DOLLAR GENERAL PLUS

NNN Lease | 2022 Construction | Dense Residential Corridor

601 PARKVIEW STREET, VAN BUREN, AR 72956

OFFERING MEMORANDUM

Marcus & Millichap
PATEL YOZWIAK GROUP

TENANT SUMMARY // DOLLAR GENERAL

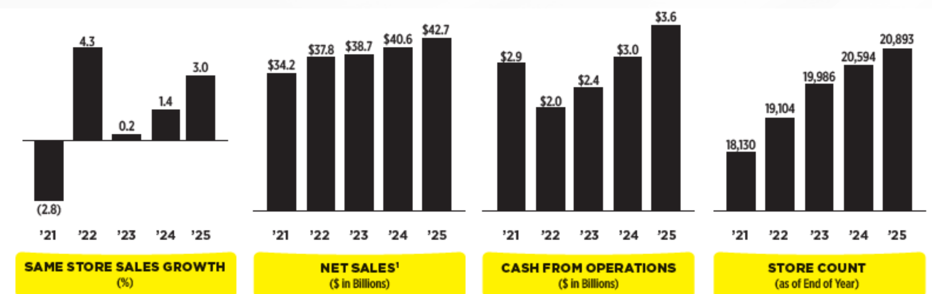
Dollar General Corporation (NYSE: DG) is proud to serve as America's neighborhood general store. Founded in 1939, Dollar General lives its mission of Serving Others every day by providing access to affordable products and services for its customers, career opportunities for its employees, and literacy and education support for its hometown communities. As of January 30, 2026, the Company's 20,893 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.

[1] Combination distribution centers have both refrigerated and non-refrigerated products

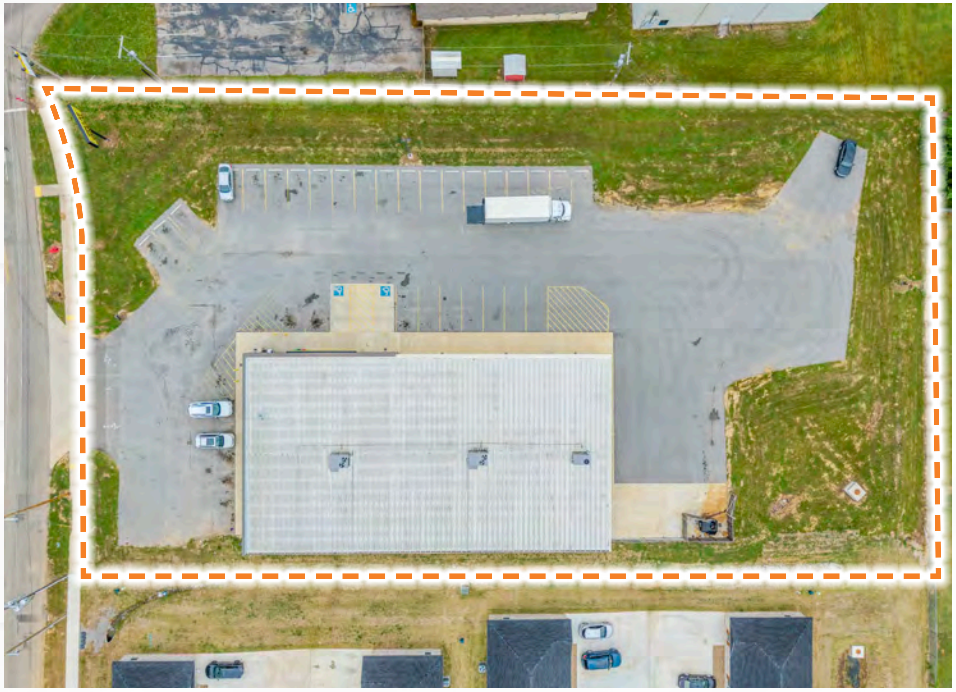
* All information reflected on the map above is as of fiscal year end January 30, 2026. In item 2 of the Annual Report on Form 10-K for the fiscal year ended January 30, 2026, the store counts for Arkansas and Arizona as of February 27, 2026 were incorrectly reported as 146 and 593, respectively. The correct store counts as of February 27, 2026 were 593 for Arkansas and 146 for Arizona.

