

Investment Property

\$2,064,615

3130 Highway T
Foristell, MO 63348



Investment Summary



Building Details:

Building Area: 9,100 SF
Site: 1.68 AC
Status: Construction begins June 2026
Guarantor: Dollar General Corporation
Price (PSF): \$177.43
Average CAP Rate over 15 years: 6.83%

Lease Overview:

Remaining Lease Term: 15 Year
Lease Type: Absolute NNN
Options: Three, (5) Year Options
5% Rent Increases Every 5 Years
NOI: \$104,949.96

\$1,614,615

PRICE

6.5%

CAP

15

YRS. REMAINING

Additional Land Details:

Site: 2.59 +/- AC, Can not divide from Dollar General
Details: No cross access, Separate dedicated curb-cut from Dollar General
Sale Price: \$450,000, \$3.99 PSF

Portfolio Price: \$ 2,064,615

DOLLAR GENERAL®

Dollar General Corporation 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 August 2, 2024, the Company's 20,345 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.

The lease is guaranteed by Dollar General Corporation, a leading retailer. Dollar General Corporation (NYSE: DG) is a National Investment-Grade BBB Rated Tenant by S&P.

Foristell, MO

Foristell is located in St. Charles County and Warren County, Missouri. As of the 2020 census, the city of Foristell's population is 550 and approximately 5.62 square miles. St. Charles County has a population of 405,262 and includes 593 square miles. Warren County has a population of 35,532 and includes 438 square miles.

Lake Sherwood:

The Dollar General site is 1.5 miles from St. Charles County's exclusive Lake Sherwood Estates and the only retail store for miles. This is promised to be a central stop for all residents and lake guests.

Lake Sherwood Estates is a gated, year-round lake community located in Missouri, 47 miles northwest of St. Louis. It spans 1,200 acres of natural woodland and features six stocked lakes for fishing, swimming, boating, and water skiing. Wildlife such as woodpeckers, herons, deer, and foxes are commonly seen. There are approximately 3,746 residences located within the Lake Sherwood community.

Key Features at Lake Sherwood:

Amenities: Community center, swimming pool, campground, snack bar (seasonal), volleyball courts, baseball field, parks, lakeside pavilions, swimming docks, and marina.

Security: 24/7 gated security for property owners and their guests.

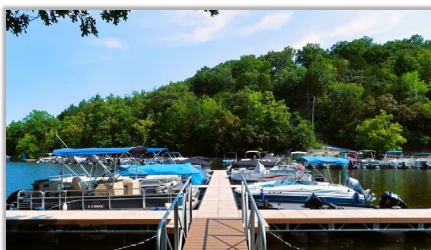
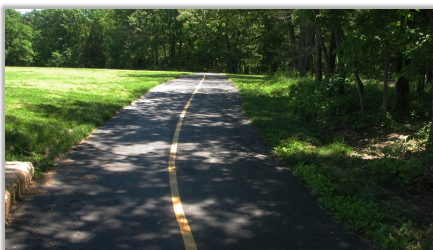
Activities: Fishing, boating, camping, and community events.

Community Values:

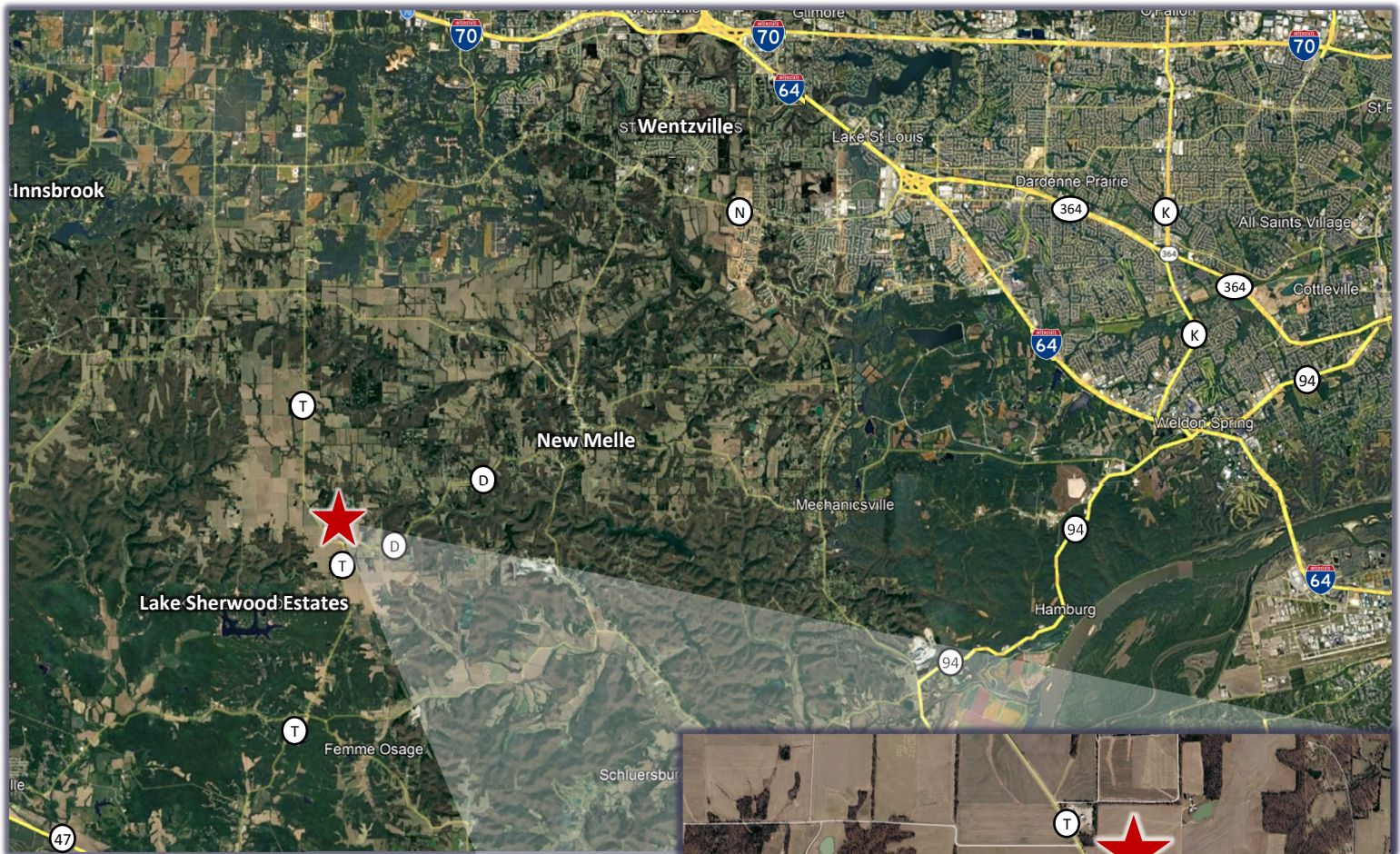
Socially engaged, family-friendly, and self-governed.

Focus on tranquility, green spaces, and healthy living.

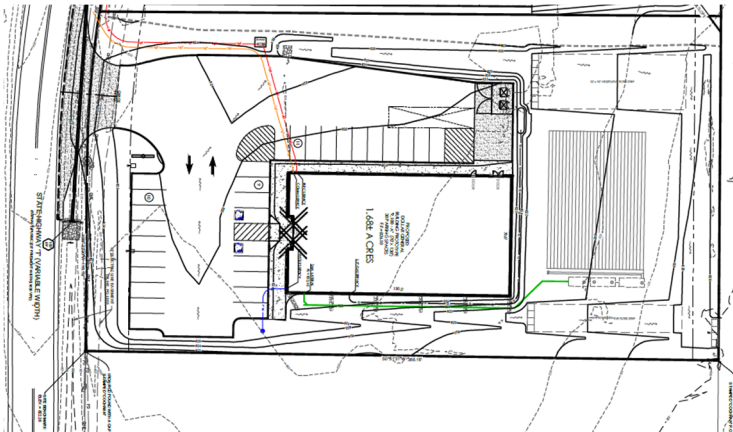
Safety, financial stability, and well-maintained infrastructure.



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Proposed Dollar General Prototype:



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CISSELL MUELLER
COMPANY, L.L.C.