1405-B Industrial Pkwy Saraland, AL 36571

Retail
Investment Opportunity
Offering Memorandum

Brand New 2026 Construction | 10-Year Abs NNN Ground Lease | 10% Rent Increases

MATTHEWS™

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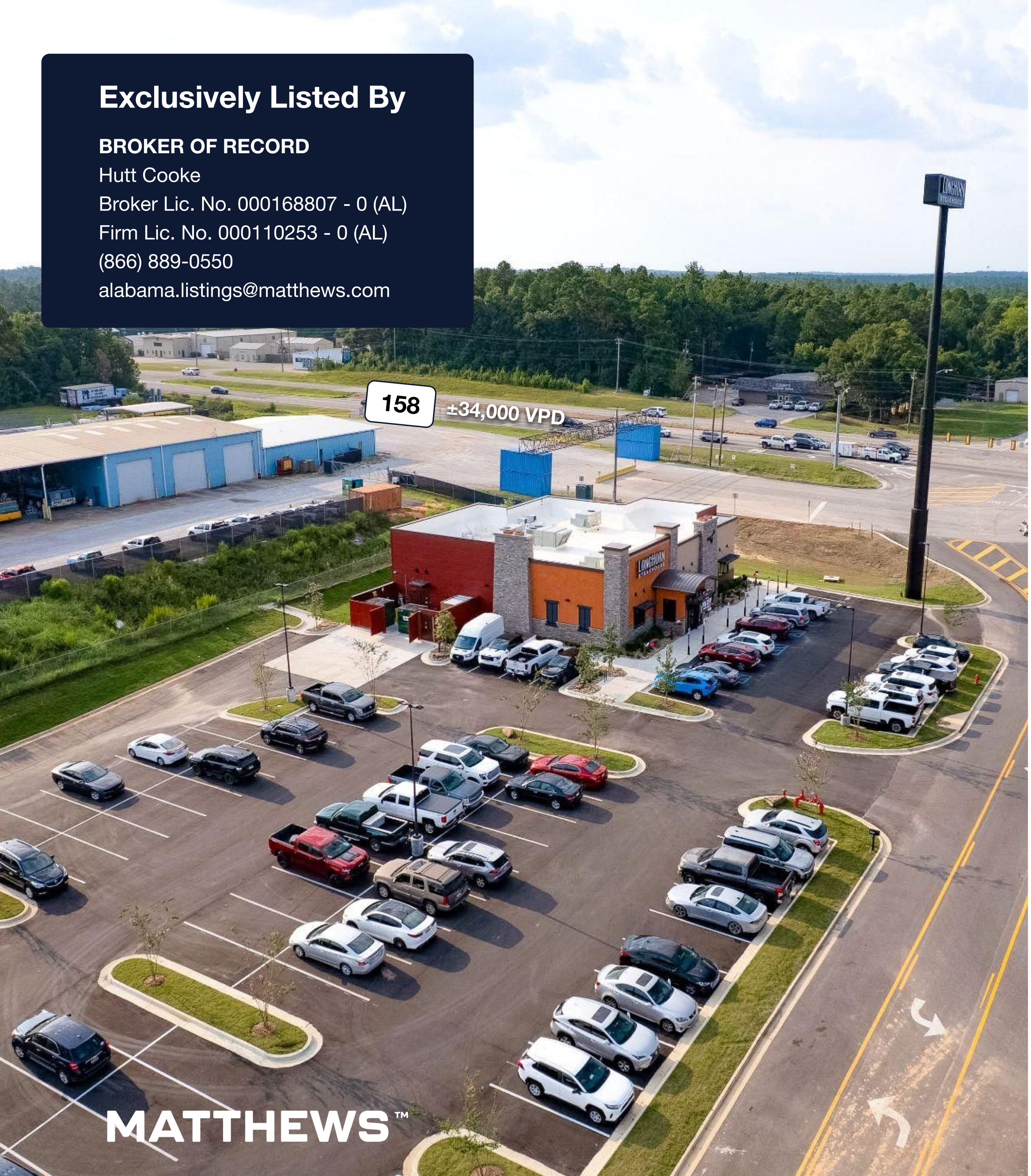

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Property Overview

$3,457,944 List Price	**±10 Years** Lease Term Remaining	**Abs NNN Ground Lease** Lease Type
±5,780 SF GLA	**±1.74 AC** Lot Size	**2026** Year Built

