



BANG
REALTY

OFFERING MEMORANDUM



DG DOLLAR GENERAL

107 Highway 1 North, Oil City LA 71061

LEAD BROKERS

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107 Highway 1 North, Oil City LA 71061

INVESTMENT SUMMARY

Offering Price
\$1,125,588.88

Offering Cap Rate
7.50%

Tenant Name	Dollar General
Address	107 Highway 1 North, Oil City LA 71061
Credit Rating	BBB (S&P)
NOI	\$84,419.16
Lease Type	NN
Rent Increases	10% Every 5 Years
Lease Start	July, 31, 2010
Remaining Lease Term	Lease Exp. July 31, 2030
Options	4, 5-Year Options
Building Size	9,014 SF
Land AC	1.38 AC
Parking	~30 Spaces
Property Type	Retail - Dollar Store
Year Built	2010



PROPERTY HIGHLIGHTS



Net lease structure with minimal landlord responsibilities



4, 5 year options remain with scheduled 10% rent increases



Close proximity to recently announced Amazon AI data center, a 12 billion dollar investment



The Tenant recently installed four new HVAC systems, representing a significant capital investment that underscores their commitment to the location and intention to operate at this site long term



Having operated at this location for over 15 years, the Tenant has established a track record of stability and commitment to the market, providing investors with a reliable, long-term income stream



LEASE SUMMARY

Tenant Name	Dolgencorp, LLC
Guarantor	Corporate
Current Rent/NOI	\$84,419.16
Lease Type	NN
Lease Commencement Date	7/31/10
Lease Expiration Date	7/31/30
Increases	10% Every 5 Years
Options	4, 5-Year Options
Taxes	Tenant responsible for reimbursement
Insurance	Tenant responsible

Rent Schedule	Monthly	Annual
Years 1-5 (Current Term "Extended Term")	\$7,034.93	\$84,419.16
Years 5-10 (First Option)	\$7,738.42	\$92,861.04
Years 10-15 (Second Option)	\$8,512.27	\$102,147.24
Years 15-20 (Third Option)	\$9,363.49	\$112,361.88
Years 20-25 (Fourth Option)	\$10,299.84	\$123,598.08



Landlord Responsibilities

Maintain, repair, and replace (at sole cost):

- Structural and exterior components of the building
- Roof, gutters, and downspouts
- Walls, storefront, façade, and canopy
- Exterior utility lines and facilities
- Electrical lines serving the pylon sign

Maintain, repair, and replace parking areas, including:

- Paving, striping, lighting standards, and overall condition
- Snow and ice removal

Responsible for all capital repairs and replacements to the parking areas

Responsible for repairs covered by warranties or caused by Landlord's negligence



Tenant Responsibilities

Reimburse Landlord for actual, reasonable, non-capital parking area maintenance and repair costs, including:

- Landscaping and irrigation
- Snow removal and cleaning
- Lighting (including electricity)
- Striping and general upkeep
- Light pole repairs (non-capital)
- Fencing maintenance (if applicable)



Additional Tenant Obligations

Responsible for:

- Property tax reimbursement
- Landlord Insurance reimbursement
- Non-structural interior maintenance and repairs
- Plate glass/windows and doors (unless due to defects or Landlord fault)
- Light bulb replacement in parking areas
- Tenant signage (panels, and maintenance of pylon sign base/pole)
- HVAC maintenance, repair, and replacement



MARKET OVERVIEW

The subject property is strategically located within the Shreveport–Bossier City Metropolitan Statistical Area, the primary economic hub of Northwest Louisiana and a key regional center serving the broader Texas–Arkansas–Louisiana tri-state region.



Accessibility is a key advantage, with connectivity via:

U.S. Highway 1

- Interstate access to I-20 and I-49 corridors
- Proximity to East Texas economic drivers

The region's affordability, central location, and essential service infrastructure position it as a stable and reliable market for necessity-based retail and service-oriented assets.



amazon \$12 BILLION DATA CENTER INVESTMENT

The MSA is currently experiencing transformational economic momentum, highlighted by Amazon's recently announced \$12 billion multi-campus data center investment spanning Caddo and Bossier Parishes—the largest private investment in the region's history.

