

# DOLLAR GENERAL®

25800 S 655 Rd, Grove, OK 74344

**Retail  
Investment Opportunity**  
Offering Memorandum



**MATTHEWS™**

# EXCLUSIVELY LISTED BY



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# PROPERTY OVERVIEW

**Dollar General**  
25800 S 655 Rd, Grove, OK 74344



# INVESTMENT HIGHLIGHTS

## Property Highlights

- **Investment-Grade Tenant:** The property is anchored by Dollar General Corp., a Fortune 500 company with an S&P credit rating of BBB. This reflects the tenant's strong financial position and long-term stability, enhancing the overall security of the investment.
- **Corporate Guarantee:** The lease is backed by a corporate guarantee from Dollar General Corp. (NYSE: DG), providing investors with an added layer of financial security and reliability.
- **Favorable Lease Structure:** The property operates under an Absolute NNN (Triple Net) lease, minimizing landlord responsibilities by transferring all maintenance, taxes, and operational expenses to the tenant—resulting in truly passive ownership and predictable net income.
- **Remaining Term & Upside:** Approximately 3.2 years remain on the current lease term, with five additional 5-year renewal options. Each renewal includes a 10% rent increase, offering built-in income growth and long-term value appreciation.

## Market Fundamentals

- **Location and Competition:** The property is situated in a strong location with limited retail competition, positioning it favorably within the market and supporting sustainable tenant performance.
- **Yield and Return:** The investment offers an attractive return with an above-market yield, appealing to investors seeking dependable income streams in the retail sector.

## Tenant & Property Strengths

- **E-Commerce and Recession Resistance:** Dollar General operates in an industry sector that is both e-commerce and recession-proof, contributing to the property's long-term stability and resilience against economic fluctuations.
- **Recent Construction:** The property was constructed as a Build-To-Suit (BTS) project in 2014, ensuring modern facilities that meet the tenant's operational requirements and reducing potential future capital expenditures.





