



1998 US-31 Hartselle, AL 35640

**Retail
Investment Opportunity**

Offering Memorandum



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Exclusively Listed By



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Property Overview

Gerber Collision & Glass
1998 US-31 Hartselle, AL 35640



Investment Highlights

Property Highlights

- **Steady Rental Growth:** Features 2.0% annual rent increases throughout the initial term and all option periods, providing a strong built-in hedge against inflation.
- **Corporate Backing:** Leased to JHCC Holdings LLC, which operates as a key brand under Boyd Group Services Inc. (Gerber Collision & Glass), combining local market strength with multi-billion-dollar public corporate stability.
- **Brand-New TPO Roof:** Property conditions include a brand-new TPO roof replacement, offering long-term structural warranty protection and heavily minimizing future landlord Cap-Ex risks.
- **High-Traffic Corner Location:** Situated on an expansive 1.8-acre corner parcel at U.S. Highway 31 and Peach Orchard Road, boasting strong visibility with approximately 21,320 vehicles per day (VPD).
- **Strategic Retail Corridor:** Positioned just down the road from a high-volume Lowe's Home Improvement on Highway 31 — a major regional thoroughfare that directly connects the growing economies of Cullman and Decatur.
- **Low Landlord Maintenance:** Highly passive lease structure where the tenant pays utilities directly, handles day-to-day site repairs, and covers real estate taxes and insurance.
- **Long-Term Site Commitment:** Initial 10-year term with four (4), 5-year renewal options, giving this asset up to a 30-year total lease lifecycle.





