

## INVESTMENT OFFERING

**DOLLAR GENERAL**

**DOLLAR GENERAL**

525 S Eastern Ave  
Crowley (Lafayette), LA 70526



REPRESENTATIVE PHOTO



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The Owner shall have no legal commitments or obligations to any entity reviewing the Marketing Package or making an offer to purchase the Property unless and until such offer is approved by Owner pursuant to its Governing Authorities and the signature of the Owner or Owner's representative is affixed to a Real Estate Purchase Agreement prepared by Owner.

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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT BROKER FOR MORE DETAILS.

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REAL ESTATE INVESTMENT SERVICES

# FINANCIAL OVERVIEW

## OFFERING SUMMARY

PRICE	\$2,348,469
DOWN PAYMENT	100% / \$2,348,469
RENTABLE SQUARE FEET	10,640 SF
CAP RATE	6.60%
YEAR BUILT	2025
LOT SIZE	1.16 +/- Acres
TYPE OF OWNERSHIP	Fee Simple

## TENANT SUMMARY

TENANT TRADE NAME	Dollar General
OWNERSHIP	Public
LEASE GUARANTOR	Corporate
LEASE TYPE	Absolute NNN
LANDLORD RESPONSIBILITIES	None
LEASE TERM	Fifteen (15) Years
RENT COMMENCEMENT DATE	7/11/2025
LEASE EXPIRATION DATE	7/31/2040
INCREASES	5% Every 5-Years
OPTIONS TO RENEW	(4) 5-Year Options
RIGHT OF FIRST REFUSAL	No



## ANNUALIZED OPERATING DATA

RENT INCREASES	ANNUAL RENT	MONTHLY RENT
Years 1-5	\$154,999.00	\$12,916.58
Years 6-10	\$162,748.95	\$13,562.41
Years 11-15	\$170,886.40	\$14,240.53
Years 16-20 (Option 1)	\$179,430.72	\$14,952.56
Years 21-25 (Option 2)	\$188,402.26	\$15,700.19
Years 26-30 (Option 3)	\$197,822.37	\$16,485.20
Years 31-35 (Option 4)	\$207,713.48	\$17,309.46
BASE RENT		\$154,999.00
NET OPERATING INCOME		\$154,999.00
TOTAL RETURN YR-1	6.60%	\$154,999.00

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DOLLAR GENERAL

DOLLAR GENERAL CORPORATION

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 March, 3, 2023, the company’s 19,147 Dollar General, DG Market, DGX and pOps shelf 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.

DOLLAR GENERAL

PROPERTY NAME	Dollar General
PROPERTY ADDRESS	525 S Eastern Ave Crowley (Lafayette), LA 70526
PROPERTY TYPE	Net Lease Dollar Store
OWNERSHIP	Public
LEASE GUARANTOR	Corporate
STOCK SYMBOL	DG
BOARD	NYSE
LEASE TERM	Fifteen (15) Years
INCREASES	5% Every 5-Years
YEAR 1 NET OPERATING INCOME	\$154,999.00
NO. OF LOCATIONS	19,100+
HEADQUARTERED	Goodlettsville, TN
WEBSITE	www.dollargeneral.com
YEARS IN THE BUSINESS	Since 1968



# EXECUTIVE SUMMARY

## INVESTMENT OVERVIEW

This offering presents a rare opportunity to acquire a newly constructed, freestanding Dollar General with a 15-year absolute NNN lease—guaranteed by Dollar General Corporation (NYSE: DG), an investment-grade tenant (S&P: BBB) with a robust national footprint and a recession-resistant business model.

Located in Crowley, LA, just 20 miles from the growing city of Lafayette, this site sits in a strategically underserved retail corridor, directly along Highway 13/South Eastern Avenue with 7,000+ vehicles per day and immediate access to I-10, one of the region's primary transportation arteries. Its placement in this high-visibility, high-access location reinforces Dollar General's proven strategy of thriving in non-urban markets where it serves as a critical source of goods for surrounding rural and commuter populations.

The lease features 5% rental increases every five years, including during the (4) five-year renewal options, providing built-in income growth and inflation protection. As an absolute triple-net lease, the property offers truly passive ownership with zero landlord responsibilities.

With a corporate-backed lease, strong drive-by traffic, and proven tenant success in tertiary markets, this asset is ideal for 1031 exchange buyers and net-lease investors seeking long-term, stable cash flow with minimal operational overhead.