**GRAND LAKE CASINO**

**Seneca-Cayuga Tribe Community Building**

**GLAD Flea Market**

**Elk River Boat Trailers**  
Boat Trailers

**Flint Fire Marina**

**Lake O The Cherokees**  
One of the Largest Man-Made Lakes in the U.S at about 46,500 AC

**S 655 Rd**

 **King Point**  
Mobile Home Park

 **Grand Valley RV Park**  
RV Park

 **Grand View Village Resort**  
Mobile Home Park

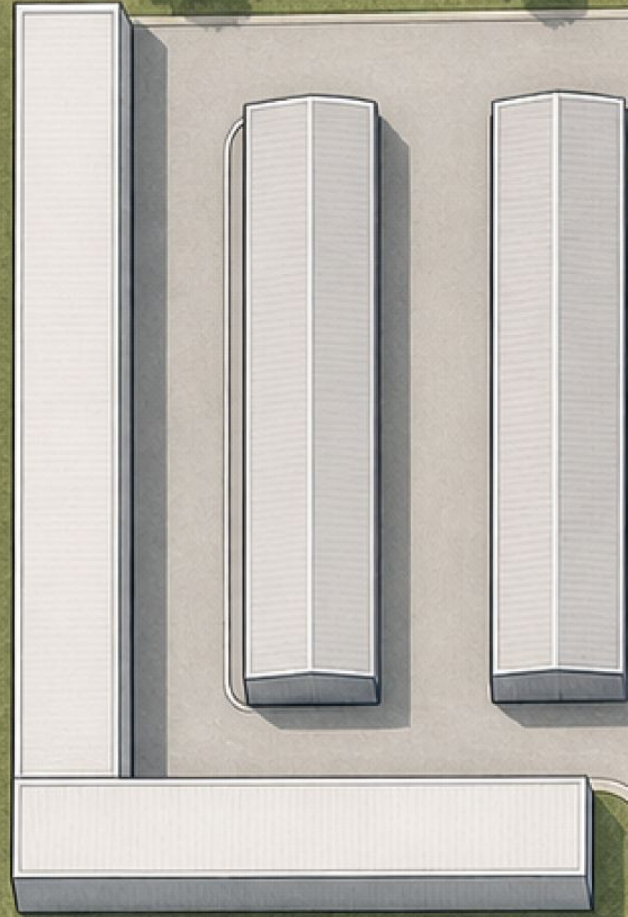
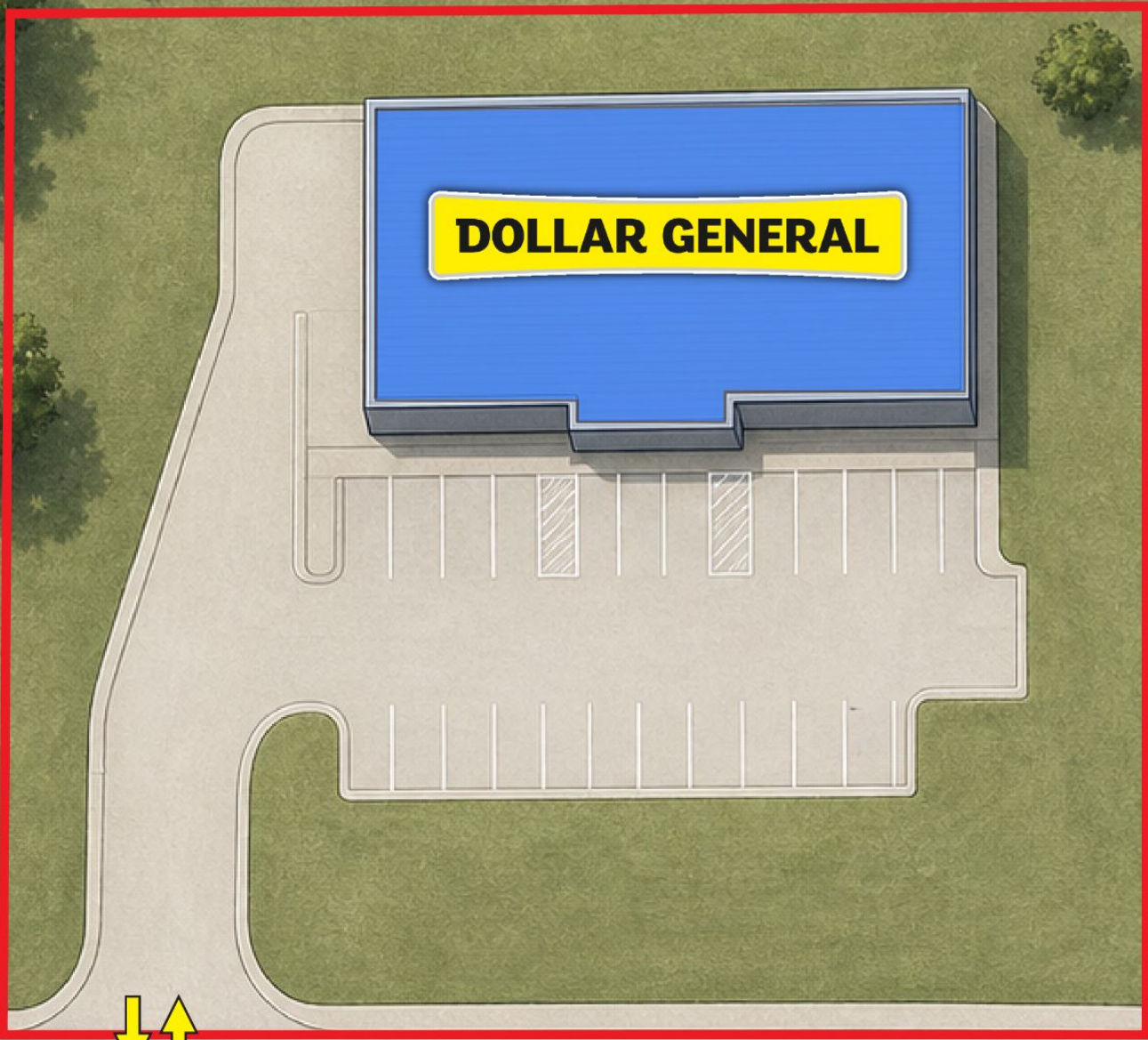
**Gene's Marine & Salvage**  
Boat Dealer

