ARCMERA

BANG REALTY

OFFERING MEMORANDUM

DG DOLLAR GENERAL

107 Highway 1 North, Oil City LA 71061

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies.

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INVESTMENT SUMMARY

Offering Price	Offering Cap Rate
$1,055,239.50	**8%**

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 reamin 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 Commencment 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

107 Highway 1 North, Oil City LA 71061

Central Location

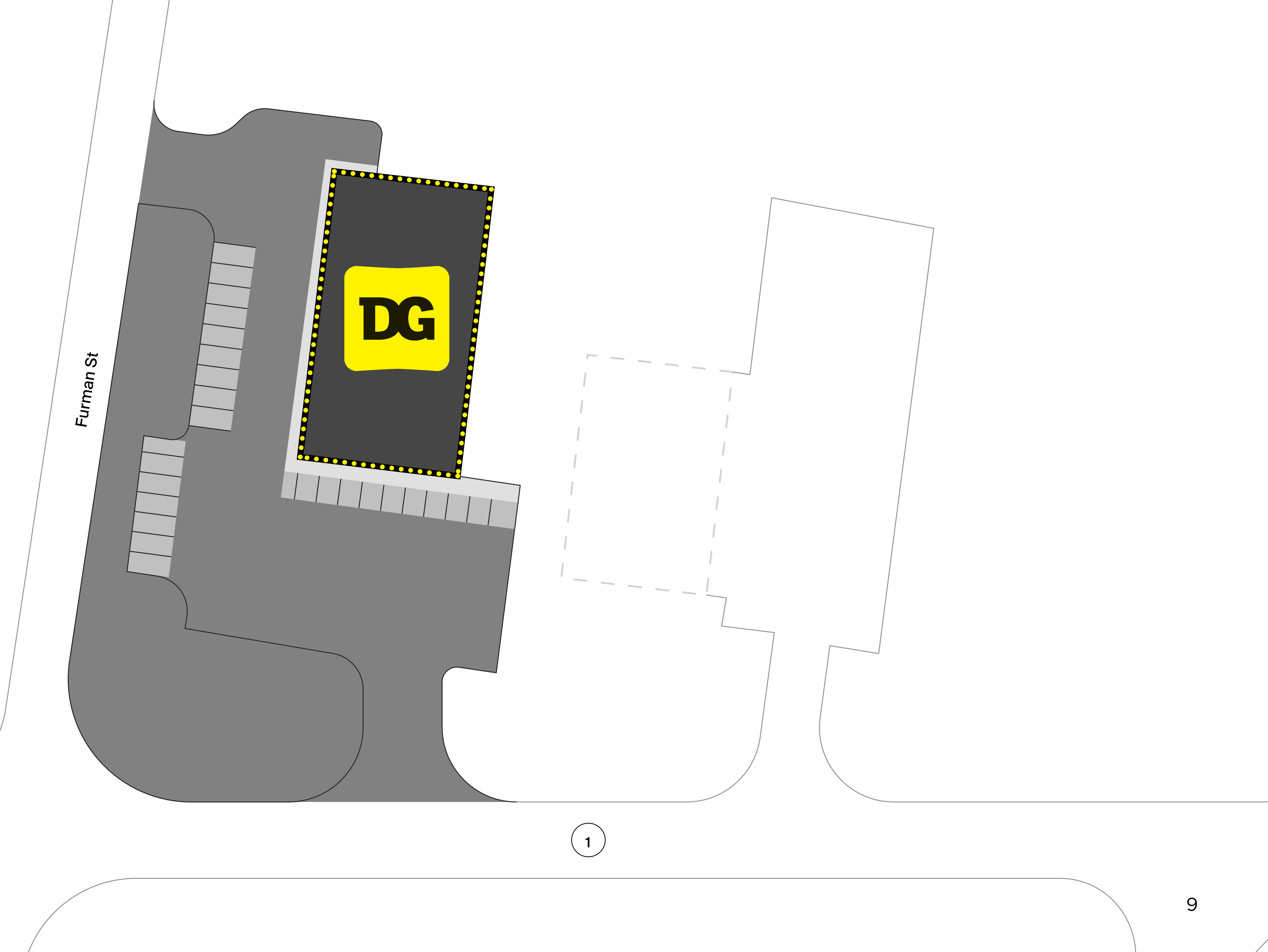
21.7-Miles to **Shreveport**

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

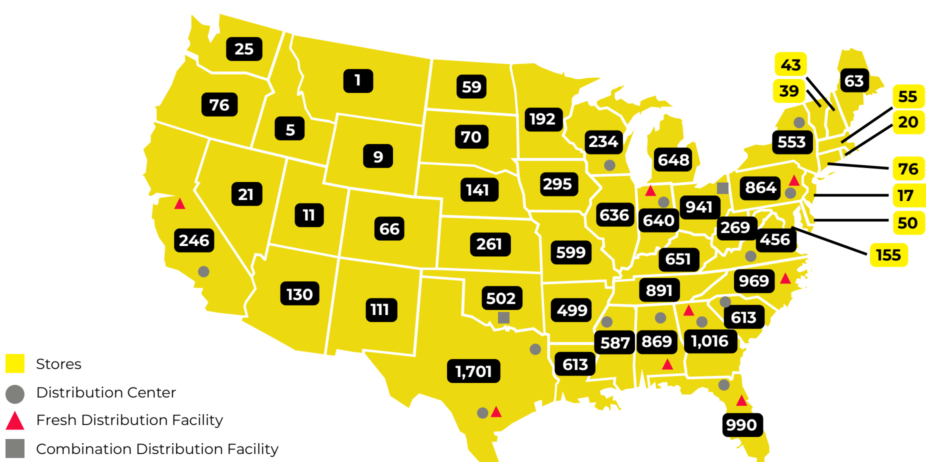


TENANT SUMMARY

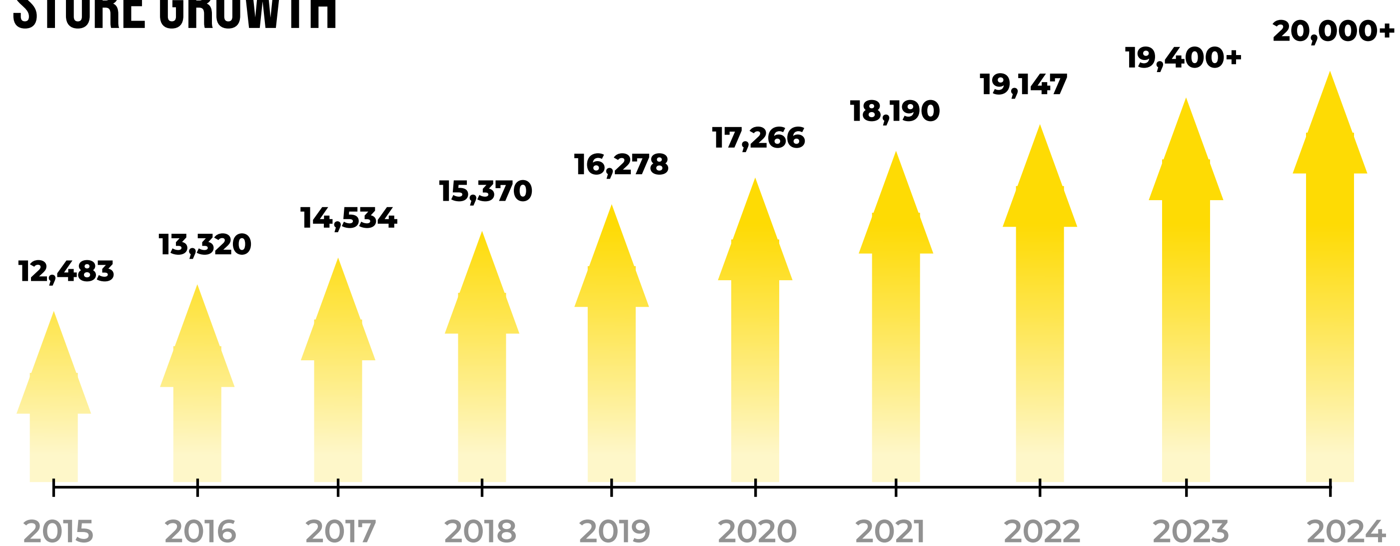
DOLLAR GENERAL®

BBB	DG	$54.4 B	83	20,000	800
S&P CREDIT RANKING INVESTMENT GRADE	PUBLICLY TRADED	TOTAL NET WORTH	YEARS IN BUSINESS	STORES IN 48 STATES	NEW STORES PLANNED FOR 2024

