



Dollar General Market

\$1,778,000 | 6.75% CAP

1716 Fir Street, Perry, OK 73077

- ✓ **Rent Commencement:** November 2022
- ✓ **15-Year Absolute NNN Lease** Plus (5), 5-Year Options to Renew & 10% Rental Increases Every Option Period
- ✓ **Located 15 Miles From Stillwater, OK**, Home to Oklahoma State University
- ✓ **Property Conveniently Located Less Than an Hour From Both Tulsa and Oklahoma City**
- ✓ **Dollar General Market:** Combo Store With Fresh Produce, Meats, and Groceries Alongside Dollar General's Low-Price General Merchandise

Dollar General Corp. engages in retailing of **merchandise**, including **consumable items**, **seasonal items**, home products and apparel. Its **brands** include Clorox, Energizer, Procter & Gamble, Hanes, **Coca-Cola**, **Mars**, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills, and **PepsiCo**.



INVESTMENT OVERVIEW

DOLLAR GENERAL PERRY, OK

Subject Property



CONTACT FOR DETAILS

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OK Broker of Record: Grant McKinney

License #: 120857

\$1,778,000

6.75% CAP

NOI

\$120,015

Building Area

±12,668 SF

Land Area

±1.84 AC

Year Built

2022

Lease Type

Absolute NNN

Occupancy

100%

Ownership Type

Fee Simple

- ✓ **Rent Commencement:** November 2022
- ✓ **15-Year Absolute NNN Lease** Plus (5), 5-Year Options to Renew & 10% Rental Increases Every Option Period
- ✓ **Property Is Located Off Interstate 35**, One of the largest highways in the U.S. I-35 passes through or near major cities in 6 states: Texas, Oklahoma, Kansas, Missouri, Iowa, and Minnesota.
- ✓ **Located 15 Miles From Stillwater, OK**, Home to Oklahoma State University, boasting over 24,000 students, renowned athletic achievements, and hosting "America's Greatest Homecoming Celebration," drawing over 70,000 alumni and participants annually, with convenient access via Stillwater Regional Airport providing daily nonstop flights to Dallas/Fort Worth.
- ✓ **Property Conveniently Located Less Than an Hour From Both Tulsa and Oklahoma City**, With Oklahoma City being the state capital and largest city, boasting a population of over 1.4 million, and Tulsa, known as the "oil capital of the world," offering a vibrant cultural scene, diverse economy, and recognition as one of America's most livable large cities.
- ✓ **Dollar General Market:** Combo store offering fresh produce, meats, and groceries alongside Dollar General's low-price general merchandise, catering to local communities' needs with expanded food offerings and household essentials.
- ✓ **Dollar General Corporation (NYSE: DG)** Operates over 19,000 locations, including Dollar General Market formats, serving as America's neighborhood general store, committed to providing affordable products, career opportunities, and community support.
- ✓ **Dollar General Expansion and Features:** Fortune 500 company (ranked 106th) with an investment grade credit rating of S&P BBB, experiencing rapid growth with plans to open 1,100 stores in 2022, featuring DG market formats with expanded produce, refrigerated and frozen food offerings, dairy products, and fresh meats, catering to diverse consumer needs with a commitment to long-term tenancy and e-commerce-resistant retail strategies.

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

SECURE
NET LEASE

TENANT OVERVIEW

DOLLAR GENERAL PERRY, OK

Dollar General

Lessee: Dollar General

Guarantor: Dollar General

REVENUE

\$37.84 B

CREDIT RATING

BBB

STOCK TICKER

DG

LOCATIONS

19,000+

DOLLAR GENERAL

dollargeneral.com

Dollar General Corporation (NYSE: DG) is proud to serve as America's neighborhood general store. Founded in 1939, Dollar General lives its mission of **Serving Others every day by providing access to affordable products and services for its customers, career opportunities for its employees, and literacy and education support for its hometown communities.**

As of **November 3, 2023**, the Company's **19,726** Dollar General, DG Market, DGX and pOpshelf stores across the United States and Mi Súper Dollar General stores in Mexico provide everyday essentials including food, health and wellness products, cleaning and laundry supplies, self-care and beauty items, and seasonal décor from our **high-quality private brands** alongside many of the **world's most trusted brands** such as Coca Cola, PepsiCo/Frito-Lay, General Mills, Hershey, J.M. Smucker, Kraft, Mars, Nestlé, Procter & Gamble and Unilever.