**COWSKIN FIRE DEPARTMENT**  
Fire Station

 **Lakewood Village**  
Mobile Home & RV Park

**DOLLAR GENERAL**  
Subject Property

**E 260 Rd**



S 655 Rd

## Dollar General

25800 S 655 Rd, Grove, OK 74344

**±9,100 SF**

GLA

**2014**

Year Built

**8.50%**

Cap Rate

**Absolute NNN**

Lease Type

**\$96.96**

Price Per SF



# FINANCIAL OVERVIEW

**Dollar General**

25800 S 655 Rd, Grove, OK 74344



# FINANCIAL SUMMARY

**\$882,353**

List Price

**8.50%**

Cap Rate

**\$96.96**

Price Per SF

**±9,100 SF**

GLA

## Property Details

Rent Commencement	6/29/2014
Lease Expiration	6/30/2029
Tenant Trade Name	Dollar General
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	Absolute NNN
Original Lease Term	15 Years
Term Remaining on Lease	±3.2 Years
Options	Five, 5-Year Options with 10% Increases
Year Built	2014

## Annualized Operating Data

	Annual	Monthly	Increases
<b>Current - 8/31/2036</b>	<b>\$74,925.00</b>	<b>\$6,243.75</b>	<b>None</b>
Option 1	\$82,416.96	\$6,868.08	10%
Option 2	\$90,659.04	\$7,554.92	10%
Option 3	\$99,725.04	\$8,310.42	10%
Option 4	\$109,697.04	\$9,141.42	10%
Option 5	\$120,666.72	\$10,055.56	10%



# TENANT OVERVIEW

Year Founded  
1939

Headquarters  
Goodlettsville, TN

Ownership Status  
Public

Employees  
±180,000

Locations  
21,000+

Credit Rating  
BBB

Annual Revenue  
\$40.61 Billion

## DOLLAR GENERAL®

### Tenant Overview

Dollar General is the fastest-growing retailer which currently boasts roughly 21,000 neighborhood general stores in 48 US states, primarily in the South, East, Midwest, and the Southwest. Roughly 79.7% of Dollar General's sales are derived from consumables (including refrigerated, shelf-stable, and perishable foods,) in addition to everyday household items such as paper towels, bath tissues, paper dinnerware, laundry, and home cleaning supplies. Dollar General offers some of America's most trusted name brands such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Nestlé, Kimberly-Clark, Kellogg's, General Mills, Pepsi, and many others.

### Why Invest in Dollar General?

- **Strong Financials:** Q2 2025 earnings beat expectations with \$10.73B in sales and raised full-year guidance—showing solid momentum.
- **Expanding Customer Base:** Gaining traction with higher-income shoppers, especially in non-consumables, widening its market reach.
- **Net Store Growth:** Adding 725 new stores in 2025 (net +600), while optimizing underperformers for long-term efficiency.
- **Massive Scale:** Operates ~21,000 stores, employs 180,000+, and generates ~\$40.61B in annual revenue—highlighting stability and reach.



# GROVE, OK

## Local Market Overview

Grove’s real estate market is characterized by steady demand, limited inventory, and a generally stable pricing environment. The area continues to attract a diverse mix of buyers, including full-time residents, retirees, and second-home purchasers, all drawn by its lifestyle appeal and relative affordability compared to larger markets. Rather than experiencing sharp fluctuations, the market has shown consistent, moderate growth, making it appealing to those seeking predictability and long-term stability. Inventory remains somewhat constrained, which supports pricing and maintains a level of competition, particularly for well-presented homes. Buyer interest remains healthy, driven by both local and out-of-area purchasers who value quality of life, access to recreational amenities, and a more relaxed pace.

While broader economic conditions have influenced behavior, demand has remained resilient, with buyers placing greater emphasis on condition, location, and overall value. Sellers continue to benefit from a market where supply does not fully meet demand, especially for move-in-ready properties, though proper pricing and presentation are increasingly important as conditions become more balanced. Looking ahead, the Grove market is expected to remain stable, supported by ongoing demand and its strong lifestyle appeal, with gradual and sustainable movement rather than rapid shifts.

## Property Demographics

Population	5-Mile	10-Mile	15-Mile
Current Year Estimate	2,796	8,388	23,733
Households	5-Mile	10-Mile	15-Mile
Current Year Estimate	1,232	3,630	10,172
Income	5-Mile	10-Mile	15-Mile
Average Household Income	\$62,562	\$64,659	\$74,411



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 25800 S 655 Rd, Grove, OK 74344 ("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.

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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™. 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.