including Sonic Drive-In, Quick Stop, Venture Foods, And H&H Powersports
- **Near Newman Memorial Hospital** (25+ Beds) and **Shattuck High School** (355 Students)
- Nearest Competing Dollar Store is Over **±30 Miles Away**, Limiting Local Competition
- **Shattuck is the Largest City in Ellis County** and Serves as a Commercial Hub with ~100 Chamber Of Commerce Businesses
- **Population of Approximately 1,267** with an **Average Household Income of ~\$66,640**, Aligning with Dollar General's Target Demographic



**1916 S Main St**  
Shattuck, OK 73858

**±9,026 SF**  
GLA

**2011**  
Year Built

**NN+**  
Lease Type

**±1.72 AC**  
Lot Size



# PROPERTY OVERVIEW

## Physical Description

Address	1916 S Main St
City	Shattuck
State	OK
Zip Code	73858
Property Type	Retail
APN	0405-00-000-000-0-009-00
Year Built	2011
Building Size	±9,026 SF
Lot Size	±1.72 AC
Parking Spaces	±28
Parking Ratio (per 1,000)	3.10



## Demographics

Population	3-Mile	5-Mile	10-Mile
Current Year Estimate	1,182	1,267	2,054
Households	3-Mile	5-Mile	10-Mile
Current Year Estimate	474	509	834
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$65,494	\$66,640	\$71,885

# FINANCIAL OVERVIEW

**Dollar General**

1916 S Main St, Shattuck, OK 73858



# FINANCIAL OVERVIEW

**\$691,467**

List Price

**9.00%**

Cap Rate

**\$62,232**

Annual Rent



## Lease Overview

Tenant	Dollar General
Type Of Ownership	Fee Simple
Lease Type	NN+
Lease Guarantor	Corporate (S&P BBB)
Original Lease Term	20 Years
Term Remaining	±4.94 Years
Rent	\$62,232
Lease Commencement	2/1/2011
Lease Expiration	2/28/2031
Options	Three, 5-Year Options
Increases	3.00% in Options

# ANNUALIZED OPERATING DATA

## Annualized Operating Data

Lease Term	Monthly Rent	Annual Rent	Rent PSF	Increases	Yield
Primary Term	\$5,186	\$62,232	\$6.89	-	9.00%
Option 1	\$5,342	\$64,104	\$7.10	3.01%	9.27%
Option 2	\$5,502	\$66,024	\$7.31	3.00%	9.55%
Option 3	\$5,667	\$68,004	\$7.53	3.00%	9.83%
Average	\$5,424	\$65,091	\$7.21	3.00%	9.41%



 **Shattuck Elementary**  
±247 Students

**Shattuck Indians**  
Softball Fields

**Nutrien**  
Ag Solutions™

  
**CHEVROLET**

  
UNITED STATES  
POSTAL SERVICE®

 **Shattuck Senior High**  
±236 Students

 **Newman Memorial Hospital**  
±25 Beds

  
PHILLIPS  
66

  
**Venture**  
FOOD STORES

  
**CONOCO**

  
**H&H**  
TRI-STATE  
POWERSPORTS

  
**SONIC**

**S Main St ±2,900 VPD**

  
283

**DOLLAR GENERAL**  
Subject Property

# TENANT OVERVIEW

Year Founded  
1939

Headquarters  
Goodlettsville, TN

Type of Ownership  
Fee Simple

Employees  
194,200+

Locations  
21,000+

Credit Rating  
BBB (S&P)

Annual Revenue  
\$40.61 Billion

## DOLLAR GENERAL®

### Tenant Overview

Dollar General Corporation is the largest small-box discount retailer in the United States, operating more than 21,000+ locations across 48+ states. Founded in 1939 and headquartered in Goodlettsville, Tennessee, the company provides convenient access to low-priced everyday essentials including consumables, household goods, health and beauty products, apparel, and seasonal items. Dollar General's strategic focus on rural, suburban, and underserved markets allows it to maintain a loyal customer base while facing limited direct competition.