STRATEGY

Dollar General sells similar products as wholesale retailers Wal-Mart (WMT) and Target (TGT), but typically at lower prices. Because of this, during harsh economic conditions, many consumers may make the change to shopping at Dollar General instead of a regular wholesale retailer. Dollar General's (DG) business strategy revolves around driving **profitable top-line growth** while enhancing its low-cost operator position and capturing **new growth** opportunities. The company attempts to drive **profitable top-line growth** through strategies like improving the in-stock position of its stores and continuously offering products at **competitive prices**.

Subject Property



IN THE NEWS

DOLLAR GENERAL PERRY, OK

Dollar General Announces 19,000th Store Opening

JANUARY 28, 2023 (DOLLAR GENERAL)

Dollar General (NYSE: DG) commemorated the grand opening of its 19,000th store in Joplin, Missouri today with a community celebration and \$19,000 donation to a local elementary school. Customers also received complimentary DG gift cards, tote bags and product samples.

In keeping with Dollar General's mission of Serving Others, Dollar General donated **\$19,000** and **100 new books** to Royal Heights Elementary School in Joplin to support ongoing literacy and education programs.

The Company believes the addition of each new store provides positive economic benefits including additional access to affordable products for customers; the creation of new jobs and career development opportunities for employees; the generation of additional tax revenue; and the ability for local nonprofits, schools and libraries to apply for literacy and education grants through the Dollar General Literacy Foundation.

"Today marks an exciting milestone in Dollar General's history as we open our **19,000th** store," said Jeff Owen, Dollar General's chief executive officer. "Since opening our first Missouri store in **1973**, Dollar General has a longstanding history in the state and proudly employs more than **6,000 Missourians** through our store, distribution center and DG Private Fleet. I would like to express my sincere gratitude to the entire Dollar General family whose dedication to our customers helped us to reach this milestone. We look forward to continuing to serve the Joplin community."

"Joplin schools have been intentionally working to **improve primarily literacy** in the Joplin community," said Breanna Faircloth, principal at Royal Heights Elementary. "We are extremely grateful for the Dollar General donation to further **enhance these efforts**, bringing us closer to achieving reading proficiency for all students."

EXPLORE ARTICLE



Dollar General Plans to Open 1,050 Locations in 2023

BRYAN WASSEL, DECEMBER 2, 2022 (RETAIL TOUCHPOINTS)

Dollar General is continuing its rapid expansion into fiscal 2023 with plans for 1,050 new stores, following a successful Q3 2022 when sales rose 11.1% to \$9.5 billion.

The quarter, which ended Oct. 28, also saw a **6.8% increase** in same-store sales driven by **larger basket sizes** and a small increase in traffic.

Dollar General also is growing through the addition of three 1-million-square-foot distribution centers in an approximately \$480 million combined investment announced in July. The facilities will support the DG Private Fleet and help the retailer achieve its goal of creating 10,000 net new jobs in 2022.

"We are thankful to our team for their continued dedication to serving others, particularly in a challenging economic and operating environment," said Jeff Owen, CEO of Dollar General in a statement. "We are pleased with our strong sales growth in the quarter, as well as a **modest increase** in customer traffic and continued share gains in both consumable and non-consumable product sales, all of which we believe are a testament to the **strength** of the value and convenience proposition we offer our customers."