This landmark development will:

Deliver 540+ direct high-paying jobs (150%+ of state average wages)

Support an estimated 1,700+ indirect jobs across the region

Generate significant tax revenue and infrastructure investment benefiting local communities

- Establish Northwest Louisiana as a growing hub for cloud computing, AI, and digital infrastructure

Source

Amazon has emphasized that these campuses are designed to support the rapid expansion of cloud services and next-generation digital infrastructure, reinforcing long-term demand for workforce, utilities, and regional services.

Source

In addition to this major catalyst, the region benefits from a diversified economic base supported by:

- Regional healthcare systems
- Transportation and logistics infrastructure
- Energy and industrial employment
- Tourism and gaming destinations

SUBMARKET OVERVIEW

	3 Miles	5 Miles	10 Miles
Population			
2020 Population	1,571	3,552	12,670
2024 Population	1,380	3,103	12,158
2029 Population Projected	1,212	2,910	11,704
Median Age	40.6	41.9	42.6
Income			
Avg Household Income	\$58,640	\$56,761	\$63,303
Households			
2020 Households	652	1,464	5,256
2024 Households	543	1,276	5,054
2029 Households Projection	502	1,197	4,871
Total Specified Consumer Spending	\$13.8M	\$34M	\$131.2M



Oil City | North Caddo Parish, Louisiana

The property is located in Oil City, Louisiana, a well-established community in North Caddo Parish, approximately 20 miles north of Shreveport along the Highway 1 corridor.

This location benefits directly from its proximity to the Shreveport MSA and the expanding economic footprint driven by Amazon’s new data center campuses, reinforcing long-term regional growth and economic integration.

In addition to this major catalyst, the region benefits from a diversified economic base supported by:

- Increased regional employment demand
- Infrastructure and utility investment
- Expanded service and retail needs driven by workforce growth

Oil City serves as a centralized retail and service hub for the surrounding rural population, offering:

- Limited direct competition
- High reliance on local businesses
- Consistent demand for essential goods and services

