

Representative Photo



# TACO BELL

## INVESTMENT OFFERING

1638 Hwy 72 E, Huntsville, AL 35811

Taco Bell Investment Sale  
Located in Huntsville, AL

### INVESTMENT HIGHLIGHTS

- Leased to a subsidiary of the largest Taco Bell Operator in the country, Tacala, with 300+ units under management
- Long Term absolute NNN lease which expires in 27 years
- Leased is guaranteed by Tacala AL, LLC - operator of 111 units
- Rent increases 1% annually throughout the base term and the option periods
- Healthy Rent/Sales Ratio, inquire with Broker
- This is a relocation site built in 2019
- This property is part of a larger portfolio for sale, inquire with Broker



#### ASKING RATE:

\$2,880,282



#### CAP RATE:

4.25%



#### LEASE EXPIRATION:

2/25/49



#### NOI:

\$122,412



#### BUILDING SIZE:

±2,650 SF



#### LOT SIZE:

±1.15 Acres



CHRIS SCHELLIN  
cschellin@Westwoodnetlease.com  
314.563.2208



DAVID WILLIAMS  
dwilliams@harbertrealty.com

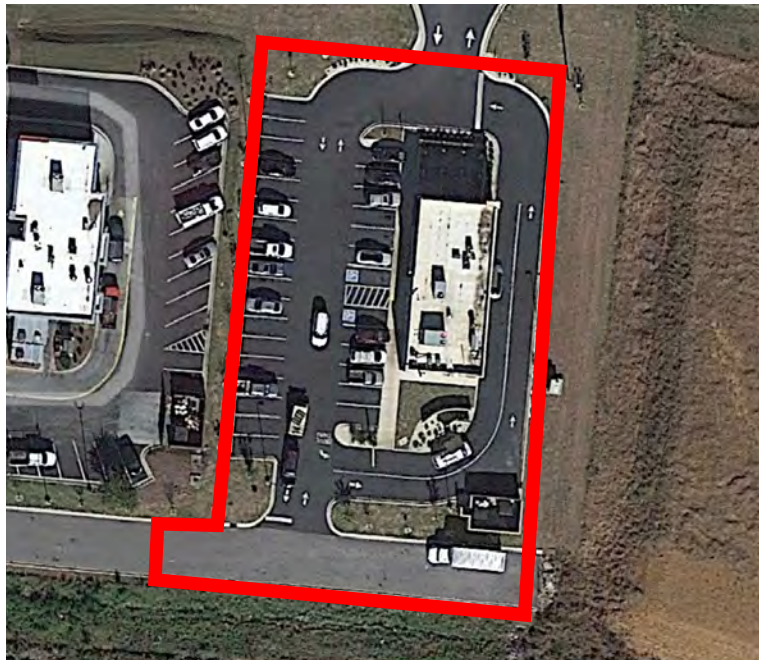
The information contained herein has been obtained from sources deemed reliable, however, HRS makes no guarantees, warranties or representation as to its completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease or withdrawal without notice.



