



Representative Photo



100 J.E. Briscoe Way | Madison, AL
OFFERING MEMORANDUM

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MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

ACTUAL SITE



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100 J.E. Briscoe Way | Madison, AL

OFFERING MEMORANDUM

EXECUTIVE OVERVIEW

INVESTMENT HIGHLIGHTS

- **Brand new 15 year lease** with Bridgestone Retail Operations, LLC (corporate entity)
- **2019 build-to-suit construction** and Firestone's newest prototype building with 8 service bays and a retail showroom area
- Fee simple, **absolute hands-off ownership structure** with the tenant responsible for paying all expenses – perfect for both local and out of state investors
- Firestone is ideally positioned just across I-565 from Town Madison which is a 563-acre master planned community with single family homes, luxury apartment, condominiums and townhomes, various luxury retailers, restaurants, offices, hotels and a brand new minor league baseball stadium that will be home to the minor league Rocket City Trash Pandas
- **Fixed 5% rental increases** throughout both the base term and options
- E-Commerce resistant, service based brand with a **100+ year track record of success**
- Bridgestone is **ranked #365 on the Fortune 500 list**, with revenue of over \$32.9 billion and a market cap of \$30.7 billion
- Firestone is a leader in the auto service industry and has a coveted **investment grade credit rating of "A"** by Standard & Poor's
- Ideally **positioned directly across the only Walmart** serving the immediate area and with frontage and access to Madison Blvd which sees over 30,000 vehicles per day
- Firestone **joins a good mix of successful national tenants** such as Walmart, Publix, McDonald's, Cracker Barrel, Burger King, Taco Bell, Arby's and various hotels and motels serving the area
- Madison/Huntsville are arguably the **two fastest growing cities in the state of Alabama** and have some of the highest average household incomes in the state – Over \$123,000 in a 3-mile radius
- Neighboring city, Huntsville, was **recently named the home to a new \$1.6 billion car manufacturing plant** owned as a joint venture between Toyota and Mazda and is expected to create over 4,000 new jobs and produce over 300,000 vehicles per year
- Roughly **5 miles from Redstone Army Airfield** which is currently used to support the U.S. Army Aviation and Missile Command, NASA and other U.S. government and space activities



FINANCIAL OVERVIEW



\$3,143,000
LIST PRICE



\$165,000
NOI



5.25%
CAP RATE

BUILDING INFO

Address	100 J.E. Briscoe Way Madison, AL
Year Built	2019
GLA of Building	±6,116 SF
Lot Size	±0.91 Acres (±39,640 SF)

TENANT SUMMARY

Tenant Trade Name	Firestone Inc.
Tenant	Bridgestone Retail Operations, LLC
Type of Ownership	Fee Simple
Lease Type	NNN
Roof and Structure	Tenant Responsibility
Original Lease Term	15 Years
Lease Commencement	10/17/18
Est. Rent Commencement	9/6/19
Est. Lease Expiration Date	9/30/34
Term Remaining	±15 Years
Options	Five (5), Five (5) Year Options
Increases	5% Every 5 Years

ANNUALIZED OPERATING DATA

Lease Commence	Monthly Rent	Annual Rent	Rent PSF	Cap Rate
Years 1-5	\$13,750.00	\$165,000	\$26.98	5.25%
Years 6-10	\$14,437.50	\$173,250	\$28.33	5.51%
Years 11-15	\$15,159.38	\$181,913	\$29.74	5.79%
Option 1	\$15,917.34	\$191,008	\$31.23	6.08%
Option 2	\$16,713.21	\$200,559	\$32.79	6.38%
Option 3	\$17,548.87	\$210,586	\$34.43	6.70%
Option 4	\$18,426.32	\$221,116	\$36.15	7.04%
Option 5	\$19,347.63	\$232,172	\$37.96	7.39%

TENANT OVERVIEW



The Offering

PROPERTY NAME	
Firestone	
Property Address	100 J.E. Briscoe Way Madison, AL
SITE DESCRIPTION	
Number of Stories	One
Year Built	2019
Lot Size	±39,640 SF
Type of Ownership	Fee Simple
Landscaping	Professional
Topography	Generally Level