LOCATION MAP



SITE

**107 Highway 1 North,
Oil City LA 71061**

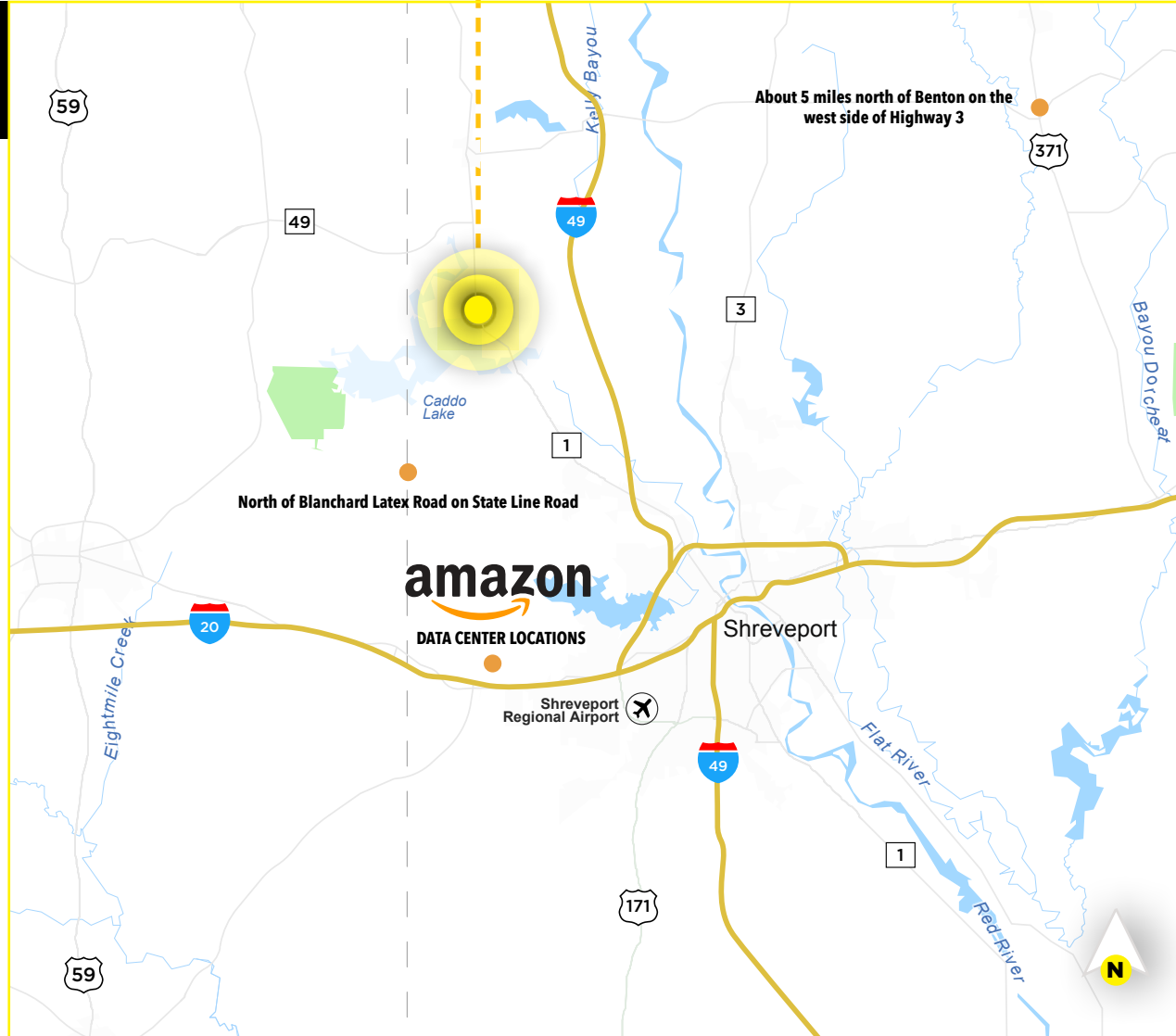
Central Location



21.7-Miles to
Shreveport



26-Miles to
**Shreveport
Regional Airport**



Demographics



Population **12,158**
(10-Mile Radius)



Median Age **43.7**
(10-Mile Radius)



Average Household Income **\$63,301**
(10-Mile Radius)



