

# DOLLAR GENERAL®

1311 W Main St Austin, AR 72007

Retail  
Investment Opportunity  
Offering Memorandum

Little Rock, AR MSA | 5% Increases Every 5 | \$110k Avg Household Income



Representative Photo

**MATTHEWS™**

## Exclusively Listed By



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Representative Photo

# Property Overview

**DOLLAR GENERAL®**

**\$2,177,088**

List Price

**±14.75 Years**

Lease Term Remaining

**Absolute NNN**

Lease Type

**±10,640 SF**

GLA

**±2.95 AC**

Lot Size

**2026**

Year Built

## Investment Highlights

### Lease & Location Highlights

- Brand new 2026 build-to-suit construction for Dollar General
- 15-Year Absolute NNN lease w/ zero landlord responsibilities
- Dollar General PLUS prototype (larger 10,640 SF building)
- Attractive 5% rent increases every 5 years
- Corporate guaranteed lease from Dollar General Corporation (S&P Rated BBB)
- ±2.95 Acre parcel (128k Square Feet)
- 5-Mile population of ±40,229 residents
- Five, 5-Year extension options, all of which include a 5% rent increase
- Affluent demographics with an average household income of \$110,418 annually (3-mile radius)
- Austin is part of the Little Rock MSA and is located just ±20 miles North of downtown Little Rock

### Tenant Highlights

- Dollar General operates ±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 was 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 ±25 billions

# Aerial Map



# Aerial Map



# Financial Overview

**\$2,177,088**

List Price

**6.25%**

Cap Rate

**2026**

Year Built

**5% Every 5 Years**

Increases

**±2.95 AC**

Lot Size

**DOLLAR GENERAL®**

## Tenant Summary

Tenant Trade Name	Dollar General
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	Absolute NNN
Landlord Responsibility	None
Original Lease Term	15 Years
Rent Commencement Date	4/15/2026
Lease Expiration Date	4/30/2041
Term Remaining on Lease	±14.75 Years
Increase	5% Every 5-Years
Options	Five, 5-Year Options

## Annualized Operating Data

	Monthly Rent	Annual Rent	Increases	Cap Rate
Years 1-5	\$11,339.00	\$136,068.00	-	6.25%
Years 6-10	\$11,906.00	\$142,872.00	5.00%	6.56%
Years 11-15	\$12,501.00	\$150,012.00	5.00%	6.89%
Option 1	\$13,126.00	\$157,512.00	5.00%	7.23%
Option 2	\$13,783.00	\$165,396.00	5.00%	7.60%
Option 3	\$14,472.00	\$173,664.00	5.00%	7.98%
Option 4	\$15,195.00	\$182,340.00	5.00%	8.38%
Option 5	\$15,955.00	\$191,460.00	5.00%	8.79%

# Tenant Overview

Year Founded  
**1939**

Headquarters  
**Goodlettsville, TN**

Lease Guarantor  
**Corporate**

Employees  
**±180,000**

Locations  
**21,000+**

Credit Rating  
**BBB**

Annual Revenue  
**\$40.61 Billion**

# DOLLAR GENERAL®

**21,000+ Stores Across 48 States**



## 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?

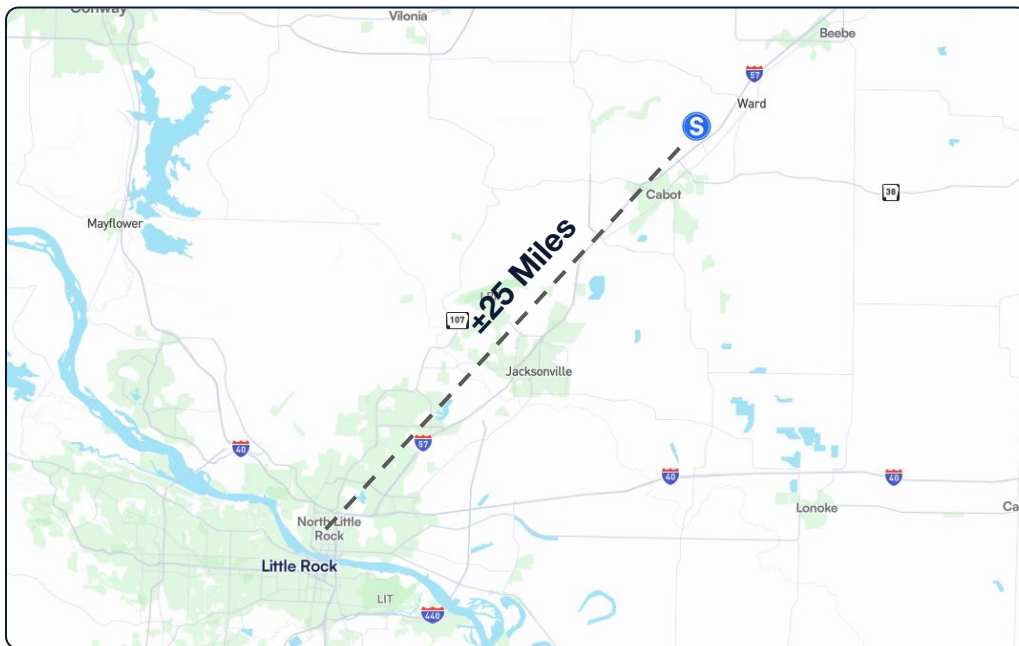
- Strong Financials: Q2 2025 earnings beat expectations with \$10.73B in sales and raised full-year guidance—showing solid momentum.
- Expanding Customer Base: Gaining traction with higher-income shoppers, especially in non-consumables, widening its market reach.
- Net Store Growth: Adding 725 new stores 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.