Hatselle
±2.2 Miles Away

Storage Sense

Midway Manor Apartments
±28 Units

Subject Property

TACO BELL
RED X FITNESS
Little Caesars

M&J FABRICATION

SCOOTERS COFFEE
Jack's
MARCO'S
verizon

Walmart Supercenter

LOWE'S

NORTH CO-OP ALABAMA
"GROWING TOGETHER SINCE 1925"
CULLMAN - MARSHALL - MORGAN

31

± 21,520 VPD

1998 US-31
Hartselle, AL 35640

±10,500 SF
GLA

1992
Year Built

±21,320
Vehicles Per Day

NN+
Lease Type



Financial Overview

Gerber Collision & Glass
1998 US-31 Hartselle, AL 35640



Financial Summary

\$1,383,155

List Price

6.75%

Cap Rate

±9,375 SF

Rentable SF

±2.57 AC

Lot Size

Property Details

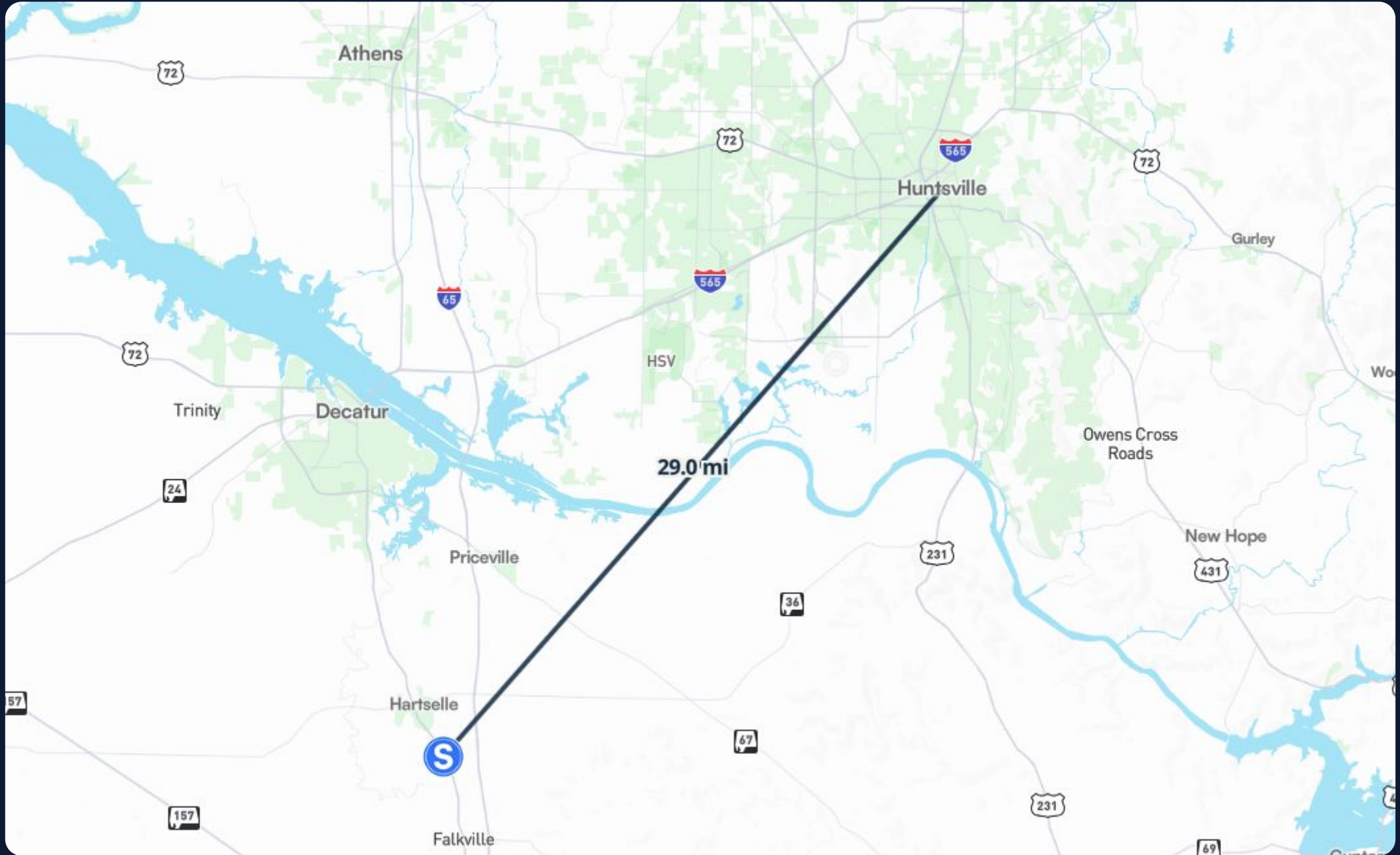
Tenant	Gerber Collision and Glass
Rent Commencement	September 8, 2023
Lease Expiration	September 7, 2033
Original Lease Term	15 Years
Lease Term Remaining	7 Years
Options Remaining	Four, 5-Year
Lease Type	NN+
NOI	\$93,363
Rent Increases	2% Annually
Right of First Refusal (ROFR)	Yes - 14 Days

Annualized Operating Data

Term	Monthly Rent	Annual Rent	Cap Rate
Current	\$7,780.25	\$93,363.00	6.75%
2027	\$7,935.86	\$95,230.26	6.89%
2028	\$8,094.57	\$97,134.87	7.02%
2029	\$8,256.46	\$99,077.56	7.16%
2030	\$8,421.59	\$101,059.11	7.31%
2031	\$8,590.02	\$103,080.30	7.45%
2032	\$8,761.83	\$105,141.90	7.60%
2033	\$8,937.06	\$107,244.74	7.75%
Option 1	\$9,115.80	\$109,389.63	7.91%
Option 2	\$10,064.58	\$120,775.00	8.73%
Option 3	\$11,112.11	\$133,345.35	9.64%
Option 4	\$12,268.67	\$147,224.05	10.64%

Market Overview

Gerber Collision & Glass
1998 US-31 Hartselle, AL 35640



HARTSELLE, AL

Local Market Overview

Hartselle, Alabama, is a charming small city located in Morgan County in the heart of North Alabama. Founded in the late 19th century as a railroad town, Hartselle has grown into a thriving community while maintaining its strong sense of Southern hospitality and historic character. The city is often recognized for its beautiful downtown district, which features locally owned shops, restaurants, and historic buildings that reflect its rich heritage. With a population of just over 15,000 residents, Hartselle offers a welcoming atmosphere that combines the benefits of small-town living with convenient access to larger cities such as Huntsville, Decatur, and Birmingham.

Known as the “City of Southern Hospitality,” Hartselle places a strong emphasis on community, education, and quality of life. The city is home to highly regarded public schools, numerous parks, and recreational facilities that support family-friendly activities throughout the year. Annual events, festivals, and local traditions help foster a close-knit community spirit, while ongoing economic development has attracted new businesses and industries to the area. Its strategic location along Interstate 65 and its blend of historic charm, modern amenities, and affordable living continue to make Hartselle an attractive place to live, work, and visit in North Alabama.