# DOLLAR GENERAL

## INVESTMENT HIGHLIGHTS

- Brand New 2025 Construction – Modern, Efficient Design with Minimal Capital Reserves Needed
- 15-Year Absolute NNN Lease – No Landlord Obligations, Fully Passive Income Stream
- 5% Rent Increases Every 5 Years – Including During (4) Five-Year Renewal Options
- Corporate Guarantee by Dollar General (NYSE: DG) Investment-Grade Credit (S&P: BBB)
- High-Traffic Corridor – 7,000+ Vehicles/Day on Hwy 13 with Direct I-10 Access
- Strong Regional Positioning – Just 20 Miles from Lafayette, in a Trade Area Underserved by Essential Retail



REPRESENTATIVE PHOTO



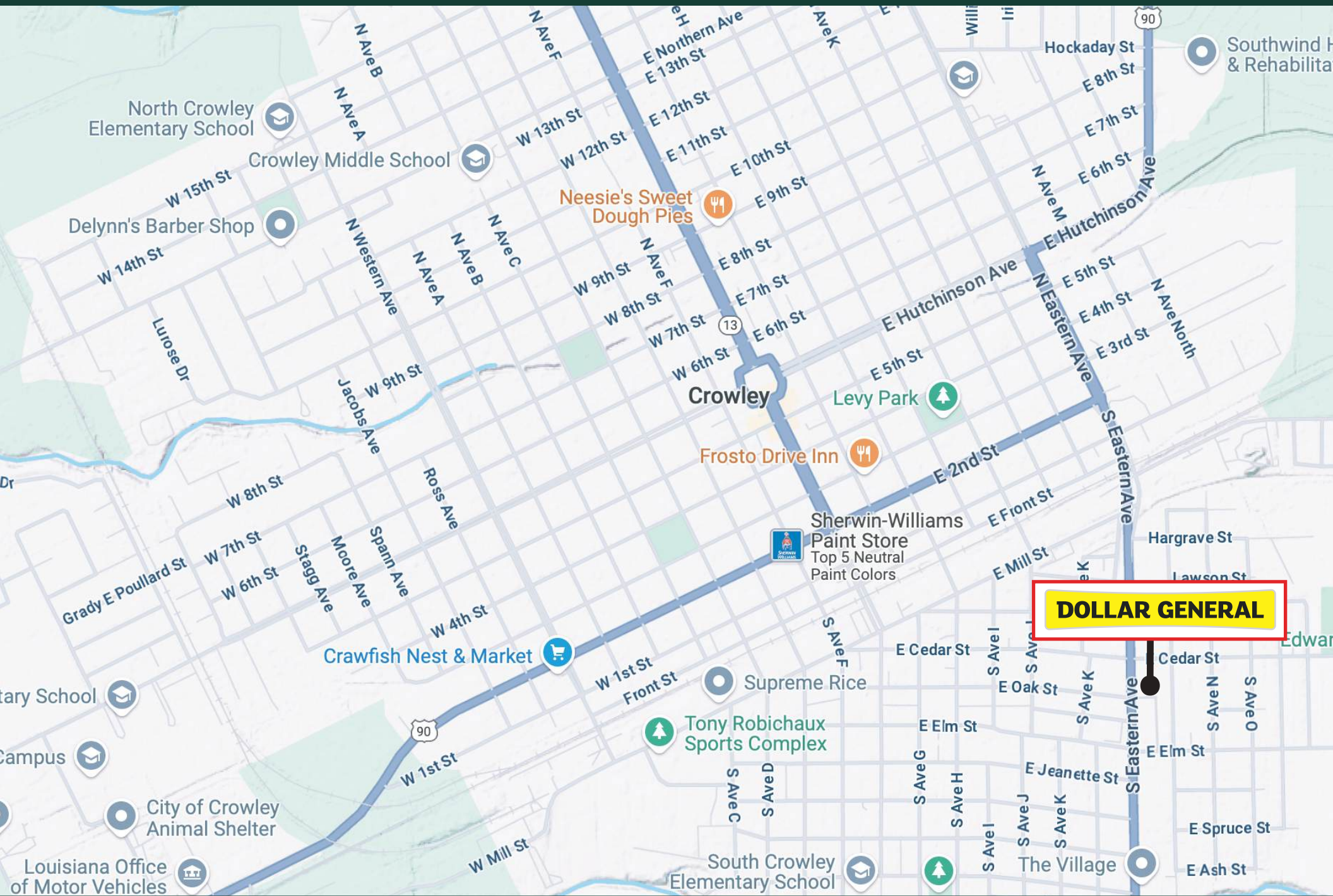
## AERIAL PHOTO



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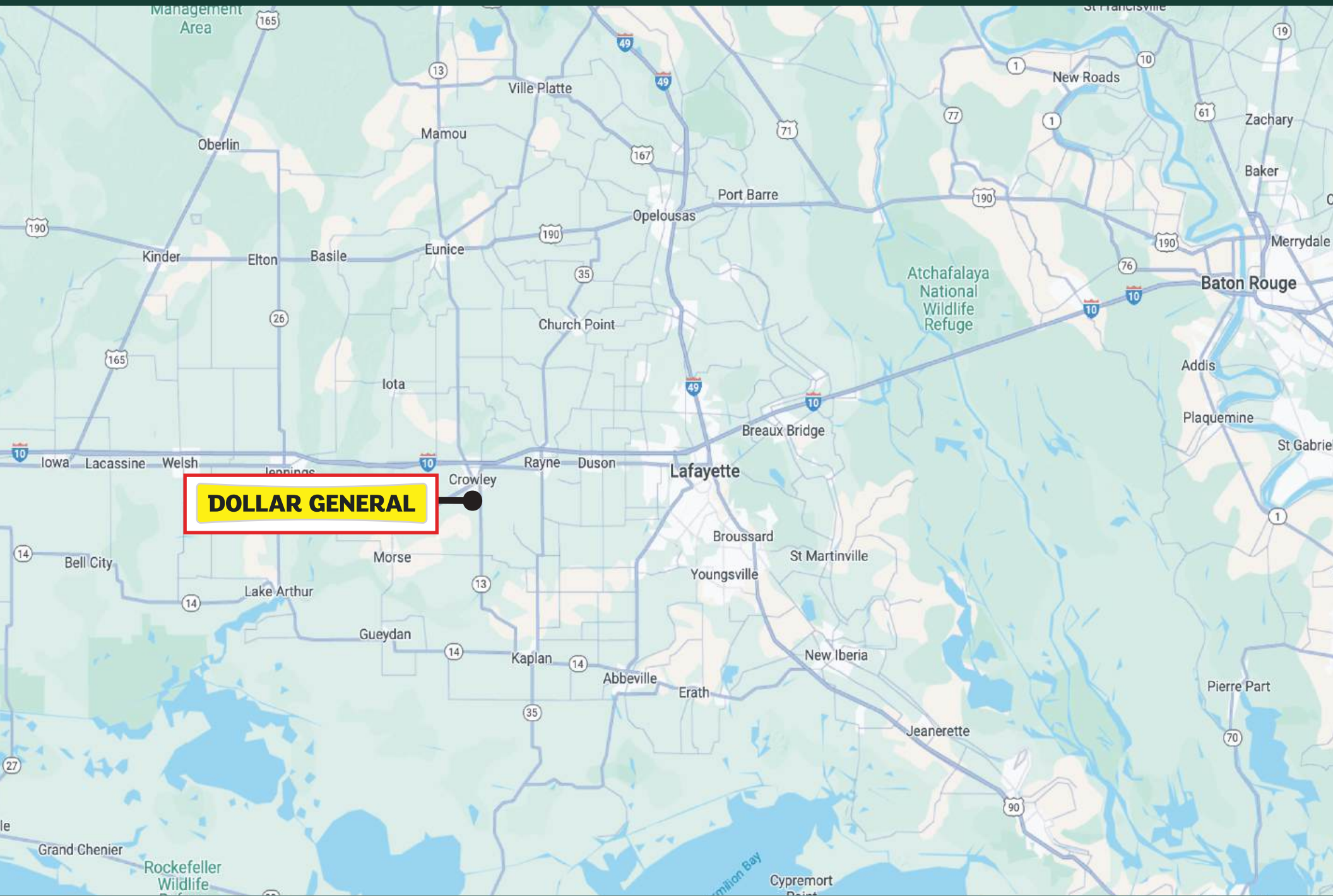
# LOCATION MAP



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# AREA MAP



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# MARKET OVERVIEW

## CROWLEY (LAFAYETTE), LOUISIANA

Lafayette, Louisiana serves as the economic and cultural center of the Acadiana region, with a strong and diverse economy anchored by healthcare, education, energy, and technology. Major employers such as Ochsner Lafayette General Health, Our Lady of Lourdes, and the University of Louisiana at Lafayette drive both employment and innovation. The city has also become a hub for companies like Amazon and CGI, with ongoing growth in logistics, digital services, and aerospace sectors. With a metro GDP nearing \$25 billion and an average household income exceeding \$83,000, Lafayette remains one of Louisiana's most dynamic markets.

The city's infrastructure supports its regional influence, offering robust transportation networks and connectivity through major interstates and the Lafayette Regional Airport. Lafayette's position as a central hub allows surrounding communities, including nearby Crowley, to benefit from its economic momentum. This synergy expands the labor pool, drives residential and commercial development, and enhances retail and service demand across the broader region.