# INVESTMENT OFFERING

1638 Hwy 72 E, Huntsville, AL 35811

## Area Overview



CHRIS SCHELLIN  
cschellin@Westwoodnetlease.com  
314.563.2208



DAVID WILLIAMS  
dwilliams@harbertrealty.com

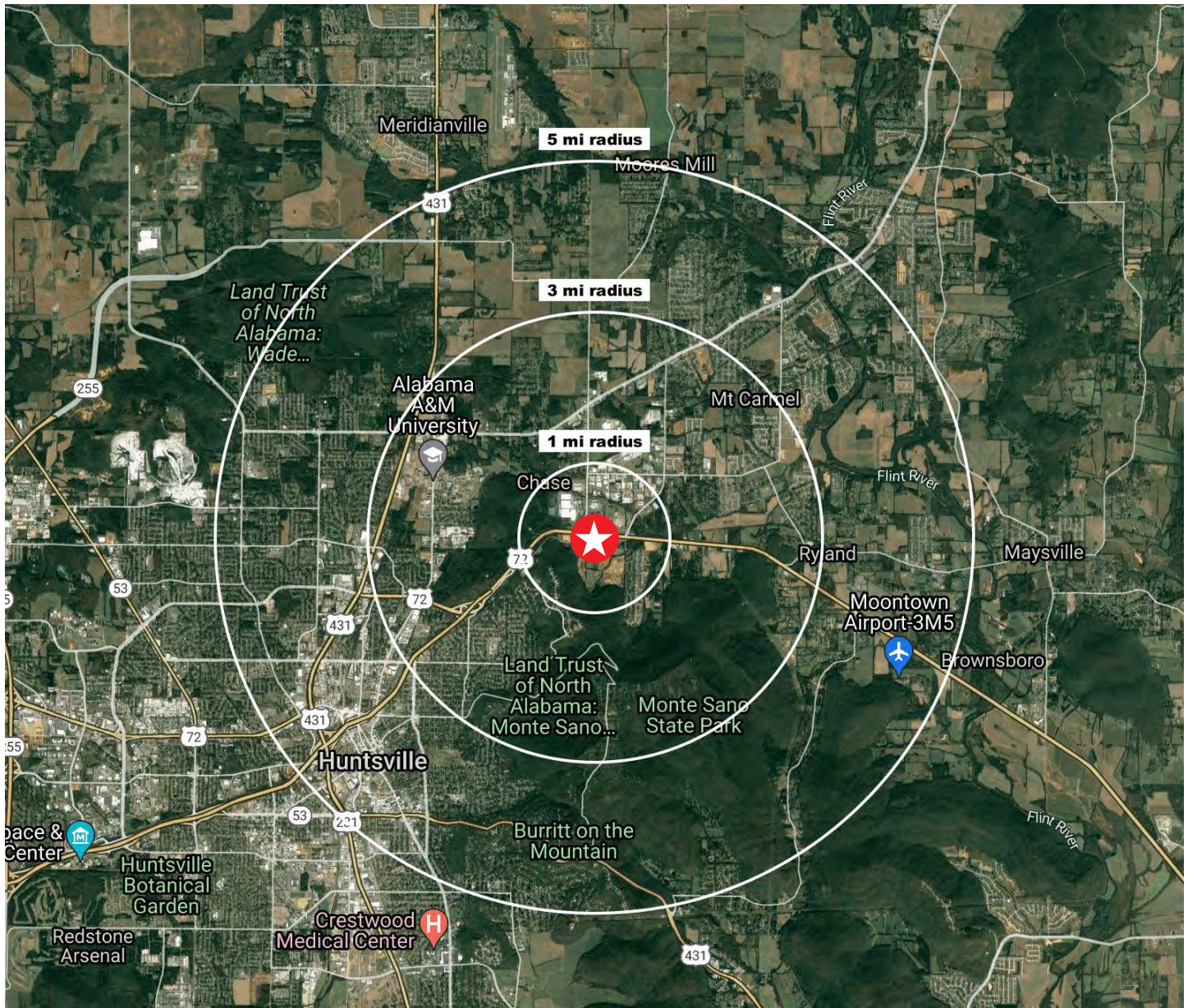
The information contained herein has been obtained from sources deemed reliable, however, HRS makes no guarantees, warranties or representation as to its completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease or withdrawal without notice.



# INVESTMENT OFFERING

1638 Hwy 72 E, Huntsville, AL 35811

## Demographics



POPULATION	1 MILE	3 MILES	5 MILES
2021 Estimated Population	1,284	24,910	76,425

DAYTIME BUSINESS POPULATION	1 MILE	3 MILES	5 MILES
2021 Estimated Employees	2,091	12,450	48,986

INCOME	1 MILE	3 MILES	5 MILES
2021 Estimated Average Household Income	\$90,609	\$75,722	\$81,577



CHRIS SCHELLIN  
cschellin@Westwoodnetlease.com  
314.563.2208



DAVID WILLIAMS  
dwilliams@harbertrealty.com



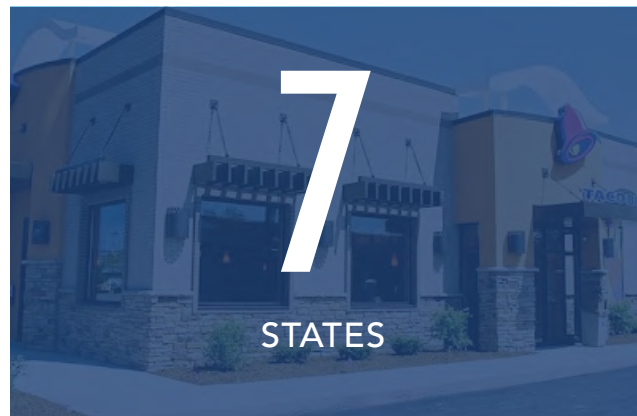
# INVESTMENT OFFERING

1638 Hwy 72 E, Huntsville, AL 35811

Franchisee



**Tacala's** Founders, Dick Reese and Don Ghareeb opened their first Taco Bell in 1989 in Columbiana, Alabama. **Taco Bell locations have more than tripled in the past 30+ years**, and Tacala has grown to over **300 locations in the Southeast and Texas**. Altamont Capital Partners invested in Tacala in 2012 and has helped drive explosive unit growth over the past eight years.



CHRIS SCHELLIN  
cschellin@Westwoodnetlease.com  
314.563.2208



DAVID WILLIAMS  
dwilliams@harbertrealty.com