3681 Chandler Rd, Muskogee, OK 74403

Retail
Investment Opportunity
Offering Memorandum

Premium Construction Build | MARKET Store Concept | 5% Rent Increases Every 5 Years

MATTHEWS™

Exclusively Listed By

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DG market

Table of Contents

Property Overview

$2,454,960 List Price	**±14.75 Years** Lease Term Remaining	**Absolute NNN** Lease Type
±10,640 SF GLA	**±1.17 AC** Lot Size	**2026** Year Built

Investment Highlights

Lease & Location Highlights

- Brand new 2026 build-to-suit construction for Dollar General
- Larger ±10,640 SF Dollar General MARKET prototype
- Premium construction building (not a prototypical metal building)
- Dollar General MARKET stores are DG's grocery store concept and confirm that they are projecting a very large sales volume
- ±14.75-Years remaining on the base term of a 15-Year initial lease
- Absolute NNN with zero management responsibilities
- Attractive 5% rental increase every 5 years (base term + extensions)
- Corporately guaranteed lease from Dollar General Corporation (S&P Rated BBB)
- 5-Mile population of 36,252 residents
- Muskogee is located 50-miles southeast of Tulsa and 60-miles northwest of Fort Smith

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 ± 26.5 billion

Aerial Map

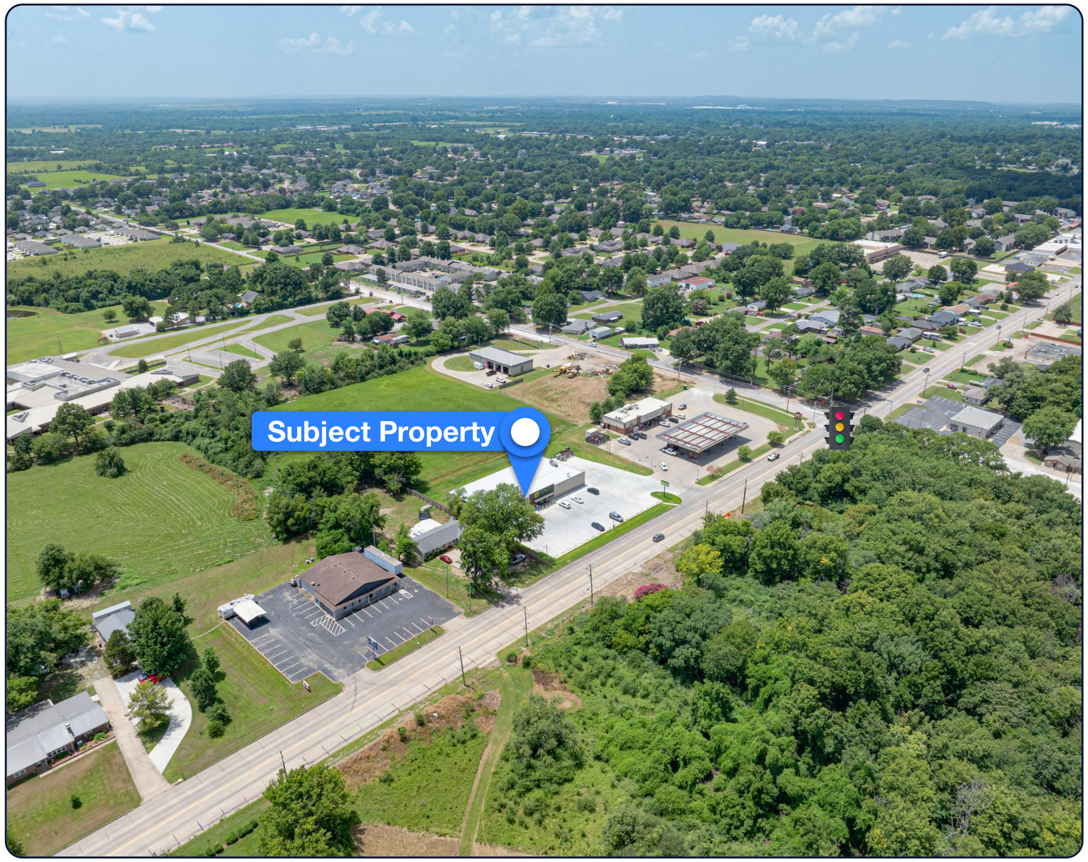

N
Walmart Supercenter
Top 1% of National Locations
Source: AlphaMap
TRACTOR SUPPLY CO
Burlington
ROSS DRESS FOR LESS
Bath & Body Works
SALLY BEAUTY
petco
DOLLAR TREE
Chick-fil-A
COLTON'S
HOBBY LOBBY
HARBOR FREIGHT
BEALLS
QT QuikTrip
TACO BELL
Muskogee High School
±1,026 Students
62
± 26,400 VPD
LOWE'S
Top 5% of National Locations
Source: AlphaMap
T·J·maxx
FAMOUS footwear
five BELOW
ULTA BEAUTY
Academy SPORTS + OUTDOORS
McALISTER'S DELI
AspenDental
GNC LIVE WELL
OLLIE'S Bargain OUTLET
planet fitness
SUBWAY
Alice Robertson Middle School
±600 Students
165
Chandler Rd ± 13,400 VPD
DOLLAR GENERAL market
Subject Property
Downtown Muskogee
WATSON'S
SONIC
Domino's
Pizza Hut
Church's
±16,400 VPD
64
N York St ± 21,400 VPD
± 20,600 VPD
THREE RIVERS HEALTH CENTER
Cherokee Nation Three Rivers Health Center
±2,200 Employees