Investment Highlights

Lease & Location Highlights

- Brand new 2026 ground lease construction
- 10 Year Ground lease with 10% increases every 5 years and in each of the four, 5 year options
- Located directly across the street from a Publix grocery anchored retail center
- Extremely Strong average household income of approximately $84,276 (5-mile radius)
- Five mile population in excess of 44,678 residents, with the greater 10 mile area spanning over 188,641 residents
- Saraland is located within the Mobile MSA, which has a population of roughly 414,000 residents and is expected to continue growing over the next several years
- The subject property benefits from strong visibility and traffic exposure, with approximately ±34,400 vehicles per day (VPD) along Hwy 158 and ±70,400 vehicles per day (VPD) on the nearby I-65
- The adjacent Chick-Fil-A is ranked in the top 20% in Alabama within 6 months of opening (Placer.AI)

Tenant Highlights

- Longhorn Steakhouse has over 638 restaurants with expansion plans for the foreseeable future
- LongHorn Steakhouse is a subsidiary of Darden Restaurants, INC
- Darden Restaurants has over 2100 locations
- Darden Restaurants holds a S&P "BBB" rating and is publicly traded (NYSE: DRI)
- Longhorn steakhouse has increased same store sales by over 20% in the last 3 years and average unit volume to over $5.6 Million.

Aerial Map

N
BEALLS
Live Life Local
ROUSES MARKETS
CVS pharmacy
± 70,400 VPD
Infirmary Health Saraland
±681 Beds
65
Publix
MARCO'S
ZAXBY'S
Jersey Mike's SUBS
MUGSHOTS Grill & Bar
Pelc Tire AUTO SERVICE CENTER
tropical SMOOTHIE CAFE
Great Clips
RubyTuesday
Comfort INN & SUITES
Sleep
MICROTEL BY WYNDHAM
COUNTRY INN & SUITES
piggly wiggly
NTW NATIONAL TIRE WHOLESALE
50 INDUSTRIAL VALVE CELEBRATING 50 YEARS
158
± 34,000 VPD
1 Mile
2 Mile
3 Mile
LONGHORN STEAKHOUSE
Subject Property
Distribution Center
O'Reilly AUTO PARTS
Chick-fil-A
Average 22K Weekly Visits
Source: Placer AI
Walmart Supercenter
Saraland High School
±1,151 Students
University of Mobile
±2,092 Students
TOWNEPLACE SUITES MARRIOTT
Fairfield BY MARRIOTT
Holiday Inn Express
VERTEX
Google Earth

Aerial Map

Infirmary Health Saraland
±681 Beds
± 70,400 VPD
65
Ruby Tuesday
Comfort INN & SUITES
Sleep
MICROTEL BY WYNDHAM
COUNTRY INN & SUITES
Publix
Marco's
ZAXBY'S
Jersey Mike's SUBS
MUGSHOTS Grill & Bar
Pelc Tire AUTO SERVICE CENTER
Formerly Fairhope Tire | Locally Owned and Operated
tropical SMOOTHIE CAFE
Great Clips
Cracker Barrel
BIG TUNA
Freddy's
BAYMONT INN & SUITES
SUBWAY
Popeyes
jiffy lube
FIVE GUYS BURGERS and FRIES
PAPA JOHN'S
TRACTOR SUPPLY CO
McALISTER'S DELI
DOLLAR TREE
CHICKEN SALAD CHICK
REGIONS
WHATABURGER
158
± 34,000 VPD
LONGHORN STEAKHOUSE
Subject Property
Chick-fil-A
Average 22K Weekly Visits
Source: Placer AI
QT
Holiday Inn Express
Quality INN & SUITES
2025 Saw a Significant Increase in Vehicles Per Day Over Prior Years
Walmart Supercenter
TOWNEPLACE SUITES MARRIOTT
Fairfield BY MARRIOTT
La Maison of Saraland Apartments
& Mobile Alabama Luxury Apartments
Saraland High School
±1,151 Students
N
Google Earth

Site Plan

Property Photos

Financial Overview

1405-B Industrial Pkwy Saraland, AL 36571

Financial Summary

$3,457,944
List Price

5.35%
Cap Rate

2026
Year Built

±104,400 VPD
Hwy 158 & I-65

$185,000
NOI

Tenant Summary

Tenant Trade Name	Longhorn Steakhouse
Type of Ownership	Ground Lease
Lease Guarantor	Corporate
Lease Type	Abs NNN Ground Lease
Landlords Responsibilities	None
Original Lease Term	10 Years
Rent Commencement Date	7/27/2026
Lease Expiration Date	7/31/2036
Term Remaining on Lease	±10 Years
Increases	10% Every 5 Years in Base and Options
Options	Four, 5-Year Options