Crowley, located just 23 miles west of Lafayette, is historically known as the "Rice Capital of America." While agriculture remains a key industry, the city's economy also includes healthcare, retail, and food services. With a growing population and strategic access to Lafayette's job market, Crowley is increasingly seen as a bedroom community for professionals and families seeking affordability and small-town living with metropolitan access.

The two cities are connected not just by geography, but by shared opportunity. Crowley benefits from Lafayette's economic scale, with residents commuting into the larger city for employment while businesses in Crowley leverage proximity to regional infrastructure and workforce resources. Ongoing development efforts, such as industrial projects in Acadia Parish, continue to attract investment and expand the local economic footprint.

Together, Lafayette and Crowley represent a cohesive regional market—balancing urban growth with rural charm, and offering businesses and residents alike access to opportunity, community, and long-term value.



### ***Crowley: Heart of Acadia Parish***

Located in southwest Louisiana, Crowley blends small-town charm with rich history and community pride.



### ***A Center for Agriculture and Commerce***

With strong agri-business roots and access to I-10, Crowley supports local growth and opportunity.



### ***Rice Capital of America***

Celebrated for its Rice Festival, Crowley proudly preserves its cultural roots while embracing growth and innovation.



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# DEMOGRAPHIC REPORT

REPRESENTATIVE PHOTO



2025 SUMMARY	3 MILES	5 MILES	10 MILES
Population	15,421	16,809	35,548
Median Age	39.8	40	39.8
Owner Occupied Housing Units	3,409	3,824	8,923
Renter Occupied Housing Units	2,654	2,751	4,701

2025 SUMMARY	3 MILES	5 MILES	10 MILES
Average Household Income	\$55,928	\$57,085	\$59,344
Households	6,086	6,613	13,747
Average Household Size	2.4	2.4	2.4
Total Consumer Spending	\$145M	\$160M	\$350M

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Listed with Louisiana broker  
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## **Customer Information Form**

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What Customers Need to Know When Working with Real Estate Brokers or Licensees

*This document describes the various types of agency relationships that can exist in real estate transactions.*

**AGENCY** means a relationship in which a real estate broker or licensee represents a client by the client's consent, whether expressed or implied, in an immovable property transaction. An agency relationship is formed when a real estate licensee works for you in your best interest and represents you. Agency relationships can be formed with buyers/sellers and lessors/lessees.

**DESIGNATED AGENCY** means the agency relationship that shall be presumed to exist when a licensee engaged in any real estate transaction, except as otherwise provided in LA R.S. 9:3891, is working with a client, unless there is a written agreement providing for a different relationship.

- The law presumes that the real estate licensee you work with is your designated agent, unless you have a written agreement otherwise.
- No other licensees in the office work for you, unless disclosed and approved by you.
- You should confine your discussions of buying/selling to your designated agent or agents only.

**DUAL AGENCY** means an agency relationship in which a licensee is working with both buyer and seller or both landlord and tenant in the same transaction. Such a relationship shall not constitute dual agency if the licensee is the seller of property that he/she owns or if the property is owned by a real estate business of which the licensee is the sole proprietor and agent. A dual agency relationship shall not be construed to exist in a circumstance in which the licensee is working with both landlord and tenant as to a lease that does not exceed a term of three years and the licensee is the landlord. Dual agency is allowed only when informed consent is presumed to have been given by any client who signed the dual agency disclosure form prescribed by the Louisiana Real Estate Commission. Specific duties owed to both buyer/seller and lessor/lessee are:

- To treat all clients honestly.
- To provide factual information about the property.
- To disclose all latent material defects in the property that are known to them.
- To help the buyer compare financing options.
- To provide information about comparable properties that have sold, so that both clients may make educated buying/selling decisions.



- To disclose financial qualifications to the buyer/lessee to the seller/lessor.
- To explain real estate terms.
- To help buyers/lessees arrange for property inspections
- To explain closing costs and procedures.

**CONFIDENTIAL INFORMATION** means information obtained by a licensee from a client during the term of a brokerage agreement that was made confidential by the written request or written instruction of the client or is information the disclosure of which could materially harm the position of the client, unless at any time any of the following occur:

- The client permits the disclosure by word or conduct.
- The disclosure is required by law or would reveal serious defect.
- The information became public from a source other than the licensee.

By signing below, you acknowledge that you have read and understand this form and that you are authorized to sign this form in the capacity in which you have signed.

Buyer/Lessee:

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Licensee: \_\_\_\_\_

Date: \_\_\_\_\_

Seller/Lessor:

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Licensee: \_\_\_\_\_

Date: \_\_\_\_\_