MUSCOGEE NATION
Creek Nation Casino Muscogee
Millions of Annual Visitors
±2,200 Employees

Aerial Map

Tulsa International Airport
±200 Employees
±107,131 Annual Aircraft Operations
Downtown Tulsa
±51.5 Miles Away
THE UNIVERSITY of TULSA
The University of Tulsa
±3,900 Students | ±1,500 Employees
PEPSI
44
Saint Francis Hospital
Saint Francis Hospital
±1,112 Beds | ±12,500 Employees
364
351
412
69
N
TARGET
Marshalls
Michaels
LOWE'S
BEST BUY
DICK'S
ULTA
sam's club
ORU
Oral Roberts University
±7,000 Students | ±1,250 Employees
RIVER SPIRIT
CASINO RESORT
River Spirit Casino Resort
±1,600 Employees
75
62
351
69
DOLLAR GENERAL
market
Subject Property
351

Site Plan

Property Photos



Financial Overview

3681 Chandler Rd, Muskogee, OK 74403

Financial Summary

$2,454,960
List Price

6.15%
Cap Rate

2026
Year Built

±13,400 VPD
Chandler Rd

±1.17 AC
Lot Size

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	3/10/2026
Lease Expiration Date	3/31/2041
Term Remaining on Lease	±14.75 Years
Increase	5% Increases, Every 5-Years
Options	Five, 5-Year Options

Annualized Operating Data

Lease Year	Monthly Rent	Annual Rent	Increases	Cap Rate
Years 1 - 5	$12,581.67	$150,980	-	6.15%
Years 6 - 10	$13,210.75	$158,529	5.00%	6.46%
Years 11 - 15	$13,871.29	$166,455	5.00%	6.78%
Option 1	$14,564.85	$174,778	5.00%	7.12%
Option 2	$15,293.09	$183,517	5.00%	7.48%
Option 3	$16,057.75	$192,693	5.00%	7.85%
Option 4	$16,860.64	$202,328	5.00%	8.24%
Option 5	$17,703.67	$212,444	5.00%	8.65%

Tenant Overview

Year Founded
1939

Headquarters
Goodlettsville,TN

Lease Guarantor
Corporate

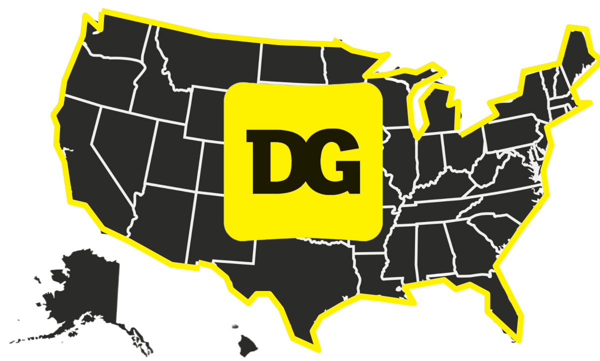
Employees
±180,000

Locations
21,000+

Credit Rating
BBB

Annual Revenue
$40.61 Billion

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.

Dollar General Market is a grocery-enhanced format operated by Dollar General Corporation, offering fresh produce, dairy, frozen foods, and everyday grocery essentials alongside traditional value merchandise. The concept is designed to serve rural and underserved communities, increasing customer frequency while leveraging Dollar General's strong national footprint and discount retail platform.

