RANDALL COMMERCIAL GROUP, LLC

INVESTMENT REAL ESTATE OPTIMIZED

DOLLAR GENERAL | CLANTON, AL (HWY 145)

FOR SALE // $2,277,563 // 6.4% CAP RATE //

RETAIL PROPERTY

PRESENTED BY //

BRIAN PHILLIPS, CCIM
662.638.0722
BPHILLIPS@RANDALLCG.COM

ELIZABETH RANDALL, CCIM
662.234.4044
ERANDALL@RANDALLCG.COM

DISCLAIMER

DISCLAIMER / TERMS OF USE FOR OFFERING MEMORANDUM & OWNER-AGENCY DISCLOSURE

The information provided within this Offering Memorandum has been obtained from sources that are believed to be reliable, but Randall Commercial Group, LLC has not verified the information and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. The information may be estimated or generalized and is prepared to provide a summary of highlights and only a preliminary level of information regarding the project. Any interested party must independently investigate the subject property, particularly from a physical, financial, tenant, and overall development standpoint. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. This information is not intended to provide full due diligence on the subject property, as it is the responsibility of the interested buyer to conduct full due diligence with their advisors. The data contained within this offering memorandum is for information purposes only and is not sufficient for evaluation of Property for potential purchase.

Randall Commercial Group, LLC has not performed due diligence pertaining to the physical state of the property nor the property's current or future financial performance. Furthermore, no due diligence has been performed regarding the financial condition or future plans for this location. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. This information may have changed and there may be omissions of material data as this is not intended to provide complete due diligence.

Past, expected or projected performance does not guarantee future performance. Property owners and/or buyers bear the full risk and exposure of all business, events, tenant, credit, and liability associated with such properties. The acreage, size, and square footage of the property and improvements are estimated and should be independently verified. Inherent risk and concentrated exposure are associated with single tenant occupied properties and prospective buyer should fully investigate tenant, lease, market, and all relevant aspects of this property, tenant, and transaction. Unless a fully executed purchase and sale agreement has been executed, seller and Randall Commercial Group, LLC expressly reserves the right, at their sole discretion, to reject any and all expressions and/or interests or offers to purchase the property and to terminate negotiations and discussions with any person or entity reviewing this offering memorandum or making an offer on property unless a purchase and sale agreement of property has been executed and delivered.

In no event shall prospective purchaser or its agent have any claims against Seller or Randall Commercial Group, LLC or any of its affiliates, directors, offices, owners, agents, or licensees for any damages, liability, or any cause of action relating to this solicitation process, the marketing material, marketing process, or sale of property. By reviewing the material contained herein, you are agreeing to the terms and limitations of its use provided herein.

IMPORTNANT DISCLOSURE: An owner/agency relationship exists with an Associate Broker of Randall Commercial Group, LLC and the owner of the property located at 3501 AL Hwy 145, Clanton, AL 35046 (the "Subject Property"). The Associate Broker has an ownership interest in the Subject Property and other business with the Manager of the ownership entity.

INVESTMENT SUMMARY

INVESTMENT SUMMARY

OFFERING PRICE:	$2,277,563
NET OPERATING INCOME:	$145,764
YR1 CAP RATE:	6.4%
YEAR BUILT:	2026
BUILDING SIZE:	10,542 SF
LOT SIZE:	1.76 Acres
PRICE PER FOOT SALE PRICE:	$216.04
PROPERTY ADDRESS	3501 Alabama 145
CITY, STATE, ZIP:	Clanton, AL 35046
3 MILE POPULATION:	4,948