DOLLAR GENERAL REPORTS FY 2025 RESULTS:

- Net sales of $42.7 billion, and a same-store sales increase of 3.0%
- Operating profit of $2.2 billion
- Net income of $1.5 billion, and diluted earnings per share of $6.85
- Cash flow from operations of $3.6 billion
- Executed 4,890 real estate projects, including 2,000 Project Renovate remodels and 2,254 additional remodels through Project Elevate remodel program
- Dollar General and its Foundations contributed over $26 million to charitable efforts



PROPERTY PHOTOS // 601 PARKVIEW STREET



HIGHLIGHTS // DOLLAR GENERAL PLUS

- **SINGLE TENANT DOLLAR GENERAL PLUS LOCATION:** 10,542-SF on a 1.64 acre lot with 37 parking spaces. DG Plus stores offer an expanded store footprint with an emphasis on fresh groceries with more refrigerated and frozen items compared to standard DG formats.

- **15 YEAR NNN LEASE:** 2022 construction with 11.5 years remaining on the original NNN lease. No landlord responsibilities

- **RENTAL INCREASES IN EACH OPTION:** 10% rental increases in each of five, 5-year renewal options.

- **CORPORATE GUARANTEE:** Lease is corporately guaranteed by Dollar General with over 20,800 stores across 48 states and Mexico. Dollar General saw 2025 revenue of over $42 billion.

- **FEE SIMPLE OWNERSHIP:** Provides the buyer with the highest form of real estate ownership and absolute control over the asset.

- **HIGH VISIBILITY LOCATION:** Located on a corner with lighted pylon sign and large truck parking rear delivery zone.

- **HIGH TRAFFIC CORRIDOR:** Just off of Fayetteville Road seeing 15,000 vehicles per day (VPD), one mile off of Interstate 40 exit, seeing 23,000 VPD. Near the I-40/I-540 interchange with a combined 59,000 VPD.

- **PROXIMITY TO DENSE RETAIL HUB:** Located near multiple national retail tenants such as Walmart, Lowe's, Casey's, Whataburger, Wendy's, Chick Fil A, 7Brew, Chili's, Starbucks, Aldi, Tractor Supply, CVS, Walgreens, and much more.

- **1 MILE FROM DOWNTOWN VAN BUREN:** Van Buren is apart of the Fort Smith Arkansas/Oklahoma MSA, home to the University of Arkansas Fort Smith campus with 6,000 students. Fort Smith is the 3rd largest city in Arkansas. Van Buren is 2 hours from Little Rock and Tulsa, OK.

- **STABLE DEMOGRAPHICS:** The population exceeds 56,000 within 5-miles of the property and is projected to increase by 2030.

OFFERING SUMMARY // DOLLAR GENERAL PLUS

$1,385,000
LIST PRICE

6.75%
CAP RATE

$131
PRICE/SF

PROPERTY DESCRIPTION

Address:	601 Parkview St, Van Buren, AR 72956
Year Built:	2022
Lot Size:	+/-1.64-Acres
GLA:	10,542-Sq. Ft.
Parking:	37 Spaces
Type of Ownership:	Fee Simple

