

DOLLAR GENERAL PORTFOLIO

Tuscaloosa & Enterprise AL

Available as Portfolio or Individual Sales

Offering Memorandum

1650 Crescent Ridge Rd NE Tuscaloosa, AL 35404



711 E Park Ave, Enterprise, AL 36330

EXCLUSIVELY LISTED BY

Hutt Cooke

Broker of Record

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MATTHEWS™

711 E Park Ave, Enterprise, AL 36330



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EXECUTIVE SUMMARY

Portfolio Pricing Tuscaloosa & Enterprise AL

\$1,517,647

Portfolio Price

8.50%

Portfolio Cap Rate

±9,014 & ±9,100 SF

GLA (Individually)

Investment Highlights

- 4–5+ Years of Lease Term Remaining with five 5-year renewal options and 10% rent increases.
- Demonstrated Tenant Commitment through recently exercised lease extensions.
- Corporate Guarantee from Dollar General (S&P BBB-rated, Fortune 500 company).
- Built-to-Suit NN Leases with limited landlord responsibilities and CAM reimbursements.
- Attractive Rent Growth from 10% increases in both rent and CAM reimbursements during option periods.
- Strong Retail Locations with high visibility, strong traffic counts, and multiple access points.
- Stable Demand Drivers supported by major employers, universities, military presence, and growing residential populations.



Property Summary

	Tuscaloosa	Enterprise
Property Address	1650 Crescent Ridge Rd NE	711 E Park Ave
City	Tuscaloosa	Enterprise
State	AL	AL
Zip	35404	36330
GLA	±9,014 SF	±9,100 SF
Lot (AC)	±0.99 AC	±0.76 AC
Lot (SF)	±43,124 SF	±33,106 SF
Year Built	2008	2009
APN	30-02-09-1-036-001.000	1605211003043000
Parking Spaces	28	38
Parking Ratio (per 1,000)	3.11	4.18

Lease Summary

	Tuscaloosa	Enterprise
Tenant	Dollar General	Dollar General
Type of Ownership	Fee Simple	Fee Simple
Lease Type	NN	NN
Rent	\$69,000	\$60,000
Lease Guarantor	Corporate (S&P: BBB)	Corporate (S&P: BBB)
Lease Commencement Date	6/1/2008	5/1/2009
Lease Expiration Date	5/30/2031	4/30/2030
Term Remaining	±5.00 Years	±4.00 Years
Options	Five, 5-Year Options	Five, 5-Year Options
Rent Increase	10% in Options	10% in Options
Parking Lot Maintenance	\$477.18	\$448.45
LL Responsibilities	Roof, Lot, Structure, HVAC >\$1,000	Roof, Lot, Structure, HVAC >\$1,000

TUSCALOOSA OVERVIEW

Dollar General
1650 Crescent Ridge Rd NE Tuscaloosa, AL

1650 Crescent Ridge Rd NE Tuscaloosa, AL 35404

- Tenant recently exercised a 5-year renewal option, demonstrating strong performance and long-term commitment to the site.
- NN lease with landlord responsibilities limited to roof, lot, structure, and HVAC occurrences above \$1,000
- In addition to the rent, Dollar General pays an additional \$477.18 per month for common area maintenance which increases 10% in the option periods.
- Located on the corner of Crescent Ridge Rd and 17th St, the property is exposed to over 10,110 vehicles per day. The site benefits from 3 access points, ensuring convenient ingress and egress for customers.
- The site is located approximately 3.5 miles from the University of Alabama Tuscaloosa which is home to 42,360 students.
- The property benefits from a dominant position within its trade area, with no competing retailers located in the immediate vicinity.
- The site benefits from Tuscaloosa's strong population base, serving a community supported by strong economic drivers including the University of Alabama, Mercedes-Benz U.S. International, DCH Health system, and a growing service sector.

Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	3,131	25,329	99,092
Current Year Estimate	2,998	25,601	97,077
2020 Census	2,481	23,075	82,426
Growth Current Year-Five-Year	0.9%	0.6%	0.4%
Growth 2020-Current Year	4.2%	2.2%	3.6%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	1,208	10,616	35,692
Current Year Estimate	1,151	10,288	34,860
2020 Census	948	9,293	32,746
Growth Current Year-Five-Year	1.0%	0.6%	0.5%
Growth 2020-Current Year	3.5%	2.3%	1.6%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$51,310	\$86,634	\$75,622

Annualized Operating Data

Lease Term	Time Frame	Monthly Rent	Annual Rent	Rent PSF	PLM	Increases	Yield
Primary Term	6/1/2026 - 5/30/2031	\$5,750	\$69,000	\$7.65	\$477.18	10.00%	8.50%
Option 1	6/1/2031 - 5/30/2036	\$6,325	\$75,900	\$8.42	\$524.89	10.00%	9.35%
Option 2	6/1/2036 - 5/30/2041	\$6,958	\$83,496	\$9.26	\$577.38	10.01%	10.29%
Option 3	6/1/2041 - 5/30/2046	\$7,655	\$91,860	\$10.19	\$635.11	10.02%	11.32%
Option 4	6/1/2046 - 5/30/2051	\$8,421	\$101,046	\$11.21	\$698.62	10.00%	12.45%
Option 5	6/1/2051 - 5/30/2056	\$9,263	\$111,156	\$12.33	\$768.48	10.01%	13.69%
Average	-	\$7,395	\$88,743	\$9.85	\$613.61	10.01%	10.93%

TUSCALOOSA, AL



711 E Park Ave, Enterprise, AL 36330

- Tenant has exercised multiple renewal options, demonstrating long-term commitment and strong store performance.
- 9,100 square foot built to suit building constructed in 2009 for Dollar General. The building sits on a 0.76 Acre parcel including a concrete parking lot with 38 parking spaces.
- There are ±4 years left on the lease with five, 5-year options to extend with built in 10% rental increases each option.
- NN lease with the landlord responsible for roof, lot, structure, and HVAC occurrences > \$1,000). The tenant reimburses landlord in full for snow removal.
- Corporate lease guaranty from Dollar General Corporation (S&P BBB-rated, Fortune 500 company).
- In addition to the rent, Dollar General pays an additional \$504.67 per month for common area maintenance which increases 10% in the option periods.
- Enterprise serves as the primary commercial hub for Fort Novosel (formerly fort Rucker), the U.S. Army's premier aviation training installation. The base supports a population of about 25,000 military personnel, civilian employees, contractors, and their families creating consistent demand for necessity based retailers

Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	4,148	24,825	39,099
Current Year Estimate	4,064	24,256	37,919
2020 Census	3,673	23,248	36,367
Growth Current Year-Five-Year	2.07%	2.34%	3.11%
Growth 2020-Current Year	10.63%	4.33%	4.27%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	1,630	10,147	15,717
Current Year Estimate	1,602	9,936	15,334
2020 Census	1,458	9,356	14,393
Growth Current Year-Five-Year	1.76%	2.12%	2.50%
Growth 2020-Current Year	9.85%	6.21%	6.53%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$73,080	\$91,505	\$98,843

Annualized Operating Data

Lease Term	Time Frame	Monthly Rent	Annual Rent	Rent PSF	PLM	Reimbursements	Increases	Yield
Primary Term	5/1/2025 - 4/30/2030	\$5,000	\$60,000	\$6.59	\$504.67	\$5,381.40	10.00%	8.50%
Option 1	5/1/2030 - 4/30/2035	\$5,500	\$66,000	\$7.25	\$555.14	\$5,381.40	10.00%	9.35%
Option 2	5/1/2035 - 4/30/2040	\$6,050	\$72,600	\$7.98	\$610.65	\$5,381.40	10.00%	10.29%
Option 3	5/1/2040 - 4/30/2045	\$6,655	\$79,860	\$8.78	\$671.72	\$5,381.40	9.99%	11.31%
Option 4	5/1/2045 - 4/30/2050	\$7,320	\$87,840	\$9.65	\$738.89	\$5,381.40	9.97%	12.44%
Option 5	5/1/2050 - 4/30/2055	\$8,050	\$96,600	\$10.62	\$812.78	\$5,381.40	9.97%	13.69%
Average	-	\$6,429	\$77,150	\$8.48	\$648.98	\$5,381.40	9.99%	10.93%