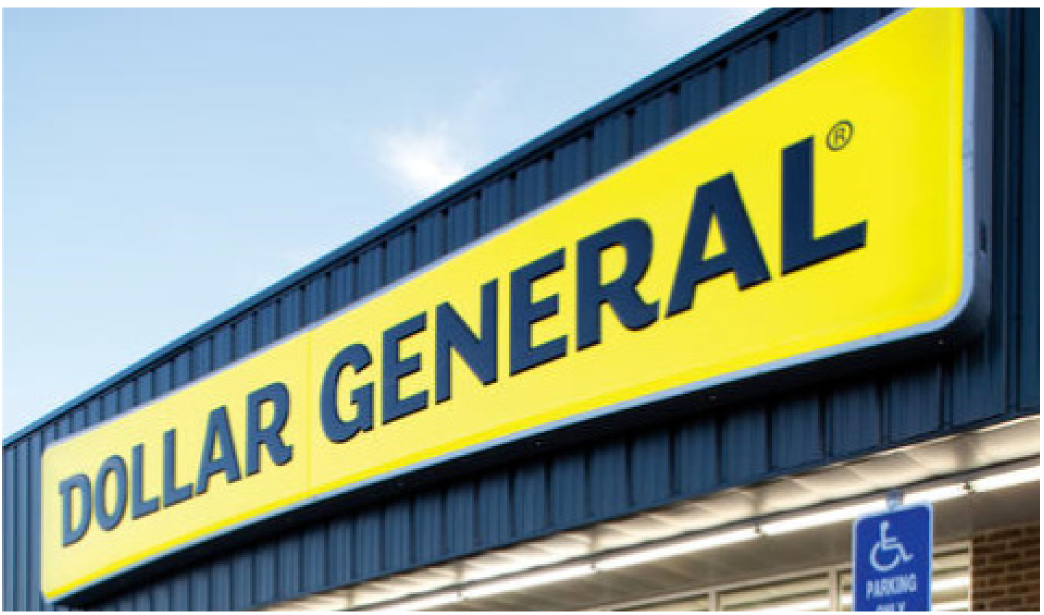
LEASE SUMMARY

TENANT:	Dolgencorp, LLC d/b/a Dollar General
LEASE TYPE:	NNN
PRIMARY LEASE TERM:	15 Years
ANNUAL RENT:	$145,764
RENT PSF:	$13.83
BLDG. DELIVERY DATE:	Est. June 2026
RENT COMM. DATE:	July 3, 2026
RENEWAL OPTIONS:	Five (5), Five (5) Year Options
RENT BUMPS:	5% every 5 years
LEASE GUARANTOR:	Dollar General Corporation

PROPERTY HIGHLIGHTS

- 15-Year NNN Lease with Five (5), Five (5) Year Options
- 5% Increases Every 5 Years During Primary Term & Renewal Options
- Corporate Guarantee by Dollar General Corporation
- Property is located just off I-65 on Hwy 145, exactly halfway between Birmingham and Montgomery
- Hwy 145 serves as the primary route connecting the city of Clanton and I-65 to the western shores of Lake Mitchell and the Lay Dam area
- Higgins Ferry Park & Marina is located just minutes from the property via Hwy 145
- Higgins is Lake Mitchell's most popular public access point, featuring boat ramps, a swimming beach, and a pavilion
- Clanton serves as a “bedroom community” for Birmingham and Montgomery
- Sources: Google Gemini; Chilton County Chamber; Outdoor Alabama; Business Alabama