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.

Market Overview

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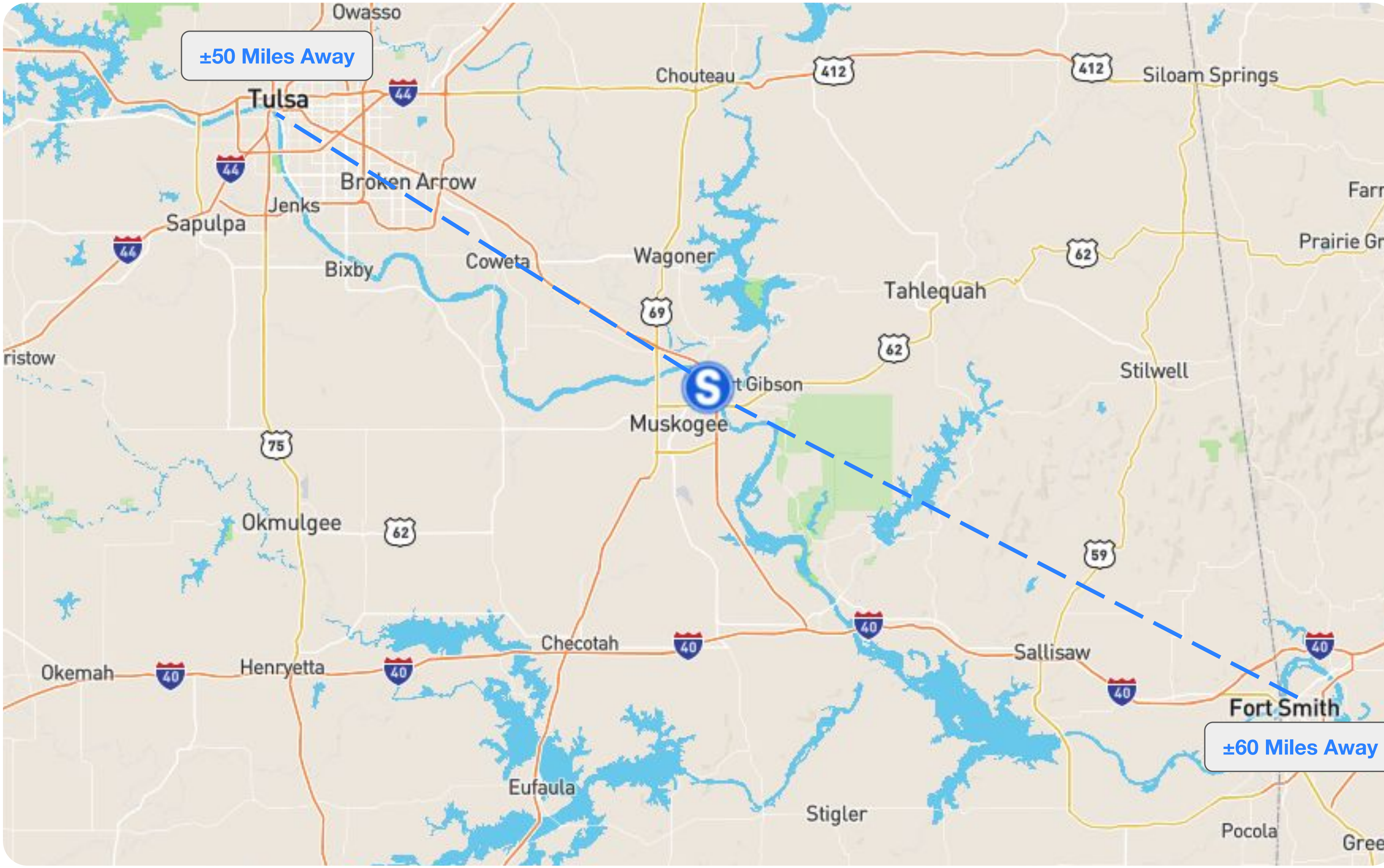

Muskogee, OK

Market Demographics

36,878
Population

$50,200
Median Household Income

6.5%
Retail Vacancy Rate

$146,000
Median Property Value

Local Market Overview

Muskogee serves as the commercial and governmental center of eastern Oklahoma, supporting a regional trade area that extends well beyond the city's population. Located approximately 50 miles southeast of Tulsa, the community benefits from direct access to U.S. Highways 62, 64, and 69, providing convenient connectivity throughout northeastern Oklahoma. Healthcare, manufacturing, government, education, and retail form the foundation of the local economy, while a steady residential base continues to support neighborhood-serving retail corridors. The Chandler Road corridor has emerged as one of the city's primary retail destinations, attracting national retailers, restaurants, and daily-needs businesses.