The off-price retailer executed on **800 retail projects** in Q3 2022 and plans to execute on an additional **3,170** in the coming year. These efforts include 2,000 remodels, and 120 store relocations and up to **35 stores** in Mexico.

The company also expanded its interest in medtail with the appointment of four members to its healthcare advisory panel. The retailer is developing **investment strategies** in the health and wellness category but has yet to make an official move.

EXPLORE ARTICLE



LEASE OVERVIEW

DOLLAR GENERAL PERRY, OK

Initial Lease Term	15-Years, Plus (5), 5-Year Options to Renew
Rent Commencement	November 2022
Lease Expiration	November 2037
Lease Type	Absolute NNN
Rent Increases	10% every Option Period
Annual Rent YRS 1-15	\$120,015.00
Option 1	\$132,016.50
Option 2	\$145,218.15
Option 3	\$159,739.97
Option 4	\$175,713.96
Option 5	\$193,285.36



This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

64

PHILLIPS 66

77

PERRY GOLF & COUNTRY CLUB

PERRY ELEMENTARY SCHOOL (580 STUDENTS)

PERRY JUNIOR HIGH SCHOOL (168 STUDENTS)

DOLLAR GENERAL
SUBJECT PROPERTY
1716 FIR ST.

Loves
Arby's

Super 8
BY WYNDHAM

FIR STREET
±7,083 VPD

Pizza Hut

CONOCO

SUBWAY

ACE Hardware

7 ELANS CASINOS

UNITED COMMUNITY ACTION PROGRAM, INC.

64

PERRY BMAC BASEBALL COMPLEX

Comfort Inn
AN IHG HOTEL

PHILLIPS 66

McDonald's

BRAUM'S

Logo

Simple Simons Pizza

STILLWATER MEDICAL - PERRY (292 STUDENTS)