Property Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	2,178	14,279	22,845
Current Year Estimate	2,102	14,151	22,614
2020 Census	1,954	13,710	21,552
Growth Current Year-Five-Year	3.62%	0.90%	1.02%
Growth 2020-Current Year	7.58%	3.21%	4.93%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	812	5,691	8,991
Current Year Estimate	787	5,681	8,941
2020 Census	745	5,449	8,490
Growth Current Year-Five-Year	3.11%	0.17%	0.55%
Growth 2020-Current Year	5.69%	4.26%	5.31%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$127,397	\$109,139	\$109,989

HUNTSVILLE, AL MSA

Market Demographics



218,814

Total Population

\$70,778

Median HH Income

92,000

of Households

50%

% Bachelor's Degree

38.4

Median Age

\$265,000

Median Property Value

Local Market Overview

Huntsville, Alabama, often hailed as "Rocket City," is a unique blend of Southern charm and high-tech sophistication, nestled in the Appalachian region of northern Alabama. Its roots stretch back to 1805, predating Alabama's statehood, and it has since evolved from a quiet cotton town to a bustling metropolis that plays a pivotal role in the fields of aerospace and technology. The city's dramatic transformation began in the mid-20th century, largely due to its selection as the site for the U.S. Army's rocket and missile programs.

The heart of Huntsville's modern identity is the U.S. Space & Rocket Center, a Smithsonian Affiliate and the earth's largest space museum. This iconic facility not only serves as an educational cornerstone, offering visitors a glimpse into the past, present, and future of space exploration, but it is also home to Space Camp, where aspiring astronauts of all ages come to learn and dream. The city's commitment to space and science is mirrored in the high concentration of engineers and PhD holders residing here, contributing to its reputation as a smart city where innovation thrives.

Beyond its achievements in aerospace, Huntsville boasts a vibrant cultural and economic landscape that continues to attract new residents and businesses from across the nation. The city features a thriving downtown district, a growing arts community, and numerous parks and outdoor recreation areas, including Monte Sano State Park and the scenic Tennessee River. Huntsville's strong economy is supported by major employers such as NASA's Marshall Space Flight Center, Redstone Arsenal, and a wide range of technology and defense contractors. Combined with its highly rated schools, affordable cost of living, and diverse population, Huntsville has become one of the fastest-growing cities in the southeastern United States, successfully balancing its rich historical heritage with a forward-looking vision centered on innovation, education, and opportunity.

New Development: Mazda Toyota Manufacturing Plant

A notable new development that underscores Huntsville, Alabama's dynamic growth trajectory is the construction of the Mazda Toyota Manufacturing plant, a joint venture that marks a significant expansion in the automotive industry within the region. This sprawling facility, situated in the western part of Huntsville, is poised to significantly boost the local economy by providing up to 4,000 jobs and producing up to 300,000 vehicles annually once it reaches full production capacity. The establishment of this plant not only diversifies Huntsville's industrial base beyond its traditional aerospace and defense sectors but also signals the city's growing appeal to international investors and its capacity to support large-scale manufacturing operations. This development is expected to have a ripple effect on the local economy, spurring growth in ancillary industries, including auto parts suppliers, and enhancing the overall economic vitality of the region. It exemplifies Huntsville's forward-looking economic development strategy and its readiness to embrace the future of manufacturing and technology.



Economic Development

The economic development of Huntsville, Alabama, has been characterized by strategic diversification and proactive investment in industries of the future. In recent years, Huntsville has emerged as a magnet for investment, attracting a plethora of companies within the aerospace, defense, and technology sectors, further solidifying its status as a key hub for innovation in the United States. The city has successfully leveraged its historical ties to space exploration and missile defense to build an economy that's not just reliant on government contracts but is also increasingly home to startups and established firms in cyber security, biotechnology, and software development. Huntsville's economic strategy has been inclusive, focusing on creating a highly skilled workforce through its educational institutions and training programs, which in turn has contributed to its low unemployment rates and high job growth.

The expansion of the FBI's presence at the Redstone Arsenal and the construction of new facilities by blue-chip companies like Facebook and Toyota have also signaled strong confidence in Huntsville's economic future. This diverse economic base not only enhances the city's resilience against economic downturns but also positions it as a model for other cities aiming for sustainable growth in the 21st century.

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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