Tenant Overview

» Company Name	» Year Founded	» Headquarters
Firestone	1900	Nashville, TN
» Ownership	» Industry	» S&P Credit Rating
Public	Automotive	A

The Firestone Tire and Rubber Company is an American tire company founded by Harvey Samuel Firestone in 1900 to supply pneumatic tires for wagons, buggies, and other forms of wheeled transportation common in the era. Firestone soon saw the huge potential for marketing tires for automobiles. The company was a pioneer in the mass production of tires. Firestone is a subsidiary of Bridgestone Retail Operations, LLC (BSRO), which operates the world's largest chain of company-owned auto care and tire stores, with four retail brands and 2,200 stores nationwide.

\$32.9 B

Revenue

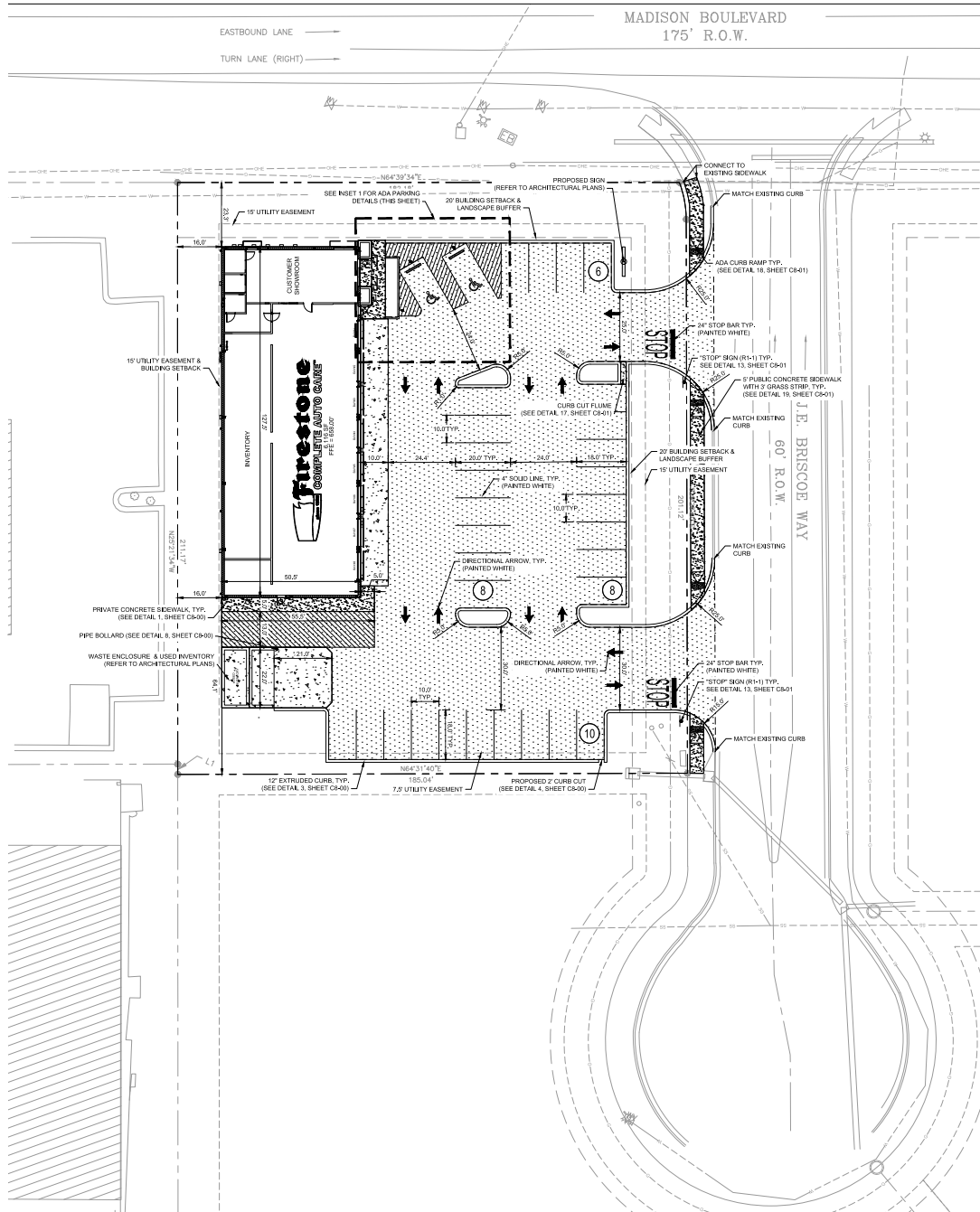
±40,000

Employees

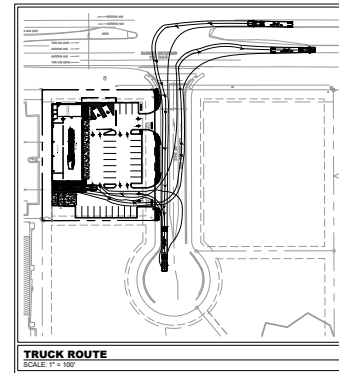
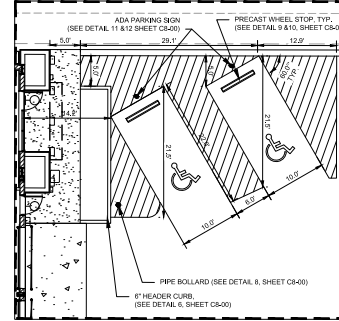
±22,000

Locations Worldwide

BUILDING RENDERING



PAVING LEGEND		
	CONCRETE PAVING (SEE DETAIL 1, SHEET C8-00)	+1,175 S.F.
	ARCHITECTURAL CONCRETE PAVING (SEE ARCHITECTURAL PLANS)	+1,846 S.F.
	ASPHALT PAVING (SEE DETAIL 2, SHEET C8-00)	+19,911 S.F.

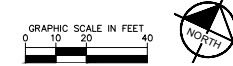


SITE DATA TABLE		
SITE ADDRESS	100 J.E. BRISCOE WAY MADISON, AL 35758	
TAX MAP	PARCEL 10021000094006	
EXISTING ZONING	B3 GENERAL BUSINESS DISTRICT	