PERRY HIGH SCHOOL

SONIC

FAMILY DOLLAR

CENTURY PARK

INTERSTATE 35

MONARCH HIGHWAY
±11,076 VPD

TSC TRACTOR SUPPLY CO
O'Reilly AUTO PARTS

H&R BLOCK

the Y

FedEx

Sinclair

SW SETH WADLEY FORD OF PERRY

E-Z DRILL
THE YELLOW DRILL & WELL

USPS.COM

AGED Teachers

SOONERS CORNER

77

HIGHWAY 77
±2,935 VPD

Cr Ownline

Cr Ownline

86

4TH STREET
±2,739 VPD


PERRY MUNICIPAL PARK

SITE OVERVIEW

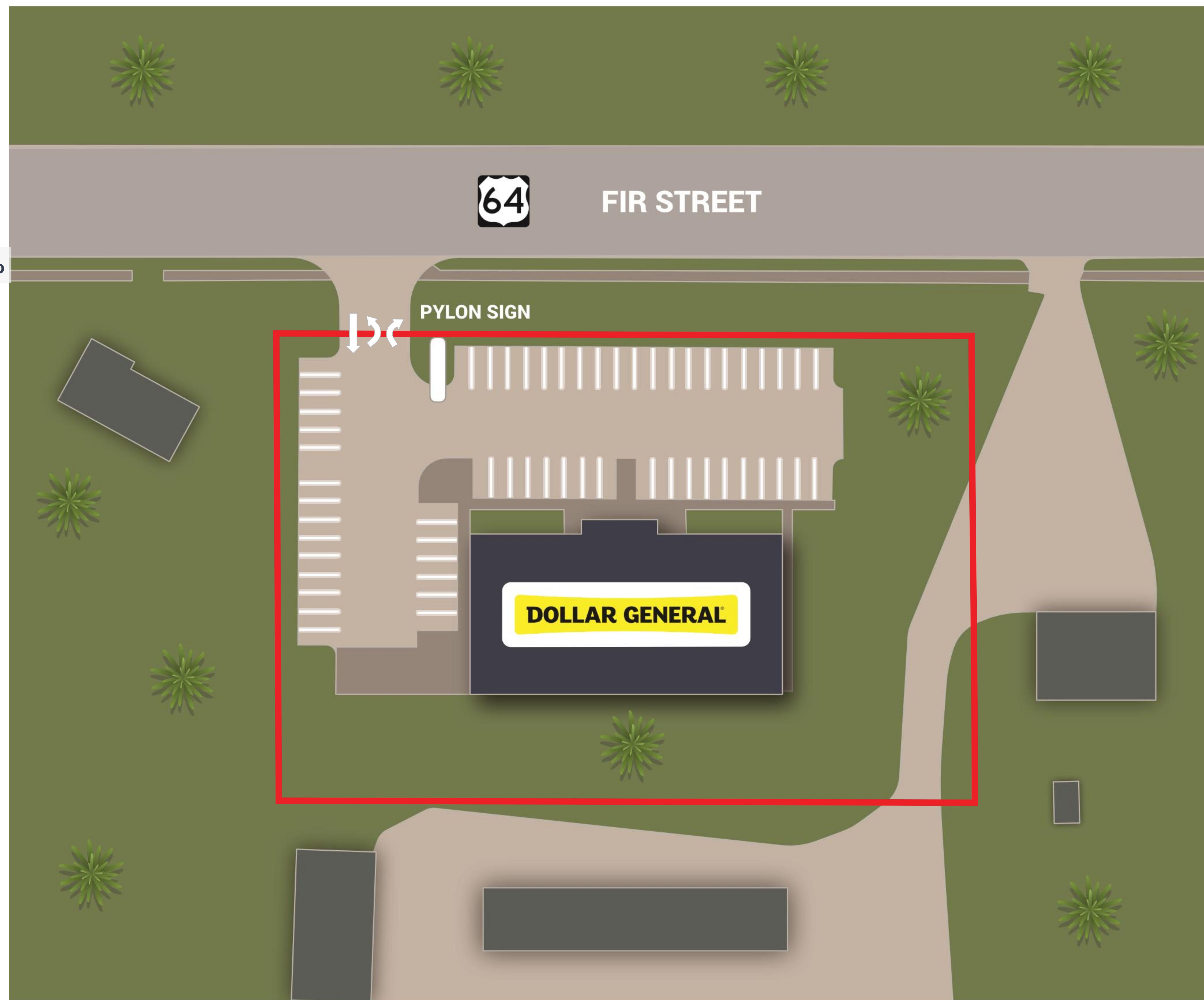
DOLLAR GENERAL PERRY, OK

 Year Built | 2022

 Building Area | ±12,668 SF

 Land Area | ±1.84 AC

File Photo



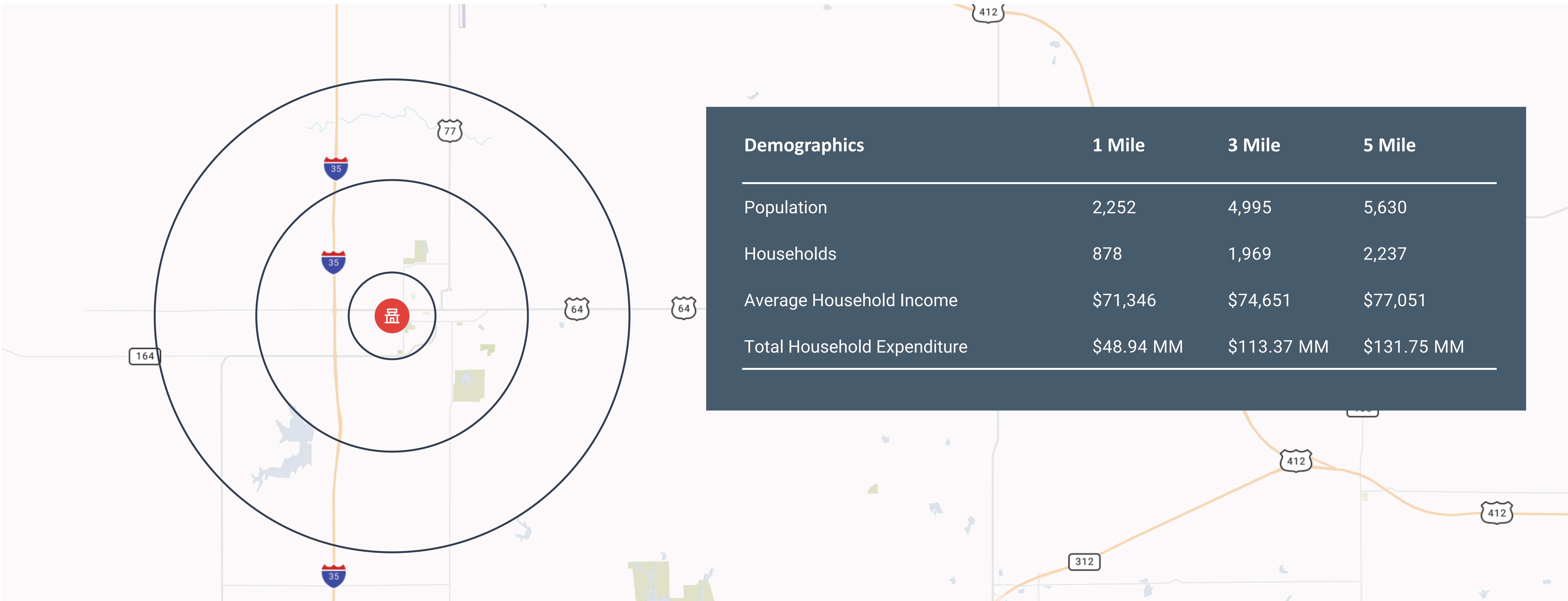
NEIGHBORING RETAILERS

- Tractor Supply Co.
- O'Reilly Auto Parts
- Family Dollar
- Ace Hardware
- United States Postal Service
- FedEx
- Pizza Hut
- Subway
- Sonic Drive-In
- Arby's



LOCATION OVERVIEW

DOLLAR GENERAL PERRY, OK



STILLWATER, OK MAJOR EMPLOYERS (NUMBER OF EMPLOYEES)

- 1. Oklahoma State University (4,855)
- 2. Stillwater Medical Center (1,357)
- 3. Stillwater Public Schools (902)
- 4. City of Stillwater (580)
- 5. Wal-Mart (380)
- 6. Oncue Marketing (277)
- 7. Stan Clark Companies (228)
- 8. Stillwater Designs/Kicker Audio (195)
- 9. National Standard (171)
- 10. Meridian Technology Center (134)
- 11. Frontier Technology Center (128)
- 12. ASCO Aerospace USA (121)
- 13. Simmons Bank (50)

LOCATION OVERVIEW

DOLLAR GENERAL PERRY, OK

Perry
Oklahoma

4,605
Population

\$54,705
Median Household Income



COUNTY SEAT

Noble County, OK

60 MILES
FROM CAPITAL

Oklahoma City

PERRY, OK

Perry is a quaint city in Oklahoma's north-central region that is located in Noble County with a population of about 5,000 people. Perry benefits from its convenient location just 20 miles from Stillwater, Oklahoma, and around 80 miles from Tulsa, Oklahoma.