COMPLETE HIGHLIGHTS

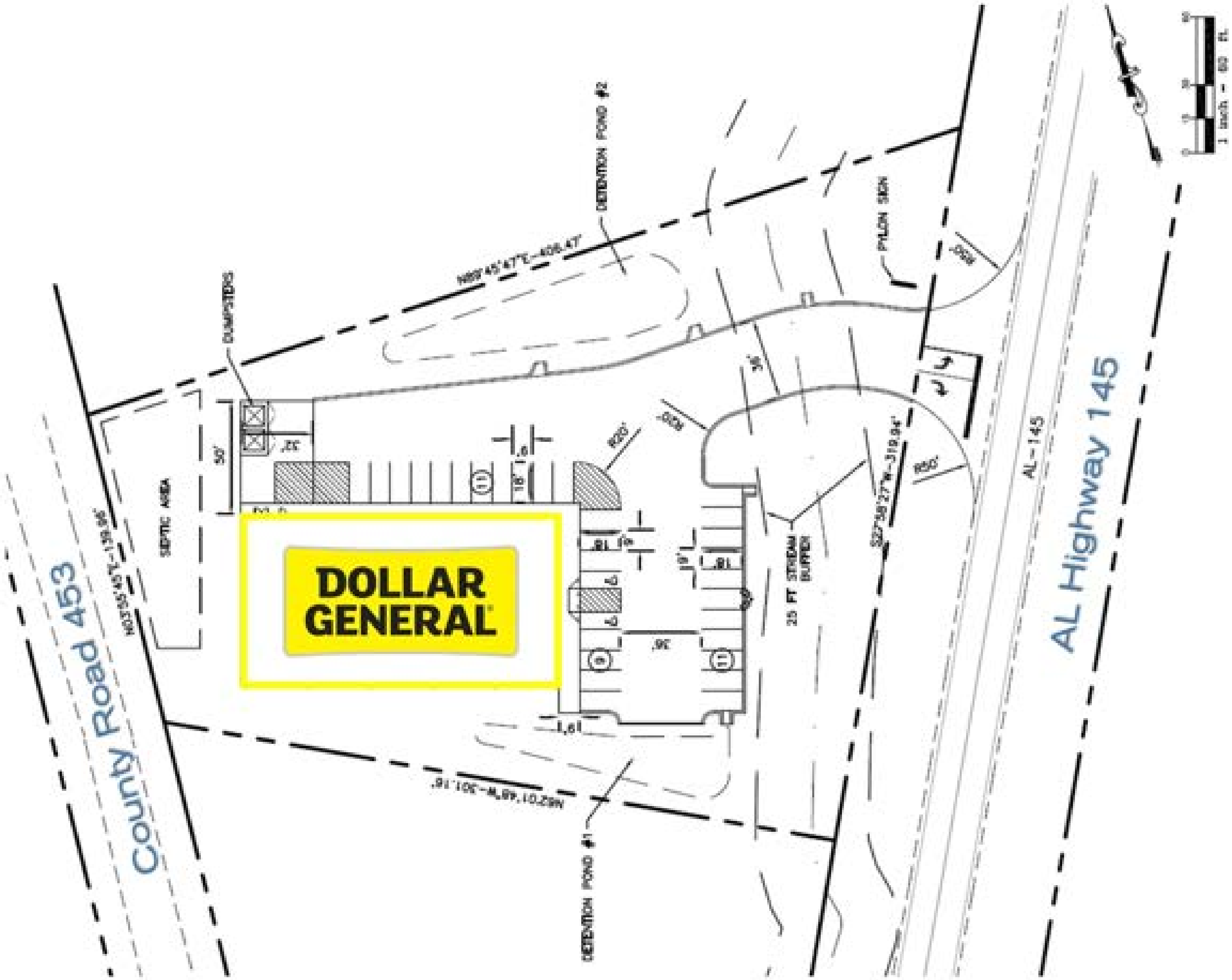


LOCATION INFORMATION

BUILDING NAME	Dollar General | Clanton, AL (Hwy 145)
STREET ADDRESS	3501 Alabama 145
CITY, STATE, ZIP	Clanton, AL 35046
COUNTY	Chilton

BUILDING INFORMATION

NOI	$145,764.00
CAP RATE	6.4%
OCCUPANCY %	100.0%
TENANCY	Single
NUMBER OF FLOORS	1
YEAR BUILT	2026
FRAMING	Metal
CONDITION	Excellent
ROOF	Standing Seam Metal Roof
FREE STANDING	Yes
NUMBER OF BUILDINGS	1


DOLLAR GENERAL
County Road 453
AL Highway 145
AL-145
DETENTION POND #2
DETENTION POND #1
DUMPSTERS
SEPTIC AREA
PYLON SIGN
25 FT STREAM BUFFER

TENANT PROFILE

RENT SCHEDULE

LEASE YEAR	ANNUAL RENT	INCREASE
1 - 5	$145,764	--
6 - 10	$153,048	5%
11 - 15	$160,704	5%
OPTION 1	$168,732	5%
OPTION 2	$177,168	5%
OPTION 3	$186,036	5%
OPTION 4	$195,336	5%
OPTION 5	$205,104	5%

COMPANY HIGHLIGHTS

- 2025 Fiscal Year Net Sales **Increased 5.2%** to **$42.7 billion**
- 2025 Fiscal Year Same-Store Sales **Increased 3.0%**
- DG reported **net income** of **$1.5 billion** for fiscal 2025, an **increase of 34.4%** compared to $1.1 billion in fiscal 2024
- **Ranked #109** on Fortune 500 List
- **+/-20,959 stores in the USA and Mexico** (as of 2/27/26)
- **589** New Stores opened in 2025
- **+/- 4,730** Total Expected Real Estate Projects in 2026
- *https://investor.dollargeneral.com/*

AERIAL MAP

5,538 AADT
DG
MCSWEENEY
GMC
McKinnon NISSAN
McKinnon TOYOTA
B & K Bar B Que
TEXACO
Jefferson State Community College - Chilton-Clanton
INTERSTATE 65
UAB St. Vincent's Chilton Hospital
45,673 AADT
Chilton County Courthouse (Opens June 2026)
Google

