



REPRESENTATIVE IMAGE

NET LEASE INVESTMENT OFFERING

DOLLAR GENERAL

WESTWOOD
NET LEASE
ADVISORS

In cooperation with Bang Realty-Arkansas Inc

Dollar General

*Investment-Grade Guaranty | Absolute NNN | 1-Mile
Exclusive Use | Rare Small-Town Yield*

**Gould, AR (Lincoln County — Pine Bluff / Little
Rock Regional Market)**

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Investment Highlights

- » Absolute triple net lease with **no landlord responsibilities**
- » **Investment-grade guaranty** from Dollar General Corporation (S&P: BBB / Moody's: Baa3) — the corporate parent, not a franchisee or single-store operator
- » Located directly on **U.S. Highway 65**, the primary north-south corridor through Lincoln County, linking Pine Bluff (33 miles NW) and McGehee (27 miles SE)
- » **Rare 1-mile Exclusive Use covenant** barring any competing dollar-store or discount format for the life of the lease — runs with the land
- » Contractual **10% rent step-up at each of four 5-year renewal options**, extending a potential hold through 2050
- » Dollar General is a **best-in-class, e-commerce-resistant operator** with same-store sales growth of 3.0% in FY2025 and 4.3% in Q4 FY2025
- » Dollar General operates **20,000+ stores** nationwide and continues to open 450+ new locations annually
- » **7.53% cap rate** — priced above the 6.75%–7.05% range at which Dollar General NNN assets have generally traded in Q1 2026
- » Essential-retail format serving a rural trade area with **no direct discount-format competition** within the protected radius
- » Corporate guaranty ensures rent remains payable even if Tenant elects not to continuously operate the store

Investment Overview



\$899,000
PRICE



7.53%
CAP RATE



\$67,656
NOI



400 N. Gould Ave.
Gould, AR 71643

RENT COMMENCEMENT: **December 13, 2015** RENT SCHEDULE:

LEASE EXPIRATION: **December 31, 2030**

RENTAL ESCALATIONS: **10% at Each Renewal Option**

RENEWAL OPTIONS: **Four 5-Year Options**

TENANT: **Dolgencorp, LLC**

GUARANTOR: **Dollar General Corporation**

CREDIT RATING: **Investment Grade (S&P: BBB)**

LEASE TYPE: **Absolute Triple Net**

LANDLORD RESPONSIBILITIES: **None**

BUILDING SIZE: **9,026 SF**

LAND SIZE: **2.0 Acres**

YEAR BUILT: **2015**

Annual Rent	Period	Increase	Cap Rate
\$67,656	Initial (thru 2030)	—	7.53%
\$74,412	Option 1 (2031-35)	10%	8.28%
\$81,864	Option 2 (2036-40)	10%	9.11%
\$90,048	Option 3 (2041-45)	10%	10.02%
\$99,048	Option 4 (2046-50)	10%	11.02%

Initial Term Yield: 7.53%

DOLLAR GENERAL

Site Plan

Per the executed lease and approved Final Site Plan (Exhibit B): a 2.0-acre parcel fronting U.S. Highway 65, with a 9,026 SF freestanding building and 31 striped parking spaces. Site plan approved June 2015, with a lighted pylon sign at the Highway 65 frontage.



Trade Area & Demographics

Gould sits along U.S. Highway 65 in Lincoln County, Arkansas, roughly 33 miles southeast of Pine Bluff and 79 miles from Little Rock. The property serves as the primary retail anchor for the surrounding rural farming community, with no competing dollar/discount retailer permitted within a 1-mile radius under the lease's Exclusive Use covenant.

~626
GOULD CITY POPULATION

~\$31-33K
MEDIAN HH INCOME
(GOULD)

33 mi
TO PINE BLUFF (NEAREST
LARGER MARKET)

79 mi
TO LITTLE ROCK

Gould is a small rural community; granular 1/3/5-mile population rings common in suburban trade-area analysis are not meaningfully available at this scale. Figures above reflect city- and county-level Census data rather than radius-ring estimates, and should be verified against the most current Census release during diligence.

The store fronts U.S. Highway 65, a four-lane divided highway for much of its length through Arkansas that carries regional traffic between the Delta agricultural region and the Pine Bluff / Little Rock metro corridor. A published, segment-specific traffic count for this stretch of highway was not available and is recommended as a diligence item.

With no competing dollar/discount format permitted within a mile, this store operates as the essential-goods anchor for its immediate trade area — a defensible position regardless of the market's size.

Tenant Overview

DOLLAR GENERAL

Dollar General is a discount retailer offering everyday low prices on frequently replenished name-brand and generic merchandise — food, snacks, health and beauty aids, cleaning supplies, apparel, housewares, and seasonal items. Despite the name, most items are priced above \$1.00, typically in the \$0.50–\$6.00 range.

Founded in 1939 by J.L. Turner and Cal Turner Sr. in Scottsville, Kentucky as J.L. Turner & Son, Inc., the company took the Dollar General name in 1968. Today it operates more than 20,000 stores across 43+ states, headquartered in Goodlettsville, Tennessee.

Dollar General is investment-grade rated (S&P: BBB / Moody's: Baa3) and trades on the NYSE under the ticker DG, with a market capitalization of approximately \$27 billion as of July 2026.

20,000+
STORES

BBB
S&P RATING

\$27B
MARKET CAP

1939
FOUNDED

Website: dollargeneral.com

Credit Rating: Investment Grade (S&P: BBB / Moody's: Baa3)

Stock Symbol: NYSE: DG

Market Capitalization: ~\$27 billion (July 2026)

Number of Locations: 20,000+

Headquarters: Goodlettsville, TN

Dollar General is a best-in-class, e-commerce-resistant operator — same-store sales grew 3.0% in FY2025 and 4.3% in Q4 FY2025, with recent traffic gains including share pickup from higher-income households.

Location Overview

33 mi
TO PINE BLUFF

79 mi
TO LITTLE ROCK

27 mi
TO MCGEHEE

GOULD, ARKANSAS

Gould is a small farming community in northeastern Lincoln County, in the Arkansas Delta Lowlands. U.S. Highway 65 passes directly through town, leading northwest to Pine Bluff and southeast to McGehee. The store benefits from being the town's primary retail anchor along the highway frontage, with limited nearby competing retail.

PINE BLUFF (REGIONAL ANCHOR)

Pine Bluff is the largest city in southeast Arkansas and seat of Jefferson County, anchoring the broader regional economy for Lincoln County residents with the nearest larger-format retail, healthcare, and employment base. It sits along the Arkansas River and connects to Little Rock via I-530/I-30.

Contact

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