ENTERPRISE, AL



1650 Crescent Ridge Rd NE Tuscaloosa, AL 35404

17th St NE



**DOLLAR
GENERAL®**

Crescent Ridge Rd NE ± 10,610 VPD



University Mall | ±4.9 Miles Away

JCPenney Rainbow
Bath & Body Works
American Deli Applebee's
GRILL + BAR



The University of Alabama
±42,360 Students | ±7,472 Employees
±4.1 Miles Away



DCH Regional Medical Center
±583 Beds | ±3,200 Employees

The Alberta School of Performing Arts
±694 Students

The Cottages at Lake Tamaha
Student Housing | ±294 Units

Holt Elementary School
±3,000 Students | ±0.7 Miles Away

Tuscaloosa National Airport
±1500 Employees | Handles ±60,000 Annual Operations
±10.8 Miles Away

DOLLAR GENERAL
Subject Property

Crescent Ridge Rd NE ± 10,610 VPD
17th St NE

711 E Park Ave, Enterprise, AL 36330



 **Dauphin Jr. High School**
±481 Students



Grocery Advantage
COST PLUS 10% FOOD STORES

HOBBY LOBBY

 **Rucker Boulevard Elementary**
±520 Students



±25,500 VPD



Publix
Panera
BREAD

planet fitness
DOLLAR GENERAL
JJ
Hardee's

LOWE'S
TSC TRACTOR SUPPLY CO.

 **Hillcrest Elementary School**
±768 Students

OLLIE'S OUTLET
Bargain
GOOD STUFF CHEAP
HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES

O'Reilly AUTO PARTS
tropical CAFE
Walgreens
PAPA JOHN'S

S Main St

 **Medical Center Enterprise**
±131 Beds

WAFLE HOUSE
ZAXBY'S
Ruby Tuesday

TJ-maxx
HIBBETT
SPORTS
RACK ROOM SHOES
ALDI

±11,900 VPD

HONDA
KFC

Walmart
Supercenter

DOLLAR GENERAL
Subject Property



TOYOTA

 **The Allens**
New Housing Development

 **Enterprise Career & Technology Center**
Educational Institution

711 E Park Ave, Enterprise, AL 36330



E Park Ave ± 10,200 VPD

Plaza Dr

TUSCALOOSA, AL

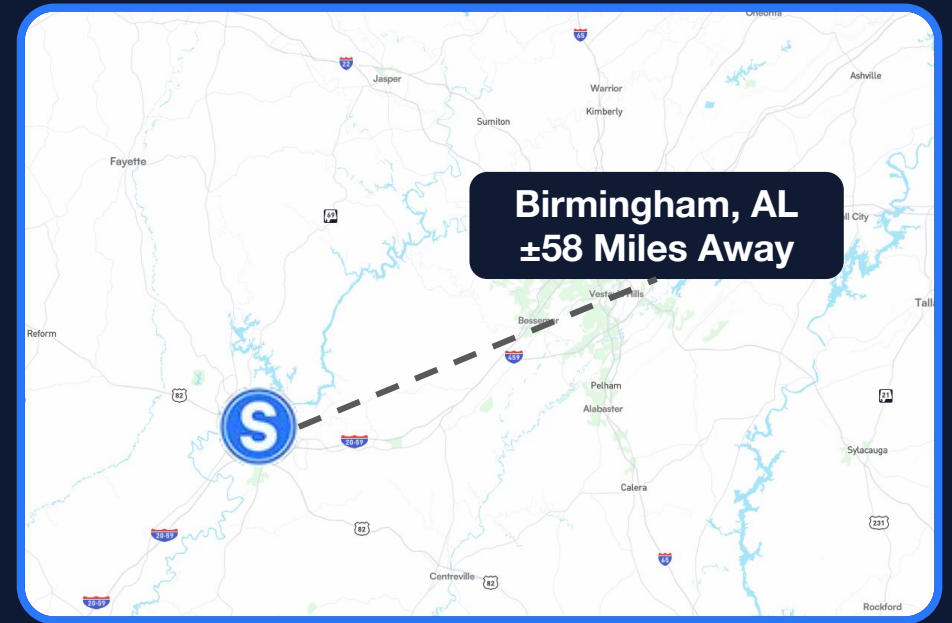
Market Demographics: 10-Mile Radius

189,405
Total Population

\$93,294
Average HH Income

71,055
of Households

\$14.8B
Gross Domestic Product



Local Market Overview

Tuscaloosa, Alabama serves as a major economic and educational hub in West Alabama, supported by a diverse employment base, expanding infrastructure, and steady population growth. Anchored by **The University of Alabama**, the city benefits from a consistent influx of students, faculty, healthcare professionals, and skilled labor, creating sustained demand across retail, housing, hospitality, and professional services sectors. The area's accessibility via Interstate 20/59 and proximity to Birmingham strengthens regional connectivity while supporting logistics, manufacturing, and distribution activity throughout the market. Recent investment in mixed-use development, public infrastructure, and commercial corridors has continued to elevate the city's long-term growth profile and business climate.

The market maintains a balanced blend of institutional influence, industrial employment, and suburban residential expansion that supports long-term economic stability. Mercedes-Benz U.S. International and its supplier network remain significant contributors to regional employment, reinforcing Tuscaloosa's position within Alabama's advanced manufacturing economy. In addition to automotive production, healthcare and education continue to serve as foundational sectors driving consumer activity and workforce retention.

BIRMINGHAM, AL MSA

1.2M+

Total Population

\$84.6B+

Gross Domestic Product

91.6%

Insured Population

150K+

of Healthcare Employers

Birmingham, Alabama is the *economic center of the state and one of the Southeast's most established business markets*, supported by a diverse economy rooted in healthcare, finance, higher education, manufacturing, and technology. The metro benefits from a strategic *central location with strong interstate connectivity, access to rail and air transportation infrastructure, and a highly educated workforce anchored by institutions such as the University of Alabama at Birmingham.*

ENTERPRISE, AL

Market Demographics

31,211
Total Population

\$88,529
Average HH Income

11,185
of Households

\$1.6B
Gross Domestic Product



Local Market Overview

Enterprise, Alabama serves as a key economic center within the Wiregrass region of Southeast Alabama, supported by a diverse mix of military, healthcare, education, retail, and industrial employment. Anchored by neighboring Fort Novosel—the primary training center for U.S. Army Aviation and one of Alabama’s largest economic drivers—the city benefits from a steady influx of military personnel, civilian employees, contractors, and their families, creating consistent demand for housing, retail, hospitality, and professional services. Enterprise’s strategic location along U.S. Highway 84 and its connectivity to regional markets throughout Alabama, Georgia, and Florida enhance its accessibility and support continued commercial and residential growth.

The market maintains a balanced economic foundation driven by military operations, aerospace and aviation services, healthcare, education, agriculture, and advanced manufacturing. Fort Novosel remains the region’s primary employment engine, generating significant economic impact while supporting a highly skilled workforce through aviation training and related industries. Enterprise State Community College and regional workforce development programs contribute to talent retention and economic resiliency.