Annualized Operating Data

	Monthly Rent	Annual Rent	Increases	Cap Rate
Years 1 - 5	**$15,416.67**	**$185,000.04**	**-**	**5.35%**
Years 6 - 10	$16,958.33	$203,500.00	10.00%	5.88%
Option 1	$18,654.17	$223,850.00	10.00%	6.47%
Option 2	$20,519.58	$246,235.00	10.00%	7.12%
Option 3	$22,571.54	$270,858.50	10.00%	7.83%
Option 4	$24,828.70	$297,944.35	10.00%	8.62%

Tenant Overview

Year Founded
1981

Headquarters
Orlando, FL

Parent Company
Darden Restaurants, Inc.

Employees
42,000+

Locations
650+

Credit Rating (Parent)
S&P BBB

Annual Revenue
$3 Billion+

Tenant Overview

LongHorn Steakhouse is one of the nation's leading casual dining steakhouse brands, recognized for its premium steak offerings, consistent operating performance, and broad consumer appeal. Founded in 1981, the brand has grown into a dominant player in the polished casual dining segment and has benefited from strong brand equity, disciplined operations, and a loyal customer base. Since becoming part of Darden Restaurants, Inc. in 2007, LongHorn has continued to outperform many competitors through steady unit expansion, industry-leading guest satisfaction, and strong same-restaurant sales performance, making it an attractive retail tenant backed by an investment-grade parent company.

Why Invest in Longhorn Steakhouse?

- **Investment-Grade Corporate Backing** - LongHorn Steakhouse is owned by Darden Restaurants, Inc. (NYSE: DRI), an investment-grade public company with BBB (S&P) and Baa2 (Moody's) credit ratings. Darden's strong balance sheet, operational expertise, and financial resources provide stability and enhance lease security for investors.

- **Leading National Steakhouse Brand with Proven Performance** - With 650+ locations and more than 42,000 employees, LongHorn is one of the largest casual dining steakhouse chains in the United States. The brand has consistently delivered strong same-restaurant sales growth, high guest satisfaction, and disciplined expansion, reinforcing its long-term operating strength.

- **Strong Brand Recognition and Long-Term Growth Potential** - Founded in 1981, LongHorn has built a loyal customer base through its focus on quality steaks, value, and consistent dining experiences. Supported by Darden's continued investment in new restaurant development, digital engagement, and menu innovation, the brand is well positioned for sustained growth and long-term occupancy stability.

Longhorn Steakhouse In The News

FSR®

LongHorn Steakhouse Sizzles as Darden Surpasses $13 Billion in Sales

LongHorn Steakhouse continues to be a major growth engine for Darden Restaurants, delivering 9.5% same-restaurant sales growth in Q4 and reaching $3.42 billion in annual sales. Average unit volumes have climbed to approximately $5.6 million, reflecting strong guest demand and consistent restaurant execution. LongHorn's focus on steak quality, generous portions, and compelling value has helped the brand maintain momentum even as beef costs remain elevated.

The strong LongHorn performance helped propel Darden past ***$13.2 billion in fiscal 2026 sales,*** up 9.4% year over year. Management continues to invest in LongHorn's long-term growth while protecting the guest experience rather than relying heavily on price increases. With its combination of rising traffic, high unit volumes, and strong consumer perception, ***LongHorn remains one of the most important contributors to Darden's growth and competitive position in full-service dining.***