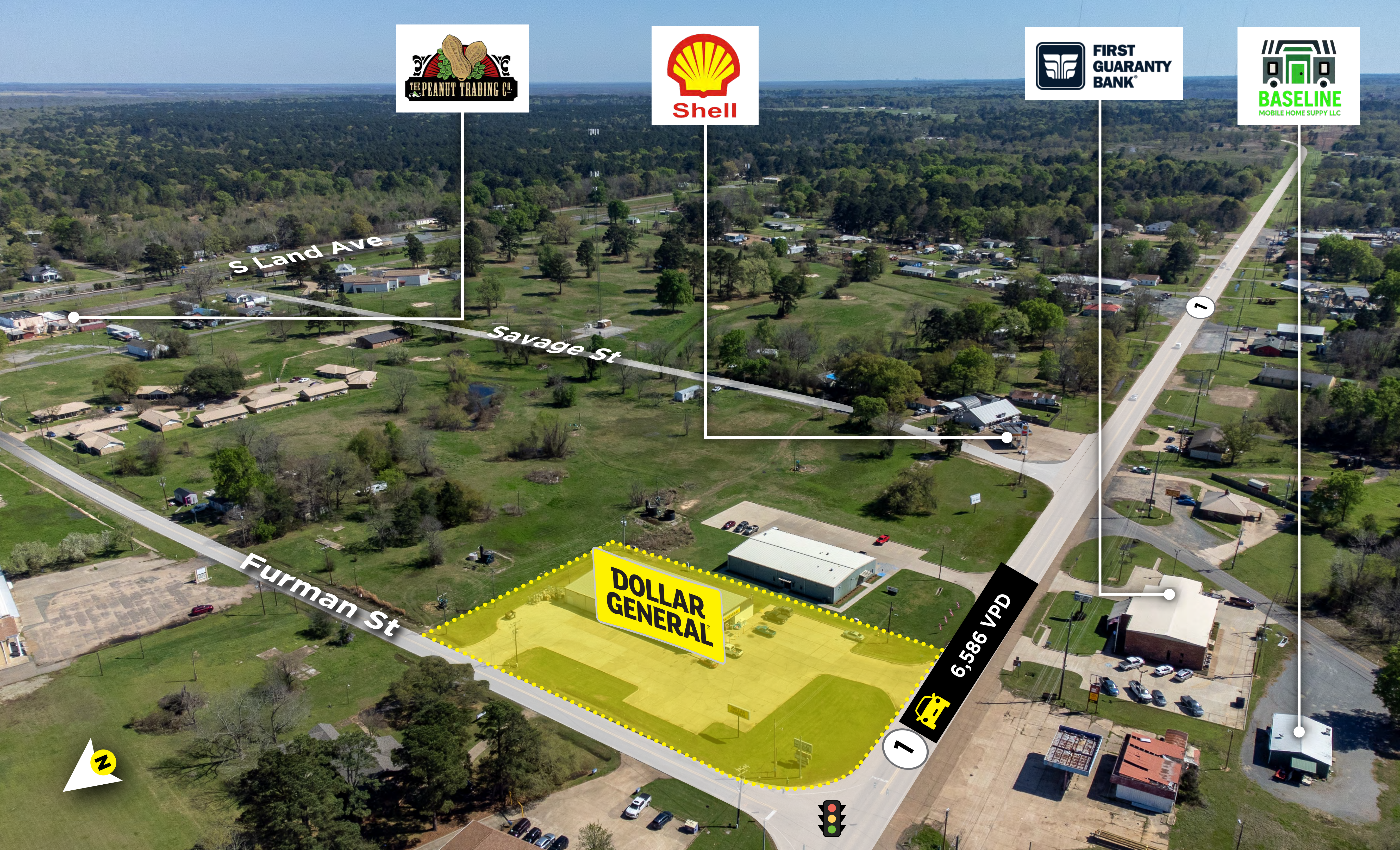
20,000+ STORES IN 48 STATES



STORE GROWTH




Offshore Energy Services, Inc.
Dream. Discover. Do.
SHREVE MEMORIAL LIBRARY
CB&T
Citizens Bank & Trust Company
UNITED STATES POSTAL SERVICE
Super S Storage
Climate Controlled
Furman St
DOLLAR GENERAL
1
6,586 VPD
N


THE PEANUT TRADING Co.
Shell
FIRST GUARANTY BANK
BASELINE
MOBILE HOME SUPPY LLC
S Land Ave
Savage St
Furman St
DOLLAR GENERAL
6,586 VPD
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