LEASE ABSTRACT

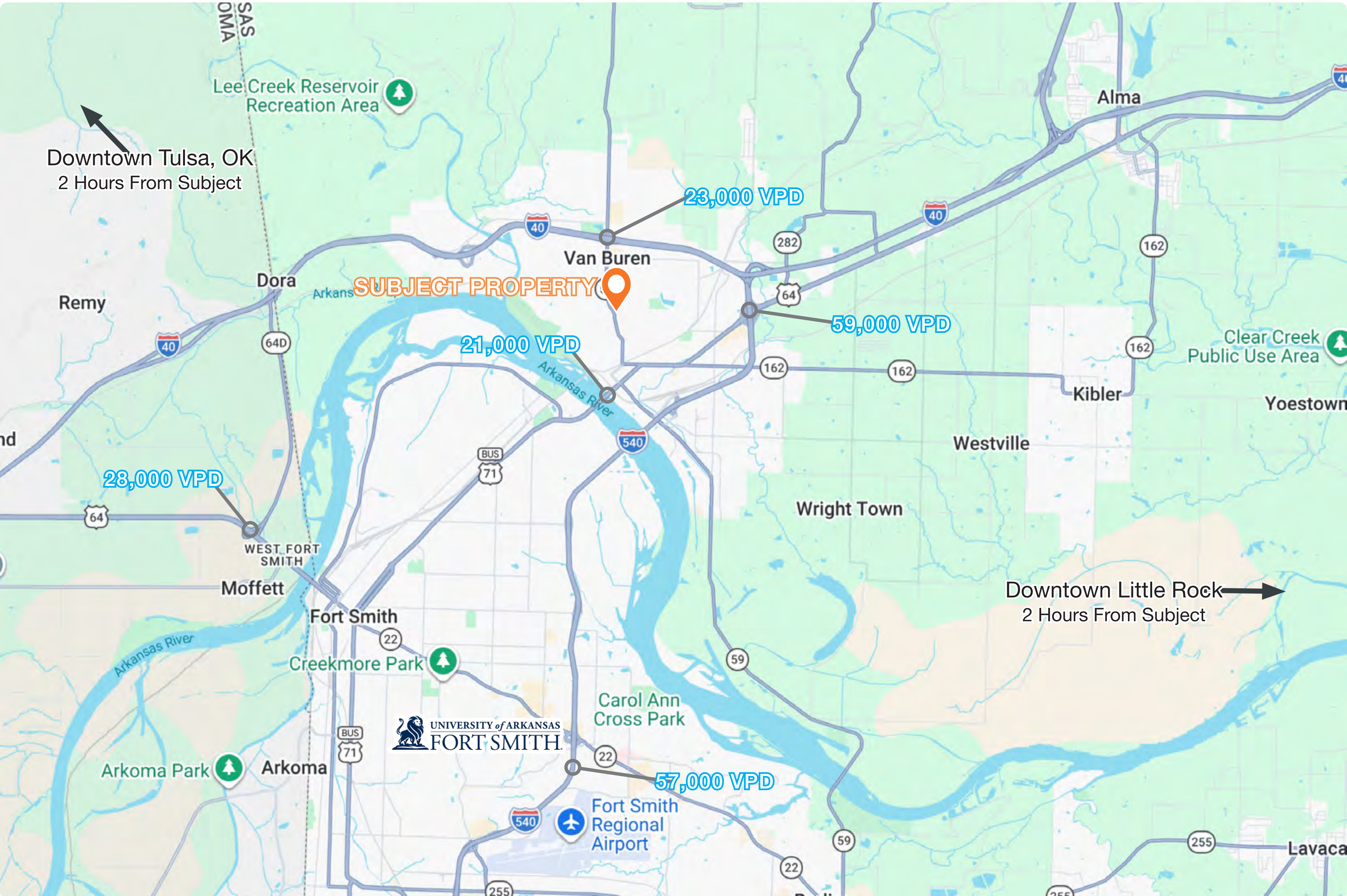
Tenant:	Dollar General Plus
Lease Type:	Triple Net (NNN)
Lease Commencement:	10/11/2022
Lease Expiration:	10/31/2037
Lease Term Remaining:	11.5 Years
Option Terms:	Five, 5-Year Options Remaining
Rental Increases:	10% In Each Option
LL Responsibility:	None
Tenant Responsibility:	All Else Including Reimbursing for Taxes
Guarantor:	Corporate