DOTHAN, AL MSA

72,060

Total Population

\$8.4B+

Gross Domestic Product

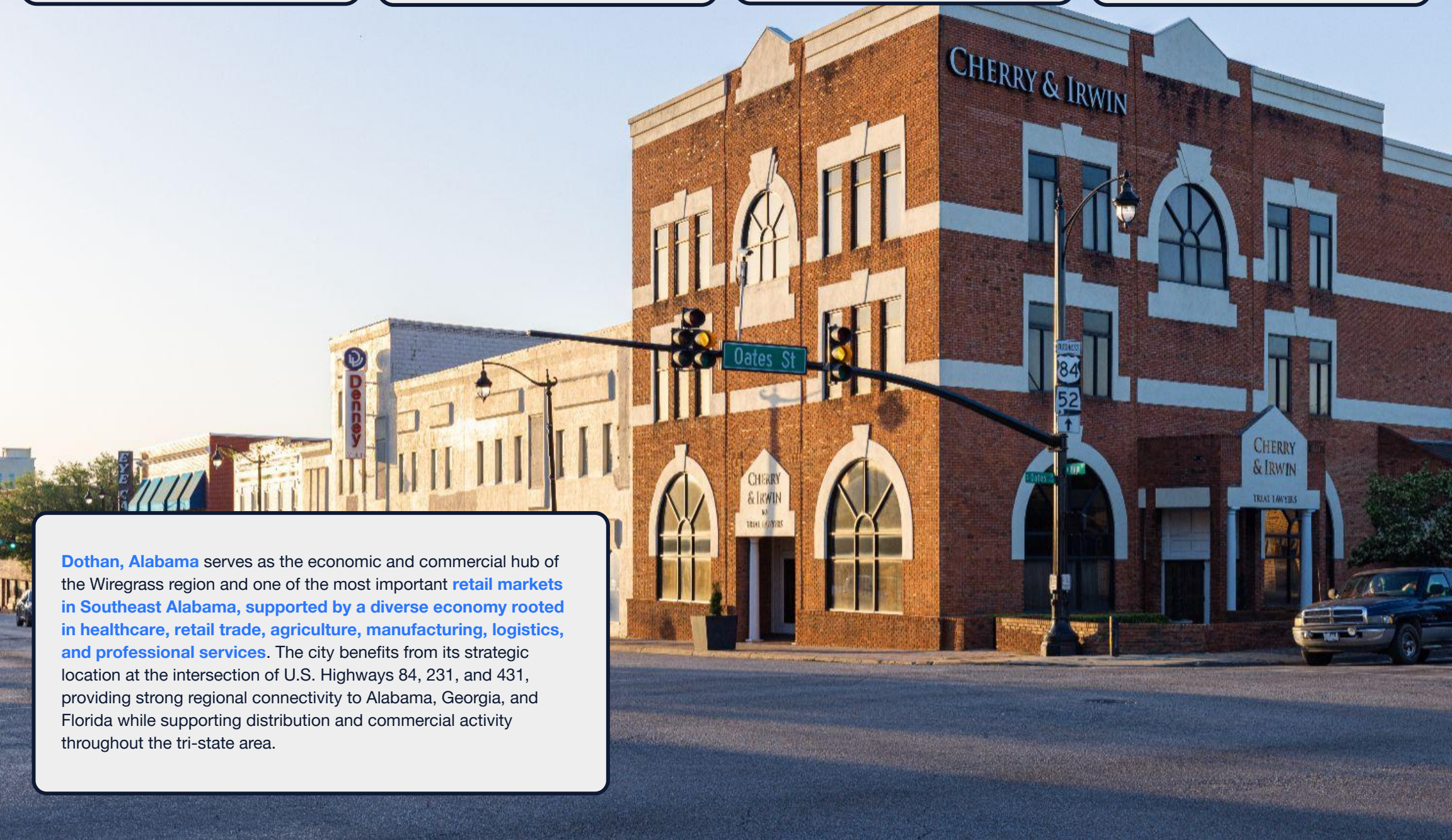
83.3%

Insured Population

3.5K+

of Healthcare Employers

Dothan, Alabama serves as the economic and commercial hub of the Wiregrass region and one of the most important **retail markets in Southeast Alabama, supported by a diverse economy rooted in healthcare, retail trade, agriculture, manufacturing, logistics, and professional services.** The city benefits from its strategic location at the intersection of U.S. Highways 84, 231, and 431, providing strong regional connectivity to Alabama, Georgia, and Florida while supporting distribution and commercial activity throughout the tri-state area.



TENANT SUMMARY

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.

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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 **1650 Crescent Ridge Rd Ne, Tuscaloosa, AL, 35404 & 711 E Park Ave, Enterprise, AL 36330** ("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.