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STILLWATER, OK

Stillwater is a city in and the county seat of Payne County, Oklahoma. It is located in northcentral Oklahoma at the intersection of U.S. Route 177 and State Highway 51. Home to more than 50,000 residents, it is the tenth-largest city in Oklahoma. Stillwater serves as a regional hub for shopping, entertainment, health care, and

education. It is home to Oklahoma State University and the National Wrestling Hall of Fame and Museum. Stillwater has several distinct shopping and entertainment areas. Downtown Stillwater is a business improvement district with Main Street as its primary thoroughfare. The Strip on Washington Street features small shops, restaurants, and live music. It is adjacent to Oklahoma State University where University Avenue and Washington Street intersect. A few blocks east is Campus Corner on Knoblock Street that features unique shops and restaurants, including the original home to Hideaway Pizza. With a cost of living well below the state and U.S. average. Stillwater is the perfect place to live, work, and play.

TULSA, OK

Tulsa, the "Oil Capital of the World," is in northeast Oklahoma and is the principal municipality of the Tulsa Metropolitan Area, a region with 1,006,411 residents in the MSA. The city serves as the county seat of Tulsa County, the most densely populated county in Oklahoma. Diversification efforts created an economic base in the energy, finance, aviation, telecommunications, and technology sectors. Two institutions of higher education within the city have sports teams at the NCAA Division I level. Oral Roberts University and the University of Tulsa. It is situated on the Arkansas River at the foothills of the Ozark Mountains in northeast Oklahoma, a region of the state known as "Green Country". Considered the cultural and arts center of Oklahoma. Tulsa houses two world-renowned art museums, full-time professional opera, and ballet companies, and one of the nation's largest concentrations of art deco architecture. The city has been called one of America's most livable large cities by Partners for Livable Communities, Forbes, and Relocate America. According to CNN Travel. Tulsa was named one of the best destinations to visit in 2022.

IN THE NEWS

DOLLAR GENERAL PERRY, OK

Native American tribes are making a big economic impact in Tulsa

MICHELLE M. HAVICH, JANUARY 22, 2024 (AMERICAN CITY&COUNTY)

Native American tribes in Oklahoma have poured more than \$15.6 billion into the state, while generating billions more from companies that support the tribes' business operations, according to the most recent Oklahoma Native Impact report (fiscal year 2019).

The report illustrates how Oklahoma's **38 federally** recognized tribes have made an unprecedented impact on the Sooner State's economy through a **diverse portfolio of businesses including** gaming and hospitality, manufacturing, real estate, retail and professional services, among others.

The Cherokee Nation is the largest tribe in the United States, with more than 450,000 citizens worldwide. The Cherokee Nation Business (CNB) is the holding company for the tribe's business enterprises, and with more than 11,000 employees is one of the largest employers in northeastern Oklahoma. The annual economic impact the tribe and its businesses have on the region is more than \$3 billion.

That impact comes from a **variety of businesses** under CNB. "Think about it in three big buckets," said Andy McMillan, CNB director of **economic development** and special projects. "There are companies within each of those, but the first would be that we do a lot of gaming and hospitality. So that encompasses casino gaming properties, hotels, some golf properties as well. For Tulsa and the Tulsa market, it's our Hard Rock Hotel and Casino on the east side of Tulsa. That's kind of a flagship property for us.

The second "**bucket**" is Cherokee Federal, which is a large federal contractor. "Lots of work with the United States Department of Defense [DOD]. Lots of work with other federal agencies where we provide **program management**, staffing, logistics management, all kinds of sort of contract support for things that the federal government wants to do and procure, both here in the United States, and some of the **contract work** that we support is overseas as well, on behalf of the federal government."

EXPLORE ARTICLE



This \$2 Billion Theme Park Is Expected to Be the Disney World of Oklahoma — What We Know so Far

CARLY CARAMANNA, JULY 20, 2023 (TRAVEL AND LEISURE)

The \$2 billion theme park destination, American Heartland Theme Park and Resort, is proposed to be a 1,000-acre resort destination that is expected to attract around 5 million guests per year, the park said in a press release shared on Wednesday. The project's design team is made up of over 20 former Disney Parks builders and Walt Disney Imagineers.

American Heartland will be located outside Vinita on the historic **Route 66** and will feature a **large-scale RV park**, world-class theme park, **300-room hotel**, and **modern indoor water park**.