Read More HERE

Market Overview

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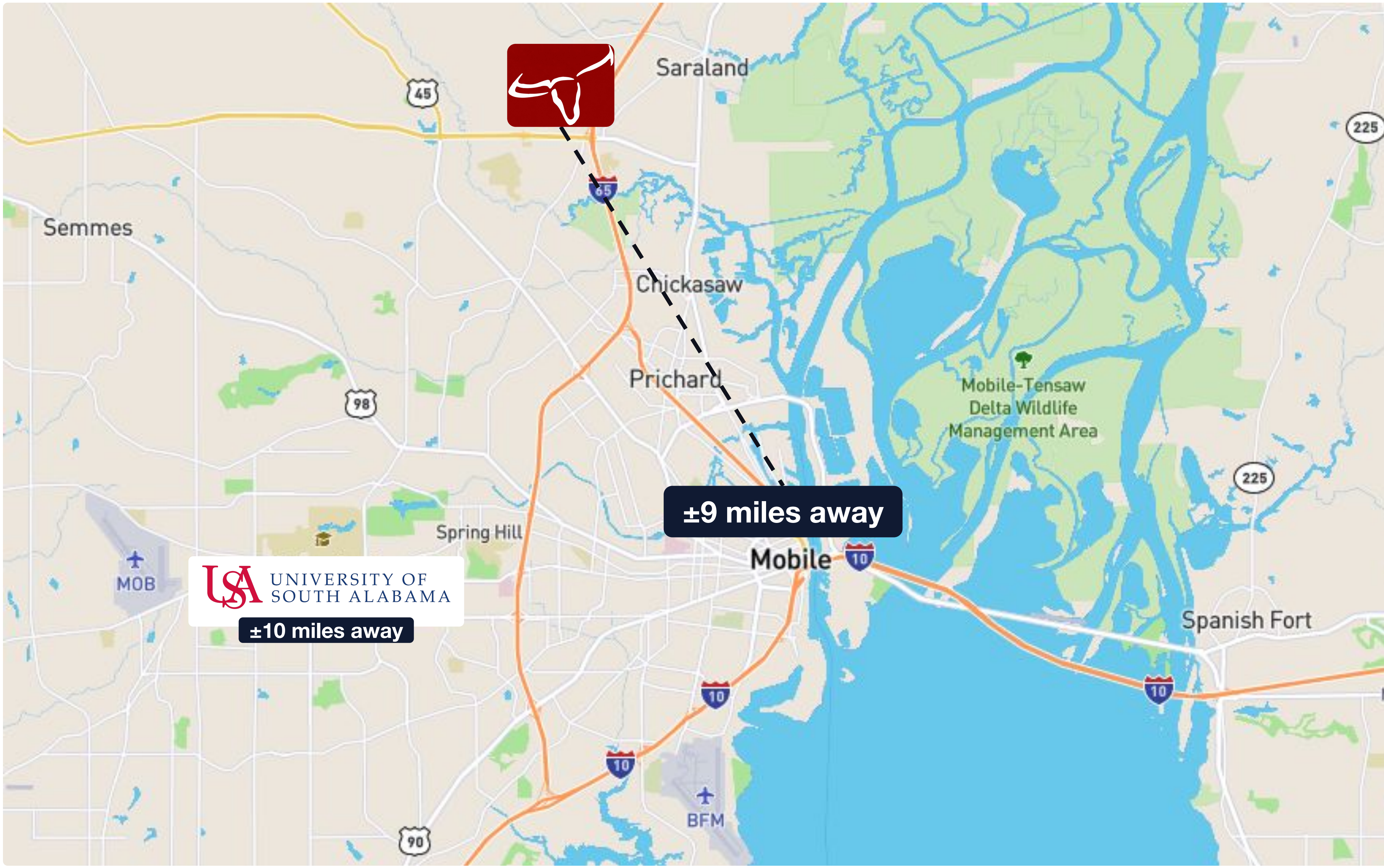

Saraland, AL

Mobile, AL | MSA

Market Demographics

44,722
5 Mile Population

$87,572
Average HH Income

4.5%
Retail Vacancy

±25 Miles
Gulf of Mexico

Alabama's #1
School District

Ranked Top 10
Safest City in AL

Local Market Overview

Saraland is a rapidly expanding municipality within the Mobile Metropolitan Statistical Area, strategically positioned along the I-65 corridor in southern Alabama. The city benefits from steady population growth driven by suburban migration, strong household formation, and continued residential development. With median household incomes exceeding many surrounding communities, Saraland attracts a **stable workforce tied to industrial, logistics, healthcare, and port-related employment centers throughout the Mobile Bay region**. Its proximity to major transportation infrastructure and coastal amenities enhances long-term residential and commercial demand.

The area offers a suburban setting with **convenient access to employment hubs in Mobile and along the Gulf Coast**. Quality public schools, new housing developments, and retail corridor expansion along Highway 43 contribute to sustained economic activity. As part of a diversified regional economy supported by aerospace, shipbuilding, manufacturing, and energy sectors, Saraland benefits from regional capital investment while maintaining a lower-density, community-oriented environment. Continued infrastructure improvements and industrial expansion within Mobile County reinforce Saraland's position as a desirable residential and commercial growth node.