# Austin, AR

## Local Market Overview

Austin, Arkansas is a growing community located in Lonoke County, approximately 25 miles northeast of downtown Little Rock. Known for its small-town atmosphere and convenient access to major employment centers, Austin has experienced steady residential growth in recent years as buyers seek more affordable housing options outside the Little Rock metropolitan area. The city offers a quiet, family-oriented environment with a mix of established neighborhoods and new residential developments, making it attractive to commuters and those looking for a more relaxed pace of life.

Residents enjoy easy access to Interstate 57/Highway 67-167, providing convenient travel throughout Central Arkansas. Austin is served by the Cabot School District, one of the area's highly regarded public school systems, and is just minutes from the shopping, dining, and recreational amenities found in nearby Cabot. Outdoor enthusiasts appreciate the area's parks, lakes, and recreational opportunities, while the proximity to Little Rock allows residents to enjoy the benefits of a major metropolitan area without sacrificing the charm and affordability of small-town living.



## Property Demographics

Population	3-Mile	5-Mile	10-Mile
Five-Year Projection	16,950	41,165	78,615
Current Year Estimate	16,606	40,229	76,531
2020 Census	16,071	38,838	73,368
Growth Current Year-Five-Year	2.07%	2.33%	2.72%
Growth 2020-Current Year	3.33%	3.58%	4.31%
Households	3-Mile	5-Mile	10-Mile
Five-Year Projection	6,452	15,925	30,689
Current Year Estimate	6,303	15,495	29,777
2020 Census	5,822	14,281	27,484
Growth Current Year-Five-Year	2.35%	2.77%	3.06%
Growth 2020-Current Year	8.27%	8.50%	8.34%
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$110,418	\$107,177	\$103,279



## Little Rock, AR MSA

Little Rock, Arkansas sits on the banks of the Arkansas River in Pulaski County. And with a population of nearly 200,000 people, it's the largest city in Arkansas. Little Rock is a major cultural, economic, government and transportation center within Arkansas and the South. The list of focal points around the city includes the Clinton Presidential Center & Park, neighboring world headquarters of Heifer International with its Heifer Village, and the Central Arkansas Nature Center. The city includes cultural institutions such as the Arkansas Arts Center, the Arkansas Repertory Theatre, and the Arkansas Symphony Orchestra, in addition to the hiking, boating, and other outdoor recreational opportunities. The Arkansas Repertory Theatre is the state's largest nonprofit professional theatre company. A member of the League of Resident Theatres (LORT D), The Rep has produced more than 300 productions, including 40 world premieres, in its historic building located in downtown Little Rock.

Dillard's Department Stores, Windstream Communications and Axiom, Simmons Bank, Bank of the Ozarks, Rose Law Firm, Central Flying Service and large brokerage Stephens Inc. are headquartered in Little Rock. Large companies headquartered in other cities but with a large presence in Little Rock are Dassault Falcon Jet near Little Rock National Airport in the eastern part of the city, Fidelity National Information Services in northwestern Little Rock, and Welspun Corp in Southeast Little Rock. Little Rock and its surroundings are the headquarters for some of the largest non-profit organizations in the world, such as Winrock International, Heifer International, the Association of Community Organizations for Reform Now, Clinton Foundation, Lions World Services for the Blind, Clinton Presidential Center, Winthrop Rockefeller Foundation, FamilyLife, Audubon Arkansas, and The Nature Conservancy. One of the largest public employers in the state with over 10,552 employees, the University of Arkansas for Medical Sciences (UAMS) and its healthcare partners—Arkansas Children's Hospital and the Central Arkansas Veterans Healthcare System—have a total economic impact in Arkansas of about \$5 billion per year. The Little Rock port is an intermodal river port with a large industrial business complex. It is designated as Foreign Trade Zone 14. International corporations such as Danish manufacturer LM Glasfiber have established new facilities adjacent to the port.

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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 1311 W Main St, Austin, AR, 72007 ("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.

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