2024 Households **5,302**
(10-Mile Radius)

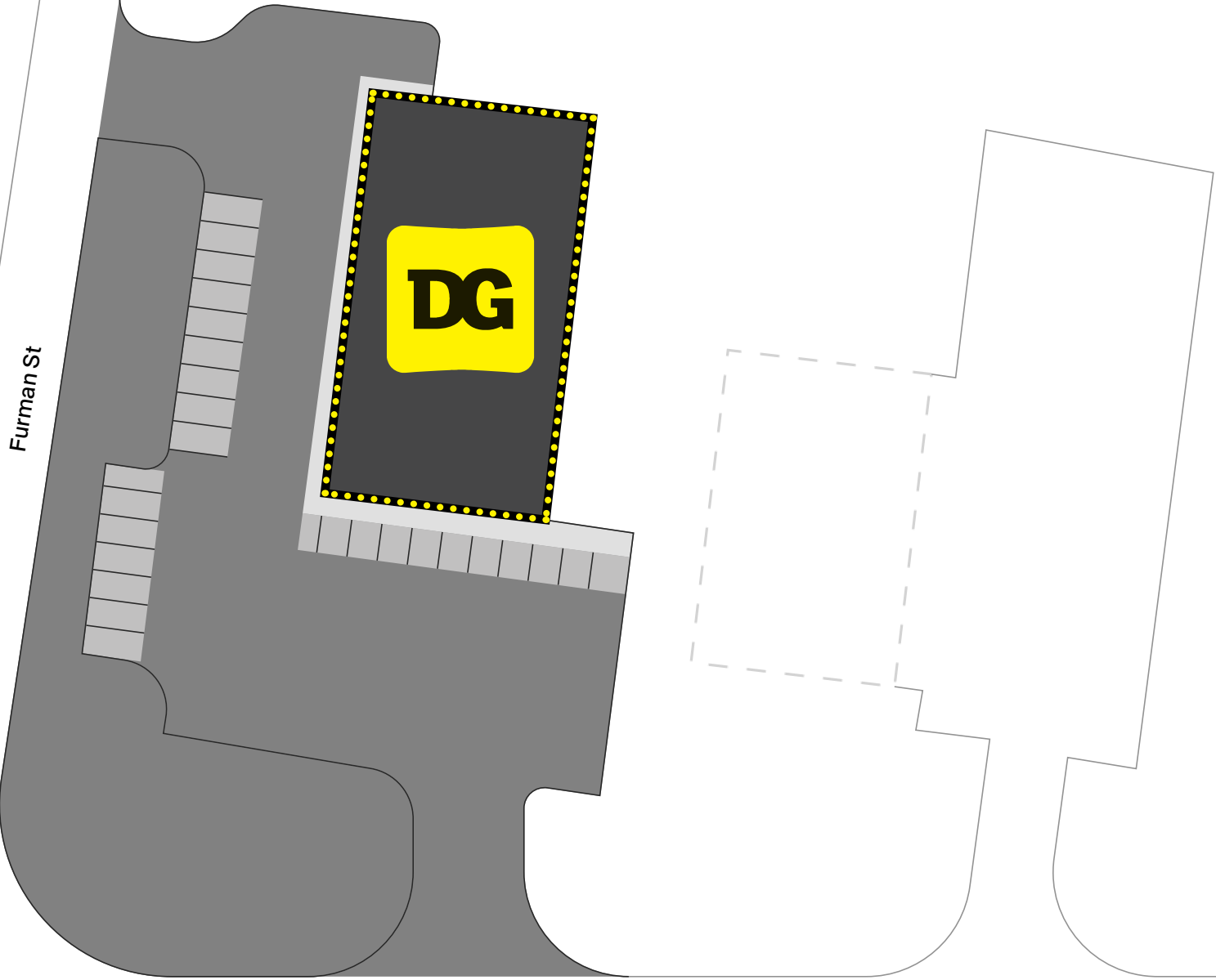


Daily Traffic Count On 107 LA-1 **6,586**
Cars per Day



Daily Traffic Count On 107 LA-1 - Main S Cross Street **1,128**
Cars per Day

SITE PLAN



1

TENANT SUMMARY



BBB
S&P CREDIT RANKING
INVESTMENT GRADE

DG
PUBLICALLY