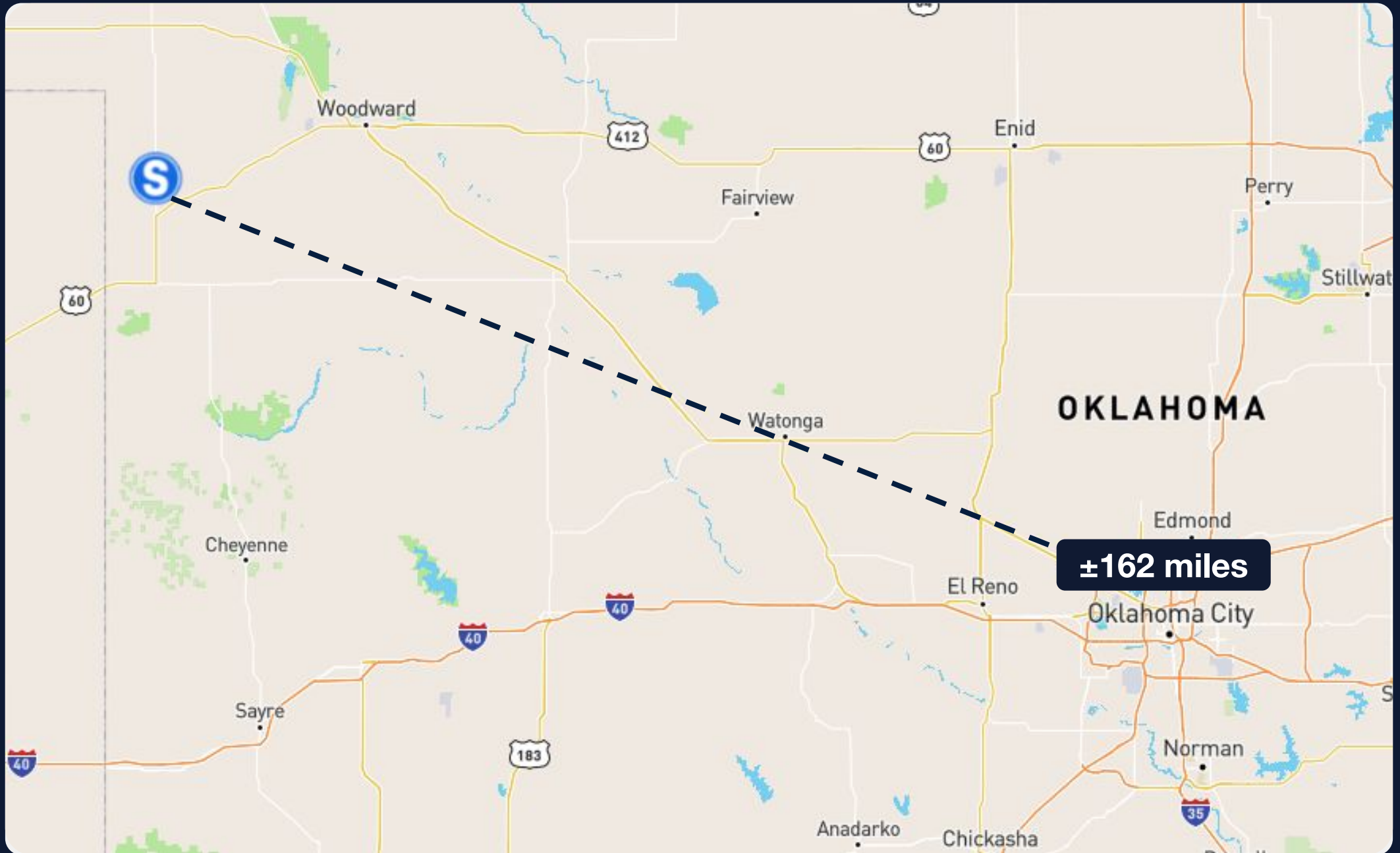
### Why Invest in Dollar General?

- Extensive geographic footprint in 48 states with over 21,000 stores provides diversification and resilience across markets.
- Because a large portion of its merchandise is consumables (grocery, household, personal care), Dollar General benefits from recurring demand even in softer retail cycles.
- Approximately 80% of revenue is derived from consumables such as household goods, groceries, and personal care items, providing consistent foot traffic and recurring sales.
- Targets rural and low-competition trade areas, creating a strong moat against larger retailers and e-commerce disruption.
- Management is actively prioritizing debt reduction and capital discipline to stabilize leverage and preserve long-term financial flexibility.
- In periods of economic uncertainty or consumer trade-down behavior, Dollar General benefits from increased value-conscious shopping, supporting demand stability.

# MARKET OVERVIEW

Dollar General

1916 S Main St, Shattuck, OK 73858



# SHATTUCK, OK



## Local Market Overview

Shattuck is a small, stable community located in Ellis County in northwestern Oklahoma, characterized by its agricultural roots and tight-knit population base. The area benefits from a modest but steady economic profile driven primarily by farming, energy production, and local services. Population levels have remained relatively consistent, reflecting a mature market with limited volatility. Household incomes in Shattuck are modest compared to national averages, but the low cost of living and affordable housing contribute to a balanced standard of living for residents. The community appeals to long-term homeowners and families seeking affordability, space, and a quieter lifestyle.

The local economy is supported by regional trade activity, oil and gas operations, and essential services that serve the broader rural population. While growth is not rapid, the area maintains economic resilience through diversification across agriculture and energy sectors. Shattuck's housing market is primarily composed of single-family homes with high ownership rates, reflecting long-term residency and community stability. Its location near U.S. Route 283 provides connectivity to larger regional hubs such as Woodward and Liberal, Kansas, offering access to expanded employment, healthcare, and retail amenities while preserving its rural character.

## Economic Drivers

Shattuck's economy is rooted in agriculture and energy production, which together form the foundation of long-term economic stability in this northwestern Oklahoma community. The area supports a network of farming and ranching operations that drive local commerce, while oil and gas activity in the surrounding Anadarko Basin provides an additional layer of economic support. Although small in scale, the local economy is resilient, benefiting from consistent demand for essential goods and services tied to these primary industries. Household spending is largely concentrated in locally owned businesses, reinforcing the community's role as a service center for the surrounding rural population.

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## Kyle Matthews | Broker of Record | Broker Lic. No. 180760 (OK) | Firm Lic. No. 180759 (OK)

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **1916 S Main St, Shattuck, OK, 73858** ("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 Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™. 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.

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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.

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Owner and Matthews Real Estate Investment Services™. 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.

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