ADJOINING PROPERTY USE (EAST)	B3 GENERAL BUSINESS DISTRICT	
ADJOINING PROPERTY USE (WEST)	B3 GENERAL BUSINESS DISTRICT	
ADJOINING PROPERTY USE (SOUTH)	B3 GENERAL BUSINESS DISTRICT	
OVERALL AREA	EXISTING	PROPOSED
SITE AREA	+0.91 AC	+0.91 AC
DISTURBED AREA	0.00 AC	+0.94 AC
DEDICATED R.O.W. AREA	NA	NA
IMPERVIOUS AREA	+0.00 AC	+0.94 AC
PERVIOUS AREA	+0.91 AC	+0.27 AC
IMPERVIOUS AREA MAX ALLOWED	85%	
IMPERVIOUS AREA PROPOSED	70% (27,870 SF, 0.64 AC)	
OPEN SPACE REQUIRED	15%	
OPEN SPACE PROPOSED	30% (11,969 SF, 27 AC)	
BUILDING DATA	REQUIRED	PROVIDED
HEIGHT	NA	23 FT
STORIES	NA	1
TOTAL AREA	6,116 SF	
CONSTRUCTION TYPE	VB	
OCCUPANCY TYPE	MS-1	
FIRE SYSTEM	FIRE ALARM SYSTEM	
FAR	NA	0.14
BUILDING SETBACKS	REQUIRED	PROVIDED
FRONT, NORTH	20 FT	20 FT
REAR, SOUTH	0 FT	0 FT
SIDE, EAST	20 FT	20 FT
SIDE, WEST	15 FT	15 FT
PARKING	REQUIRED	PROVIDED
STANDARD SPACES	28	30
ACCESSIBLE (INCL. VAN ACCESSIBLE)	2	2
TOTAL VEHICLE PARKING	30	32
SITE LAYOUT NOTES		
1. ALL WORK AND MATERIALS SHALL COMPLY WITH LOCAL CITY, COUNTY, AND STATE REGULATIONS AND CODES. 2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH O.S.A. STANDARDS. 3. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND BUILDING UTILITY INFORMATION. 4. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS NOTED OTHERWISE. 5. ALL RADII ARE 2' UNLESS NOTED OTHERWISE. 