LOCATION MAP

CLANTON & CHILTON COUNTY

CLANTON & CHILTON COUNTY ECONOMY

- Clanton's position between Birmingham and Montgomery makes it a vital part of the state's "Auto Alley" supply chain
- As Birmingham and Montgomery expand, Clanton has become a preferred residential choice for families seeking a lower cost of living without sacrificing proximity to major metro jobs
- Adient, the county's largest employer, operates a major facility in Clanton with nearly 1,000 employees
- Operated by Alabama Power, Lay Dam is a critical piece of the state's hydroelectric infrastructure
- Higgins Ferry Park & Marina is located just minutes from Clanton Dollar General via Hwy 145. Higgins is the lake's most popular public access point, featuring boat ramps, a swimming beach, and a pavilion
- Brand-new, $32 million Chilton County Courthouse, completed in early 2026. The new courthouse is a 72,000-square-foot facility located on Highway 145
- The county is currently finalizing a master plan for the Ellison Property (near the new courthouse). This development is envisioned as a multi-use complex featuring a regional exhibition hall/arena for rodeos and concerts, alongside new hotel and commercial sites
- The City of Clanton recently completed an intensive Retail Academy program (2026)
- The county can reach nearly 20% of Alabama's total population within a 60-minute drive, making it a highly attractive location for regional retail and distribution
- Chilton County remains the "Peach Capital of Alabama," producing over 80% of the state's peach crop
- Chilton County maintains a robust timber industry
- *Sources: Google Gemini; Business Alabama; Construction Equipment Guide; Chilton County Chamber; Retail Strategies; Outdoor Alabama*

CLANTON HEALTHCARE & EDUCATION

HEALTHCARE - UAB ST. VINCENT'S CHILTON

- Healthcare in Clanton and Chilton County is anchored by UAB St. Vicent's Chilton Hospital
- Opened in 2016 as a full-service community hospital that offers expert care in over 20 specialties
- UAB St. Vicent's Chilton is a 30-bed hospital in Clanton, Ala., that provides advanced specialty care services, 24/7 emergency care, cancer screenings, diagnostic imagining services, ENT, gastroenterology, general surgery, gynecology, heart care, etc.
- UAB St. Vincent's Chilton received an "A" rating in the Leapfrog Hospital Safety Grade for our continued commitment to patient safety
- Named among the top 7 hospitals in Alabama for the patient experience, based on the HCAHPS scores
- *Sources: UAB St. Vincent's*