A new Americana-themed amusement park and resort complex — with amenities comparable to Disney World — is coming to Oklahoma.

The anchor of the proposed destination will be American Heartland Theme Park, which will feature an Americana-themed environment with a variety of entertaining rides, live shows, family attractions, waterways as well as **restaurant-quality food** and beverage offerings.

Thrilling rides and heartwarming shows" will be spread across **six distinctly American themed lands**: Great Plains, Bayou Bay, Big Timber Falls, Stony Point Harbor, Liberty Village and Electropolis.

At **125-acres**, it will be comparable in size to Magic Kingdom Park at Walt Disney World.

Adjacent to the theme park will be the **320-acre** Three Ponies RV Park and Campground, anticipated to be the largest campground in the Central United States. The RV resort will feature **300 cabins**, 750 RV spaces, and on-site amenities.

EXPLORE ARTICLE



METRO AREA

DOLLAR GENERAL PERRY, OK

DOLLAR GENERAL
SUBJECT PROPERTY
1716 FIR ST.

OKLAHOMA STATE UNIVERSITY STILLWATER

- 25,359 Students
- Ranked #185 in National Universities

Stillwater REGIONAL AIRPORT

- 224 Flights/Day
- 65,030 Passengers in 2023

OKLAHOMA STATE UNIVERSITY-TULSA

- 2,608 Students
- Comprehensive Research Institution

TULSA INTERNATIONAL AIRPORT

- 235 Flights/Day
- Hub for Omni Air International

THE UNIVERSITY OF TULSA

- 3,769 Students
- Ranked #195 in National Universities

ORU ORAL ROBERTS UNIVERSITY

- 5,186 Students
- Ranked #74 in Regional Universities West

BOONE PICKENS STADIUM

- 53,885 Seating Capacity
- Home to the Oklahoma State University Cowboys football team

ONEOK FIELD STADIUM

- 7,833 Seating Capacity
- Home of the Tulsa Drillers of the Texas League

Saint Francis Health System

- 910 Beds
- Recognized with 15 awards from Professional Research Consultants (PRC)

INTEGRIS HEALTH

- 615 Beds
- Best Hospital in the State award for 2018-19 by U.S. News & World Report

UNIVERSITY OF CENTRAL OKLAHOMA

- 13,250 Students
- Ranked #67 in Regional Universities West

OU Health

- 662 Beds
- OU Health Sciences Unity Clinic Receives National Award

NORTHEASTERN STATE UNIVERSITY

- 6,631 Students
- Ranked #62 in Regional Universities West

WILEY POST AIRPORT

- 198 Flights/Day
- Covers an Area of 1,143 Acres

OKLAHOMA CITY

GAYLORD FAMILY-OKLAHOMA MEMORIAL STADIUM

- 80,126 Seating Capacity
- It is the 22nd largest stadium in the world

CHICKASAW BRICKTOWN BALLPARK

- 9,000 Seating Capacity
- Home of the Oklahoma City Dodgers

MUSKOGEE-DAVIS REGIONAL AIRPORT

- 33 Flights/Day
- Airport covers an Area of 1,627 acres

WILL ROGERS WORLD AIRPORT

- 273 Flights/Day
- Busiest Commercial Airport in the State of Oklahoma.

NORMAN

THE UNIVERSITY OF OKLAHOMA NORMAN

- 28,320 Students
- Ranked #124 in National Universities

SONIC DRIVE-IN HEADQUARTERS

- American Drive-In Fast-Food Restaurant Chain
- 3,606 Sonic Restaurants Locations in 46 U.S. states

SECURE NET LEASE

CALL FOR ADDITIONAL INFORMATION

Dallas

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10000 N Central Expressway
Suite 200
Dallas, TX 75231
(214) 522-7200

Los Angeles

Office

123 Nevada Street
El Segundo, CA 90245
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