6. LAYOUT ALL CURVES SMOOTHLY WITH NO ABRUPT CHANGES AT TANGENT POINTS. 7. INSTALL CONCRETE JOINTS WHERE SHOWN ON PLANS AND DETAILS, ALIGN ON WALLS, BUILDINGS, RADI, ETC. EVENLY SPACE BETWEEN ELEMENTS AS SHOWN. PROVIDE EXPANSION JOINTS BETWEEN CONCRETE PAVEMENT AND ALL VERTICAL ELEMENTS (WALLS, CURBS, ETC.). 8. CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO FIND AND AVOID DISTURBING SITE UTILITIES. ALL UTILITIES ARE NOT SHOWN ON DRAWING. VERIFY LOCATIONS AND CONSIDER SUCH WHEN ESTIMATING. 9. ALL LANDSCAPE ISLANDS SHALL BE MOUND WITH TOPSOIL 4" ABOVE THE CURB LINE TO PROMOTE POSITIVE DRAINAGE. 10. ALL PAVEMENT MARKINGS SHALL BE PAINT UNLESS NOTED OTHERWISE. 11. ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE INSTALLED PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION. 12. NO PEDESTRIAN PATHWAY SHALL EXCEED 2.0% CROSS SLOPE OR 5.0% LONGITUDINAL SLOPE UNLESS NOTED OTHERWISE. 13. ALL QUANTITIES INDICATED ON THIS SHEET ARE APPROXIMATE AND SUBJECT TO CHANGE. 14. ALL CONCRETE SIDEWALK AROUND THE BUILDING IS TO BE FLUSH WITH PARKING LOT ASPHALT PAVEMENT REFERENCE DETAIL 5 SHEET C8-00. 15. ALL SW AND DRIVE/STREET SIGNS SHALL MEET CURRENT ADA & CITY REGULATIONS. 16. SETBACKS ARE GOVERNED BY THE LATEST ADDITION OF THE MADISON ZONING ORDINANCE. 17. REQUIRED FIRE FLOWS ARE INCLUDED ON SHEET C8-00.		