The area's retail environment benefits from consistent commuter traffic and regional shopping demand generated by surrounding rural communities. Muskogee continues to function as a shopping hub for multiple counties, with retailers drawing customers from a significantly larger trade area than the city's resident population. Public investment, infrastructure improvements, and ongoing commercial development continue to reinforce the market's long-term stability, making established retail corridors attractive locations for service-oriented and necessity-based tenants.

Property Demographics

Population	3-Mile	5-Mile	10-Mile
Five-Year Projection	20,993	35,298	53,299
Current Year Estimate	21,693	36,252	54,003
2020 Census	22,132	36,916	54,225
Households	**3-Mile**	**5-Mile**	**10-Mile**
Five-Year Projection	8,191	13,698	20,699
Current Year Estimate	8,647	14,359	21,343
2020 Census	9,098	14,828	21,650
Income	**3-Mile**	**5-Mile**	**10-Mile**
Average Household Income	$72,523	$71,009	$77,561

Tulsa–Muskogee–Fort Gibson Regional Overview

Northeast Oklahoma Regional Overview

Tulsa, Muskogee, and Fort Gibson form a ***connected regional network across northeast Oklahoma,*** combining metropolitan scale with localized economic stability. ***Tulsa functions as the primary economic center,*** supported by a diverse mix of industries including energy, aerospace, and financial services, while Muskogee operates as a key secondary hub with strengths in healthcare, manufacturing, and logistics. Fort Gibson fits within this framework as a smaller community that ***benefits from access to both employment centers while maintaining a more accessible cost structure.***

Regional connectivity is reinforced by ***established transportation corridors,*** including U.S. Highway 62 and Interstate 44, which link population centers, employment nodes, and distribution networks. This alignment supports efficient commuting patterns and facilitates the movement of goods across the region. The broader area sustains steady demand fundamentals through a combination of institutional employment, industrial activity, and regional service providers, creating a ***dependable environment for long-term real estate investment across multiple asset classes.***

Regional Economic & Commercial Corridor

Economic activity across the Tulsa–Muskogee–Fort Gibson corridor is concentrated along key transportation routes, including U.S. Highway 62 and Interstate 44, which facilitate efficient movement of goods and labor throughout the region. Tulsa anchors the corridor with a diverse employment base spanning energy, aerospace engineering, finance, and corporate headquarters operations. Muskogee complements this with strong logistics infrastructure, industrial employers, and healthcare institutions, while Fort Gibson provides accessible housing options and local retail support.

This regional alignment supports daily commuter flows between residential communities and employment centers, reinforcing consistent demand across commercial and residential asset types. ***The presence of Tulsa International Airport, the Port of Muskogee, and established rail and highway systems enhances regional accessibility and economic competitiveness.*** Continued investment in infrastructure, workforce development, and industrial expansion further strengthens long-term growth prospects, while smaller communities like ***Fort Gibson benefit from limited new supply and stable occupancy fundamentals driven by their connection to larger economic centers.***

Tulsa, OK | MSA

#1 Best Place to Live in Oklahoma
(U.S. News & World Report)

#16 Best Places to Live in the U.S.
(U.S. News & World Report)

Local Market Overview

Tulsa, Oklahoma is a dynamic midsize city in northeastern Oklahoma with a 2025 population estimated at just over 410,722 residents, and more than one million across the metropolitan area. Known for its affordability, cultural richness, and diverse economic base, Tulsa attracts families, professionals, and retirees seeking both opportunity and quality of life. The city's median household income is around $58,407, and while property values remain modest compared to national averages, a homeownership rate above 65% highlights residential stability and long-term appeal.

Tulsa's economy benefits from a wide range of industries, including healthcare, aerospace, energy, manufacturing, and logistics, supported by strong higher education institutions and a central location that makes it a regional hub. Many residents work in the city's major employment centers, while others take advantage of short commutes across the metro. Residential and commercial development continues steadily, with downtown revitalization, suburban growth, and new industrial projects helping to meet demand.

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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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