EDUCATION

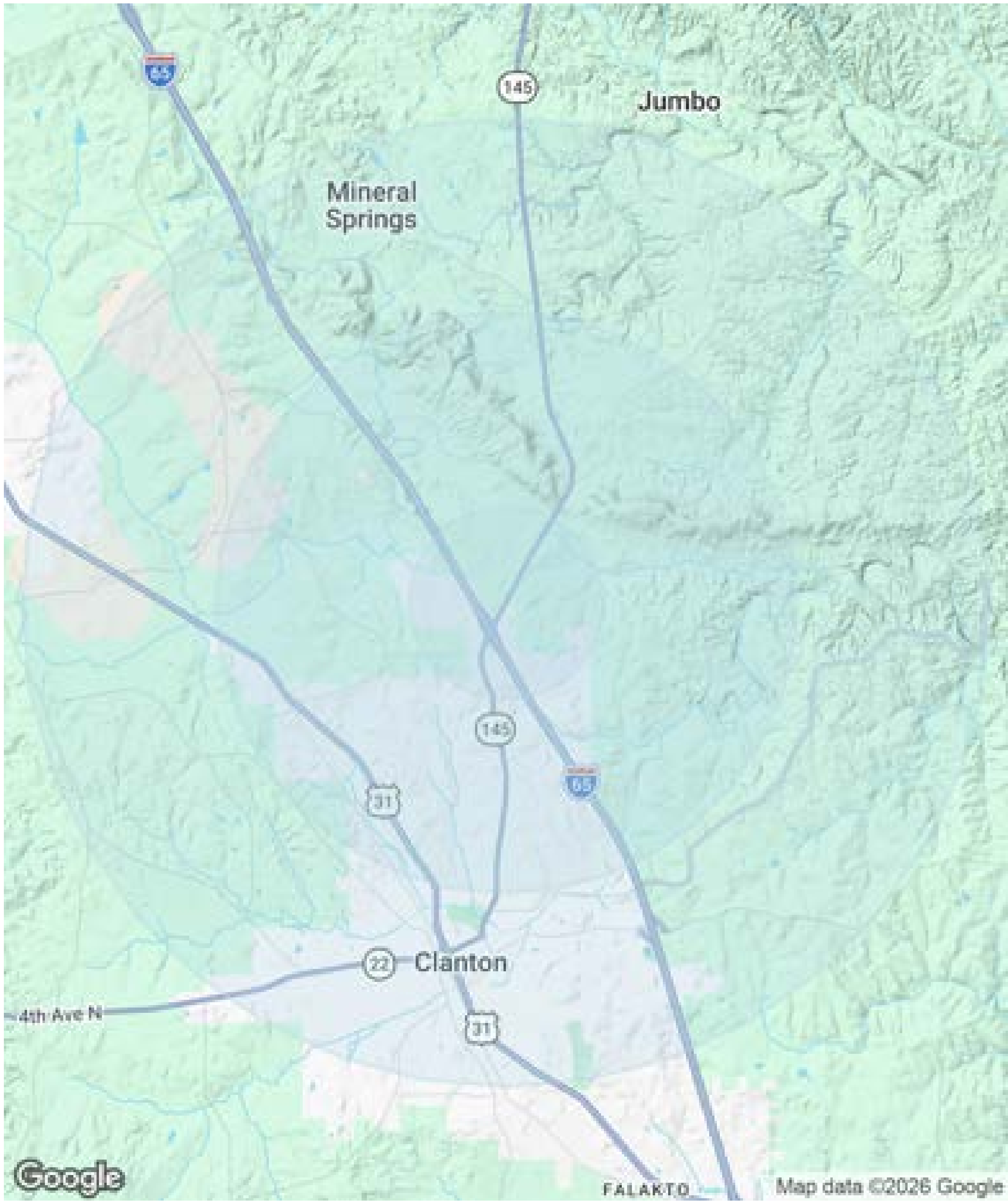
- Jefferson State Community College (JSCC) – Chilton-Clanton Campus is the primary academic anchor for the Chilton County
- JSCC is housed in a 30,000 square foot state-of-the-art facility on Lay Dam Road
- JSCC serves as a workforce development hub and is home to the "Skills for Success" program, providing rapid, no-cost training in high-demand fields like Fiber Optics, Skid Steer Operation, and CDL (Commercial Driver's License) training
- Wallace Community College (WCC) maintains a strong satellite presence in Clanton, focusing heavily on technical and vocational excellence
- WCC offers specialized training in fields like industrial systems technology, welding, HVAC, and automotive technology.
- WCC also offers programs in medical Assisting and emergency medical services, directly supporting the nearby UAB St. Vincent's Chilton hospital
- *Sources: Jefferson State; Business Alabama; Wallace CC*

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	476	4,948	12,793
AVERAGE AGE	39.0	40.3	38.7
AVERAGE AGE (MALE)	46.7	46.1	41.8
AVERAGE AGE (FEMALE)	29.0	33.8	35.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	162	1,937	4,966
# OF PERSONS PER HH	2.9	2.6	2.6
AVERAGE HH INCOME	$91,535	$81,338	$79,344
AVERAGE HOUSE VALUE	$215,972	$153,702	$142,426

2023 American Community Survey (ACS)



RANDALL COMMERCIAL GROUP, LLC

INVESTMENT REAL ESTATE OPTIMIZED

RANDALL COMMERCIAL GROUP, LLC

PRESENTED BY //

BRIAN PHILLIPS, CCIM
PRINCIPAL BROKER
662.638.0722
BPHILLIPS@RANDALLCG.COM

ELIZABETH RANDALL, CCIM
PRESIDENT, BROKER
662.234.4044
ERANDALL@RANDALLCG.COM

ABOUT RANDALL COMMERCIAL GROUP, LLC

Randall Commercial Group, LLC is a boutique commercial real estate investment brokerage and consulting firm focused on properties and development opportunities in the southeastern United States for clients located throughout the country. Through a myriad of brokerage services, we serve institutional and individual investors as well as end users, tenant, and developers on deals ranging up to $50 million in estimated market value.