TRADED

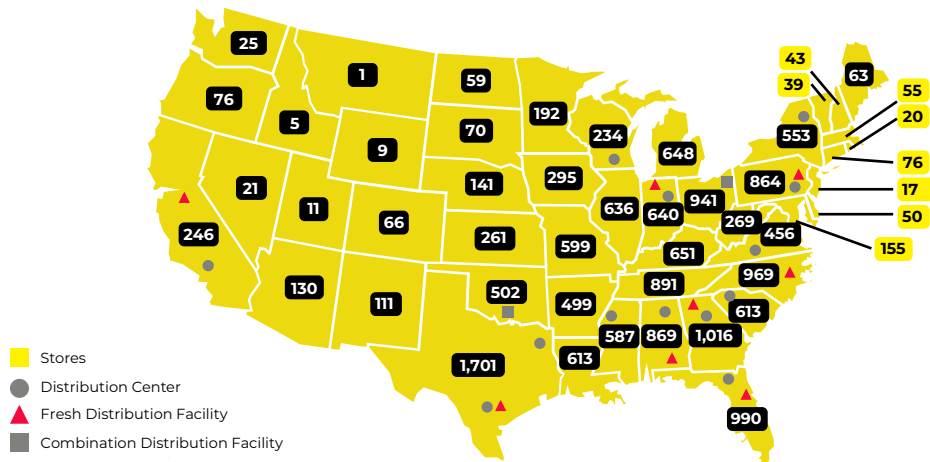
\$54.4 B
TOTAL NET
WORTH

83
YEARS IN
BUSINESS

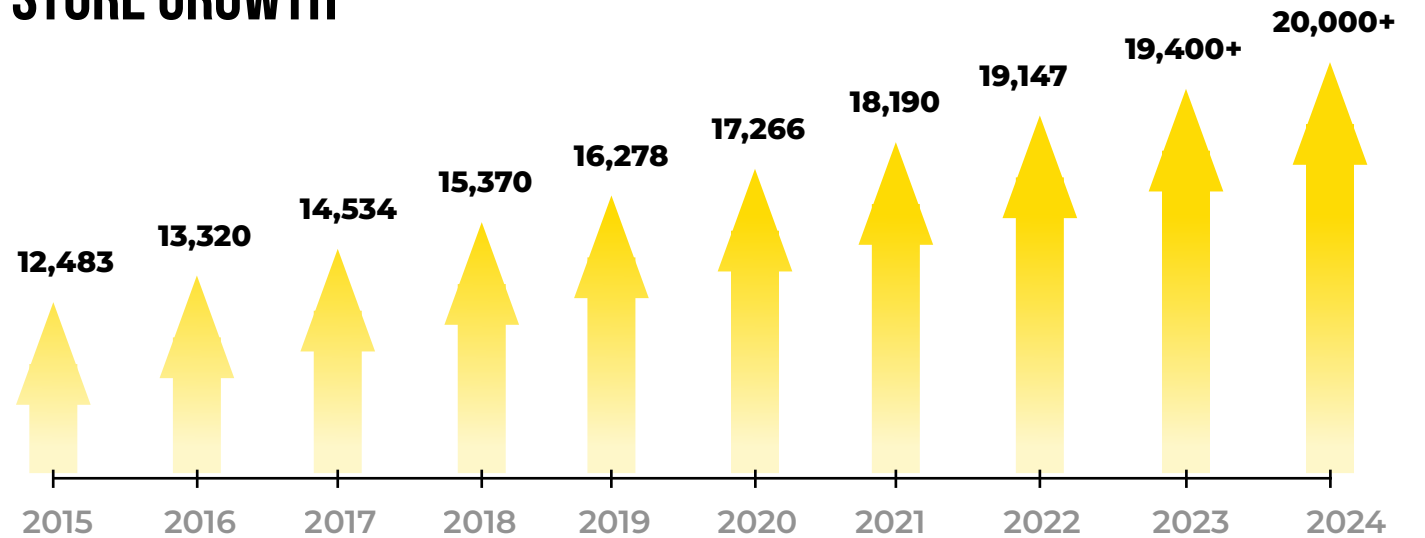
20,000
STORES IN
48 STATES

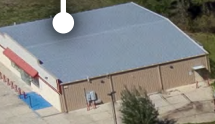
800
NEW STORES
PLANNED FOR 2024

20,000+ STORES IN 48 STATES



STORE GROWTH