RENT SCHEDULE

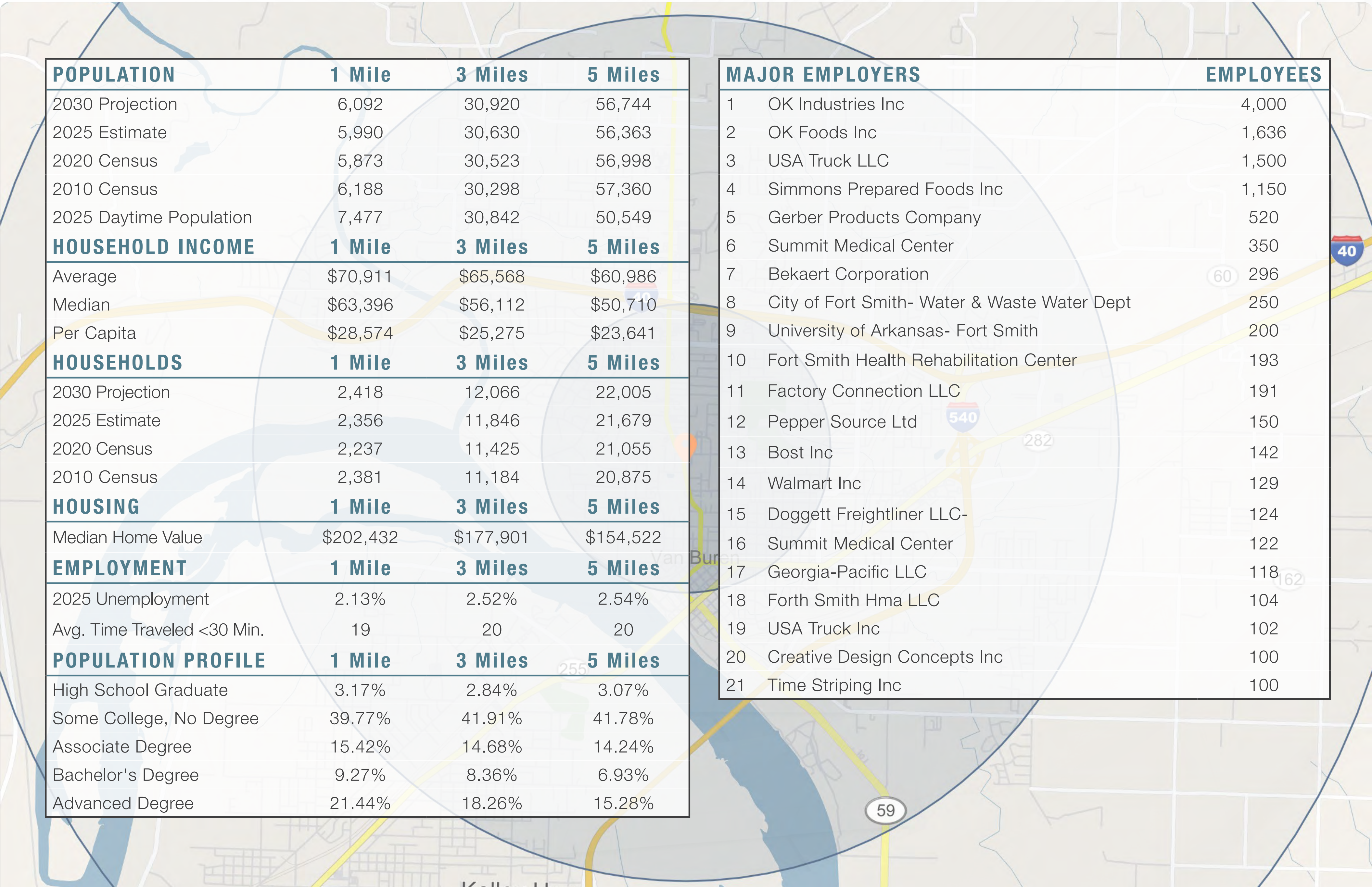
Start	End	Annual Rent	Monthly Rent	Rent/SF	% Incr.
Current	10/31/2037	$93,456	$7,788	$8.87	-
Option 1	10/31/2042	$102,802	$8,567	$9.75	10.00%
Option 2	10/31/2047	$113,082	$9,423	$10.73	10.00%
Option 3	10/31/2052	$124,390	$10,366	$11.80	10.00%
Option 4	10/31/2057	$136,829	$11,402	$12.98	10.00%
Option 5	10/31/2062	$150,512	$12,543	$14.28	10.00%

LOCAL AERIAL // 601 PARKVIEW STREET

REGIONAL AERIAL // 601 PARKVIEW STREET



DEMOGRAPHIC REPORT // VAN BUREN, AR



POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection	6,092	30,920	56,744
2025 Estimate	5,990	30,630	56,363
2020 Census	5,873	30,523	56,998
2010 Census	6,188	30,298	57,360
2025 Daytime Population	7,477	30,842	50,549
HOUSEHOLD INCOME	**1 Mile**	**3 Miles**	**5 Miles**
Average	$70,911	$65,568	$60,986
Median	$63,396	$56,112	$50,710
Per Capita	$28,574	$25,275	$23,641
HOUSEHOLDS	**1 Mile**	**3 Miles**	**5 Miles**
2030 Projection	2,418	12,066	22,005
2025 Estimate	2,356	11,846	21,679
2020 Census	2,237	11,425	21,055
2010 Census	2,381	11,184	20,875
HOUSING	**1 Mile**	**3 Miles**	**5 Miles**
Median Home Value	$202,432	$177,901	$154,522
EMPLOYMENT	**1 Mile**	**3 Miles**	**5 Miles**
2025 Unemployment	2.13%	2.52%	2.54%
Avg. Time Traveled <30 Min.	19	20	20
POPULATION PROFILE	**1 Mile**	**3 Miles**	**5 Miles**
High School Graduate	3.17%	2.84%	3.07%
Some College, No Degree	39.77%	41.91%	41.78%
Associate Degree	15.42%	14.68%	14.24%
Bachelor's Degree	9.27%	8.36%	6.93%
Advanced Degree	21.44%	18.26%	15.28%