PAVING NOTES		
1. EXPANSION JOINTS SHOULD BE USED WHEREVER THE PAVEMENT WILL ABUT A STRUCTURAL ELEMENT SUBJECT TO DIFFERENT MAGNITUDE OF MOVEMENT, E.G., LIGHT POLES, RETAINING WALLS, EXISTING PAVEMENT, STAIRWAYS, ENTRYWAY PIERS, BUILDING WALLS, MANHOLES.		

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Firestone
COMPLETE AUTO CARE
MADISON, AL



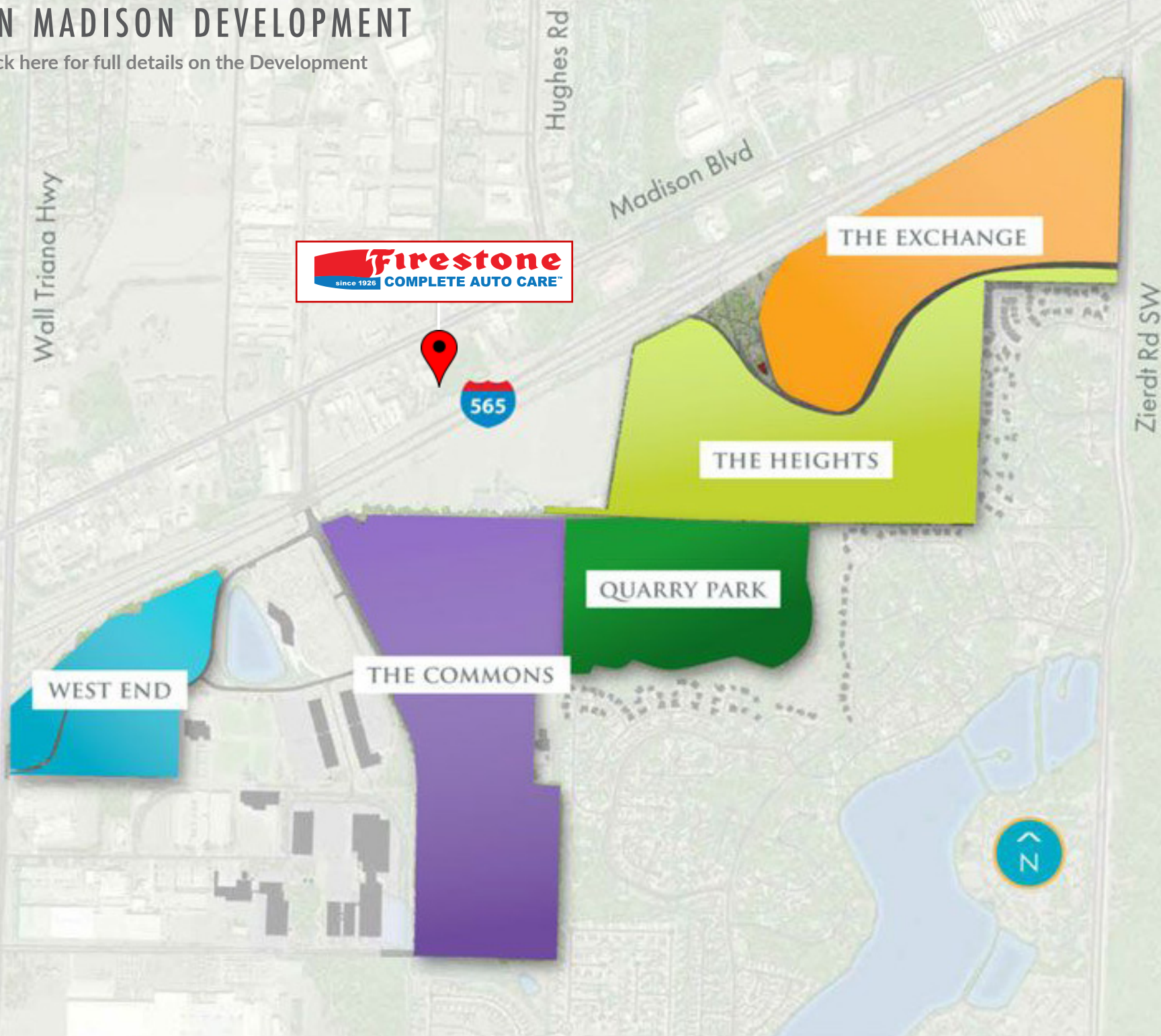






TOWN MADISON DEVELOPMENT

[Click here for full details on the Development](#)



INTERGRAPH WAY: 5-LANE
CONNECTION ROAD THAT WILL
PROVIDE PRIMARY ACCESS TO
TOWN MADISON FROM THE OTHER
SIDE OF I-565

WEST END

THE COMMONS

QUARRY PARK

THE HEIGHTS



ADDITIONAL PRIMARY
ACCESS ROADS PLANNED
FOR PASSAGE FROM OTHER
SIDE OF I-565



FUTURE HOME OF THE ROCKET
CITY TRASH PANDAS

THE EXCHANGE



AREAS WITHIN TOWN MADISON

THE EXCHANGE

The Exchange at Town Madison features mixed-use luxury apartments within walking distance of shops, restaurants, offices, a chic hotel, parks, and an entertainment district with a movie theatre. The Exchange combines the best in modern community living with a warm neighborhood feel to become North Alabama's place to shop, dine, work, and live.

THE HEIGHTS

The Heights at Town Madison elevates fine living to a new standard. This modern neighborhood offers single-family homes, town homes, and condominiums with a village square and unique shops, parks, and restaurants within easy walking distance from your front door.

THE COMMONS

The Commons at Town Madison provides a wide variety of living options with beautiful homes, condominiums, townhomes, and spacious apartments. This neighborhood fosters a thriving community with shops, restaurants, and amenities all within walking distance.

WEST END

West End at Town Madison will feature limited service hotels, offices, well-known retailers, delicious dining options and much more. Home2 Suites by Hilton will offer the ultimate guest experience with retailer, Duluth Trading Company, not far. West End will also be home to Twice Daily, the only c-store of its kind in Alabama. West End joins the Hexagon/Intergraph campus.