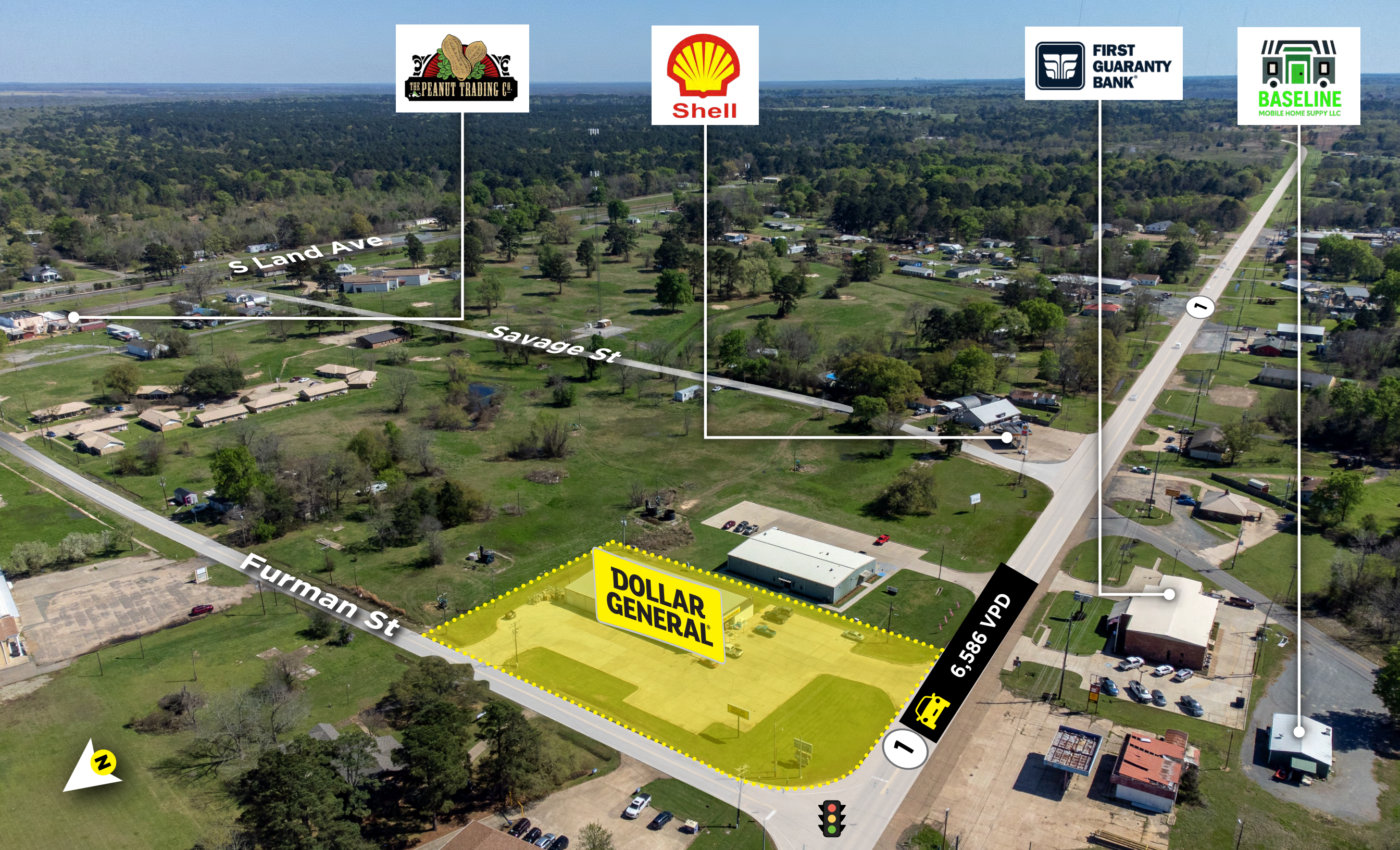
6,586 VPD

DOLLAR GENERAL

Furman St



DG | 107 Highway 1 North



S Land Ave

Savage St

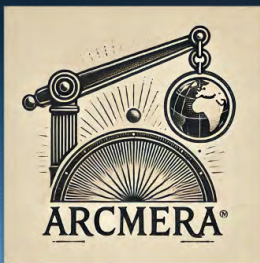
Furman St

DOLLAR GENERAL

6,586 VPD

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DESIGN BY

CURRAN
COMMERCIAL REAL ESTATE MARKETING

curranusa.com