Property Demographics

Population	3-Mile	5-Mile	10-Mile
Current Year Estimate	16,588	45.128	190,408
2020 Census	16,566	44,722	188,955
Growth 2020-Current Year	0.13%	0.90%	0.77%
Households	**3-Mile**	**5-Mile**	**10-Mile**
Current Year Estimate	6,784	17,753	78,440
2020 Census	6,584	17,492	75,874
Growth 2020-Current Year	3.04%	1.49%	3.38%
Income	**3-Mile**	**5-Mile**	**10-Mile**
Average Household Income	$83,024	$76,629	$87,572

Saraland, Alabama Coastal Gateway Regional Overview

Saraland is strategically positioned within the fast-growing Mobile metropolitan area in southwest Alabama, serving as a key residential and commercial hub along the northern gateway to Mobile. Located in Mobile County just north of downtown Mobile, Saraland benefits from strong regional connectivity, access to Interstate 65, and proximity to the Port of Mobile—one of the largest and fastest-growing ports on the Gulf Coast.

The city has experienced steady population growth driven by quality schools, suburban housing options, and convenient access to major employment centers. Mobile County's economy is anchored by aerospace, maritime, logistics, healthcare, and advanced manufacturing, with major employers including Airbus, Austal USA, and the University of South Alabama Health System. Saraland's business-friendly environment, strong household incomes relative to the broader region, and continued residential development support expanding retail demand and long-term economic stability.Ongoing infrastructure improvements and commercial investment throughout the northern Mobile County corridor continue to enhance accessibility and reinforce Saraland's position as a preferred suburban community within the Mobile MSA.

I-65 & Highway 43 Retail and Commercial Corridor

Saraland's primary commercial corridor is centered along U.S. Highway 43 (Saraland Boulevard) and its interchange with Interstate 65, which serves as a major north–south transportation artery connecting Mobile to Montgomery and the broader Southeast. This corridor captures commuter traffic, regional shoppers, and travelers moving between the Gulf Coast and inland Alabama.

The retail trade area benefits from strong visibility, high daily traffic counts, and convenient interstate access, supporting a mix of national retailers, grocery anchors, restaurants, healthcare providers, and service-oriented businesses. The area functions as a dominant retail node for northern Mobile County and draws customers from surrounding communities such as Satsuma, Creola, and Chickasaw. Retail performance in Saraland reflects stable occupancy levels, continued tenant demand, and measured new development. Growth in residential rooftops, combined with expanding industrial and logistics employment in the greater Mobile region, reinforces consumer spending power and supports sustained commercial activity. As regional population growth and port-related economic expansion continue, the Saraland retail corridor remains well-positioned for long-term retail and mixed-use investment fundamentals across southwest Alabama.

Mobile, AL | MSA

Home of the Original Mardi Gras, Mobile hosts the oldest Carnival celebration in the United States every year. Mobile was the first capital of French Louisiana in the early 18th century and was once referred to as the Paris of the South. The site of many milestones in American history, modern-day Mobile contains several museums that would delight any history buff. From the History Museum of Mobile to the USS Alabama Battleship Memorial Park, there are plenty of opportunities to dig deeper into the rich cultural history of the third largest city in Alabama today.

Entertainment abounds in Mobile. Residents can watch a performance at Soul Kitchen Music Hall, Saenger Theatre Mobile, or Crescent Theater. Shoppers relish the ever-present deals at Springdale Mall, the Shoppes at Bel Air, and Festival Centre. Outdoor enthusiasts savor access to many parks and nearby Gulf Shores beaches. Foodies enjoy the expansive array of international cuisine and brunch spots available throughout the city.

Convenient to Interstates 10, 65, and 165, commuting from Mobile is a breeze. Mobile Regional Airport and Mobile Alabama Cruise Terminal offer simple vacation plans as well.

Mobile has a gross metro product of $20 billion and the city's cost of living is 7% below the national average. The city has seen a recent job growth increase by 1.5% this past year and expects a future job growth increase of 27% within the next 10 years. The average income of a resident is $23,509 and the median household income is $39,241. The major industries include Aerospace, Health care, and Tourism.

Manufacturing, higher education and medical services continue to be major factors for the economy. Downtown Mobile has had several economic developments, including the opening of the Battle House Renaissance Hotel (238 rooms) and the RSA Battle House office tower (433,000 rentable square feet) and the relocation by Canfor Southern Pine, a Canadian forestry products company, of its U.S. headquarters to downtown Mobile.

Mobile sometimes enters into economic development incentive agreements with businesses or corporations that suggest relocation or the expansion of businesses in the city. These plans are expected to provide a stimulus to the City's economy and tax base. The city expects to experience increased local economic and commercial development because of these agreements.

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