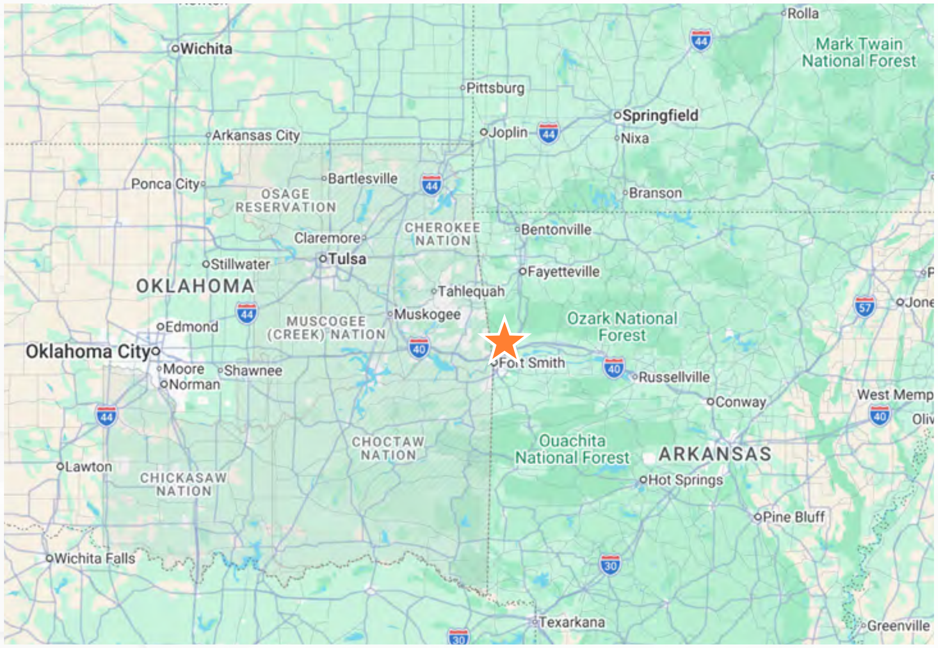
MAJOR EMPLOYERS		EMPLOYEES
1	OK Industries Inc	4,000
2	OK Foods Inc	1,636
3	USA Truck LLC	1,500
4	Simmons Prepared Foods Inc	1,150
5	Gerber Products Company	520
6	Summit Medical Center	350
7	Bekaert Corporation	296
8	City of Fort Smith- Water & Waste Water Dept	250
9	University of Arkansas- Fort Smith	200
10	Fort Smith Health Rehabilitation Center	193
11	Factory Connection LLC	191
12	Pepper Source Ltd	150
13	Bost Inc	142
14	Walmart Inc	129
15	Doggett Freightliner LLC-	124
16	Summit Medical Center	122
17	Georgia-Pacific LLC	118
18	Forth Smith Hma LLC	104
19	USA Truck Inc	102
20	Creative Design Concepts Inc	100
21	Time Striping Inc	100

MARKET SUMMARY // VAN BUREN, AR

City of Van Buren ARKANSAS

Van Buren is the second-largest city in the Fort Smith, Arkansas–Oklahoma Metropolitan Statistical Area and the county seat of Crawford County, Arkansas. The city is located directly northeast of Fort Smith at the Interstate 40 – Interstate 540 junction. According to 2023 population estimates from the U.S. Census Bureau, Van Buren's population is 24,138. With a 4% growth rate from 2020 to 2023, Van Buren is Arkansas's eighth-fastest growing city. The Fort Smith MSA has a total population of over 273,000.

Van Buren is steeped in history and boasts a well-preserved historic district. Visitors can explore the beautifully restored Victorian homes, downtown buildings, and the historic Main Street, which offers a glimpse into the city's past. The city is nestled along the Arkansas River and is surrounded by scenic natural beauty. It offers outdoor enthusiasts opportunities for hiking, biking, and water sports. The Ozark National Forest is not far away, providing excellent hiking and camping options, making Van Buren a great place for nature lovers.



Van Buren is home to many large corporations within the state and employs a great deal of the city's population within its Port and Industrial Park district. Manufacturing, food processing, and medicine are sustaining industries in Van Buren. Major employers include poultry processor Simmons Foods, the Van Buren School District, USA Truck, and Baptist Health.

Van Buren's location at the junction of Interstate 40, Interstate 540, and the Arkansas/Oklahoma border yields surprisingly large tourism and hospitality industries. The city is also located at the junction of several state and U.S. highways including Arkansas Highway 59, US 64, and US 71.

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DOLLAR GENERAL PLUS

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