Our proprietary research, continual education, creativity, and perseverance allow us to focus on creating client wealth by optimizing real estate strategies for businesses and investors while building meaningful, long-term relationships. The majority of our business results from expanding our client relationships and referrals from clients and peers. We believe the reward for hard work well done is the opportunity to do more of it; for this, we thank you for your trust and belief in our methodology.

Our corporate strategy is simple: client first. We do not desire to be all things to all clients, but we are singularly focused on being all things investment real estate.

RANDALL COMMERCIAL

THIS IS FOR INFORMATION PURPOSES
THIS IS NOT A CONTRACT
REAL ESTATE BROKERAGE SERVICES DISCLOSURE

*Alabama law requires you, the consumer, to be informed about the types of services which real estate licensees may perform. The purpose of this disclosure is to give you a summary of these services.

A **SINGLE AGENT** is a licensee who represents only one party in a sale. That is, a single agent represents his or her client. The client may be the seller or the buyer. The licensee when acting as an agent must represent the best interests of the client by placing the interests of the client ahead of the interests of any other party. In a real estate transaction, when a real estate licensee is employed as an agent, the licensee is obligated to advise and advocate for the best interests of his or her client. A single agent must be loyal and faithful to the client.

When two or more licensees under the same qualifying broker are in separate agency agreements with a different party in the same transaction, the qualifying broker can designate those licensees as single agents as to the licensee's client. The designation must be in writing and done as soon as reasonably possible. A designated single agent is not a dual agent, and neither the qualifying broker, the designated single agent, nor any other licensee involved in the transaction shall be assumed to have knowledge to any other party with whom the licensee has not entered an agency agreement.

A **DUAL AGENT** is a licensee, who is an individual, acting as an agent for both the buyer and the seller. This may only be done with the written, informed consent of all parties. This type of agent must also be loyal and faithful to each client, except where the duties owed to the clients' conflict with one another.

A **TRANSACTION FACILITATOR** assists one or more parties, who are customers, in a sale. Transaction facilitator describes a brokerage arrangement whereby the real estate licensee assists one or more parties, who are customers, in a contemplated real estate transaction, without being the agent, fiduciary, or advocate of that party to the transaction. The transaction facilitator can act as an intermediary between buyers and sellers. A licensee can serve as a transaction facilitator to a single party or to both the buyer and seller. A licensee can also represent one party as an agent and serve as a transaction facilitator for the other party in the transaction. In the absence of an agency agreement, a licensee is presumed to be acting as a transaction facilitator for any otherwise unrepresented party to whom the licensee is providing services. To provide services honestly and in good faith;

1. To provide services honestly and in good faith;
2. To exercise reasonable care and skill;
3. To keep confidential any information gained in confidence, unless disclosure is required by law or duty to a client, the information becomes public knowledge, or disclosure is authorized in writing;
4. To present all written offers in a timely and truthful manner when assisting a party in the negotiation of a real estate transaction; and
5. To act on behalf of the licensee or his or her immediate family, or on behalf of any other individual, organization, or business entity in which the licensee has personal interest only with a timely written disclosure of this interest to all parties to the transaction.

Further, even if you are working with a licensee who is not your agent, there are many things the licensee may do to assist you. Some examples are:

1. Provide information about properties;
2. Show properties;

AL AGENCY-BROKERAGE SERVICES DISCLOSURE

3. Assist in making a written offer; or
4. Provide information on financing.

You may choose which type of service you want from a licensee and sign a brokerage service agreement. If you do not sign an agreement, by law the licensee working with you is a transaction facilitator. A written agreement is required by law prior to a licensee listing a property on your behalf or submitting an offer on your behalf for compensation.

The licensee's broker is required by law to have on file an agency disclosure office policy describing the company's brokerage services and general information on how the company and licensee are compensated for the brokerage services. That agency disclosure office policy is required, in addition to this form, to be provided to you prior to the licensee providing you any brokerage services. You should feel free to ask any questions you have.

The Alabama Real Estate Commission requires the real estate licensee to sign, date, and provide you a copy of this form. Your signature is not required by law or rule but would be appreciated.

****

Name of Licensee: Brian P. Phillips

Licensee Signature: ____________________

Date: ____________________

Consumer Name: ____________________

Signature: ____________________
(Acknowledgement for Receipt Purposes Only)

Date: ____________________