AREA OVERVIEW

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2019 ESTIMATE	8,049	48,638	82,724
2024 PROJECTION	8,526	51,619	88,439
GROWTH: 2010-2019	12.65%	14.21%	20.17%
GROWTH: 2019-2024	5.93%	6.13%	6.91%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2019 ESTIMATE	3,049	18,797	34,203
2024 PROJECTION	3,228	19,944	36,644
GROWTH: 2010-2019	12.55%	14.07%	20.89%
GROWTH: 2019-2024	5.87%	6.10%	7.14%
INCOME	1-MILE	3-MILE	5-MILE
2019 AVERAGE HH INCOME	\$125,203	\$123,485	\$111,288

Huntsville, Alabama

Huntsville is nicknamed The Rocket City for its close history with U.S. space missions. The city remains the center of rocket-propulsion research in the U.S. with many aerospace and defense contractors' facilities located in the area. The city is home to the U.S. Army Aviation and Missile Command and NASA's Marshall Space Flight Center, which is located at the nearby Redstone Arsenal. Huntsville is also the location of Alabama A&M University, Oakwood University, the University of Alabama in Huntsville and the J.F. Drake State Technical College.

The city itself is quite attractive; with mostly modern buildings in a wooded mountainous setting. Good neighborhoods spread south and into neighboring towns to the west. Huntsville is surrounded by Appalachian foothills and 1,200-foot to 1,400-foot mountains, and about 7 miles north of the Tennessee River Valley.



- » **U.S. Space and Rocket Center** - Huntsville is known as the place where America's space program was born; where rockets were developed that put the first U.S. satellite into orbit and sent men to the moon; where the power for today's space shuttle was developed; where the modules for the International Space Station were designed and built; and where America's next great ship – the Space Launch System – is being designed. The center welcomes more than 600,000 visitors annually. There are numerous interactive exhibits that encourage visitor participation so “everyone can be an astronaut for the day!”
- » **Von Braun Center** - The 25-year-old center is a multi-purpose indoor arena, meeting, and performing arts complex. In addition to the arena, the Von Braun Center (or VBC) features multiple exhibit halls, a concert hall, a playhouse and many other facilities. Elvis Presley appeared at the VBC May 30 – June 1, 1975, for five performances. It was the first time Elvis had played that many consecutive performances in a venue outside of Las Vegas or Stateline.
- » **Huntsville Museum of Art** - Previously apart of the Von Braun Center, the museum found its present home at Big Spring Park in 1998. The museum's permanent collection has close to 3,000 items which are divided into two collections: First American art and regional artists, and the other arts from Asia, Africa, and Europe. It has recently expanded with the Davidson Center which includes seven new exhibition galleries, the Stender Family Education Galleries, four special event facilities and an adjacent parking lot.



Accolades

“#3 Best Mid-Sized Cities to Make a Living”

“#1 Best Affordable Places to Live”

“Leads the nation in new construction job growth”

One of the top metros to “Power the U.S. Economy”

“#2 City in the U.S. for Tech Jobs”

“One of the nation’s Most Educated Cities”

Huntsville Economy

With a positive job growth and the cost of living and unemployment rate being below the national average, Huntsville is one of the best places for businesses and careers according to Forbes. The economy is literally bulletproof with its critical mass for the nation’s missile-defense and aerospace industries along with the medical and life sciences. Huntsville has the pleasant problem of having more jobs than they can fill. Business Facilities magazine recently rated Alabama among the top states for workforce training programs, auto manufacturing strength, and foreign direct investment in its 2016 rankings. In addition, the economic development-focused publication rated Huntsville No. 1 among U.S. cities for STEM job growth, and No. 3 for economic growth potential. The Rocket City was No. 5 for cost of living.

Madison County Top Employers

U.S. Army/Redstone Arsenal

NASA / Marshall Space Flight Center

Huntsville Hospital

Huntsville City Schools

The Boeing Company

Madison County Schools

SAIC (Science Applications International Corporation)

City of Huntsville

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Firestone** located at **100 J.E. Briscoe Way, Madison, AL 35758** (“Property”). It has been prepared by Matthews Real Estate Investment Services. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

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1. The Offering Memorandum and its contents are confidential;
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 detrimental to the interest of the Seller.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

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This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.



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