



Krystal[®]

1015 N Bridlee Mt. Parkway | Arab, AL 35016

OFFERING MEMORANDUM

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1015 N Brindlee Mt. Parkway | Arab, AL 35016

OFFERING MEMORANDUM

EXECUTIVE OVERVIEW

INVESTMENT HIGHLIGHTS

- **Absolute NNN** – Fee Simple – **ZERO Landlord Responsibilities.**
- **Huntsville MSA** – The Huntsville, AL commercial real estate market is experiencing significant growth and attracting attention from investors. The Huntsville market offers promising opportunities for investors and businesses alike, driven by a robust local economy, strong industry presence, and a favorable business climate.
- **Nearby Major Retailers** – This location sits outparcel to a Tractor Supply/Dollar Tree Center with local retailers nearby like Walmart, CVS, Wendy's, Arby's along with many more.
- **Long-Term Lease** – There are ± 20 years of base term remaining.
- **1.00% Annual Rent Increases After Year 5** – Creating a consistent hedge against inflation.
- **WAC Enterprises, Inc. Guarantee** – WAC Enterprises is the largest and fastest growing franchisee of the Krystal Company, currently operating ± 51 locations.
- **Options to Renew** – There are Four, 5-Year options for the tenant to renew, creating an additional twenty years of term, should the tenant decide to renew.
- **New Construction** – Recent renovations to Krystal's new prototype.
- **Drive-Thru Capability** – Increasing efficiency and customer experience while in operation.
- **Next To Major Highway** – The property benefits from being located off of a main Alabama artery, US Highway 231 which experiences $\pm 17,100$ VPD.



Krystal

BURGERS

CHICKEN • HAMBURGERS • HOTDOGS

Krystal
TAKE ALONG A SACKFUL

FINANCIAL OVERVIEW



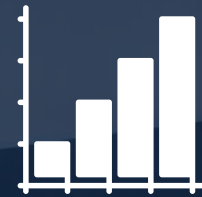
\$1,250,000

LIST PRICE



\$75,000

NOI



6.00%

CAP RATE

BUILDING INFO

GLA (SF)

3,736 SF

Price/SF

\$334.58

Rent/SF

\$20.07

TENANT SUMMARY

Tenant Name	Krystal
Type of Ownership	Fee Simple
Lease Type	NNN
Guarantor	WAC Enterprises, Inc.
Roof/Structure	Tenant Responsible
Original Lease Term	20 Years
Lease Commencement Date	7/1/2023
Lease Expiration Date	6/30/2043
Term Remaining	±20 Years
Increases	1% Annually After Year 5
Options	Four, 5-Year Options

ANNUALIZED OPERATING DATA

DATE	MONTHLY RENT	ANNUAL RENT	CAP RATE
Lease Year 1 -5	\$6,250	\$75,000	6.00%
Lease Year 6	\$6,313	\$75,750	6.06%
Lease Year 7	\$6,376	\$76,508	6.12%
Lease Year 8	\$6,439	\$77,273	6.18%
Lease Year 9	\$6,504	\$78,045	6.24%
Lease Year 10	\$6,569	\$78,826	6.31%
Lease Year 11	\$6,635	\$79,614	6.37%
Lease Year 12	\$6,701	\$80,410	6.43%
Lease Year 13	\$6,768	\$81,214	6.50%
Lease Year 14	\$6,836	\$82,026	6.56%
Lease Year 15	\$6,904	\$82,847	6.63%
Lease Year 16	\$6,973	\$83,675	6.69%
Lease Year 17	\$7,043	\$84,512	6.76%
Lease Year 18	\$7,113	\$85,357	6.83%
Lease Year 19	\$7,184	\$86,211	6.90%
Lease Year 20	\$7,256	\$87,073	6.97%

	MONTHLY RENT	ANNUAL RENT	CAP RATE
Option 1	\$7,329	\$87,943	7.04%
	\$7,402	\$88,823	7.11%
	\$7,476	\$89,711	7.18%
	\$7,551	\$90,608	7.25%
	\$7,626	\$91,514	7.32%
Option 2	\$7,702	\$92,429	7.39%
	\$7,779	\$93,354	7.47%
	\$7,857	\$94,287	7.54%
	\$7,936	\$95,230	7.62%
	\$8,015	\$96,182	7.69%
Option 3	\$8,095	\$97,144	7.77%
	\$8,176	\$98,116	7.85%
	\$8,258	\$99,097	7.93%
	\$8,341	\$100,088	8.01%
	\$8,424	\$101,089	8.09%
Option 4	\$8,508	\$102,100	8.17%
	\$8,593	\$103,121	8.25%
	\$8,679	\$104,152	8.33%
	\$8,766	\$105,193	8.42%
	\$8,854	\$106,245	8.50%

TENANT OVERVIEW



SITE DESCRIPTION

SITE DESCRIPTION	
Property Address	1015 N Brindlee Mt. Parkway Arab, AL 35016
Tenant Trade Name	Krystal
Lot Size	±0.43 AC
GLA	±3,736 SF
Type of Ownership	Fee Simple
Landscaping	Professional
Topography	Generally Level

TENANT OVERVIEW

» Company Name	» Headquarters
Krystal	Dunwoody, GA
» Locations	» Employees
±294	±6,500

Krystal is a fast-food restaurant chain that specializes in small, square-shaped hamburgers, often referred to as “sliders.” Krystal operates as a quick-service restaurant (QSR) with a drive-thru and dine-in options. The company focuses on providing affordable and convenient meals, primarily consisting of hamburgers, cheeseburgers, chicken sandwiches, and breakfast items. Krystal is known for its signature “Krystals” and “Chiks” (chicken sandwiches), as well as its breakfast offerings. Krystal has a significant presence in the southeastern United States, particularly in states like Alabama, Georgia, Florida, Mississippi, and Tennessee. The chain has historically focused on smaller towns and communities, but it also has locations in larger cities. Krystal restaurants are often situated in high-traffic areas, including commercial districts, retail centers, and along major roadways. Krystal’s target demographic includes individuals seeking affordable and quick meal options, including families, students, and those looking for a convenient bite to eat. The chain often attracts customers who enjoy the unique taste of its small, square burgers and its affordability.



Atrion Medical Products Inc



Waffle House



Krystal
SUBJECT PROPERTY



ARAB ELEMENTARY SCHOOL
546 STUDENTS

ARAB HIGH SCHOOL
758 STUDENTS

Syncro Corporation





ARAB, AL

Arab is a city located in Marshall County, Alabama, United States. It is situated in the northeastern part of the state and is approximately 30 miles south of Huntsville. Arab covers a total area of about 13.6 square miles. The city is characterized by rolling hills, scenic countryside, and picturesque landscapes. The area is primarily rural, with a mix of residential neighborhoods, farmland, and natural surroundings. Arab had an estimated population of around 8,300 residents and has a close-knit community that values its southern heritage. The city hosts various events and festivals throughout the year, including the annual Poke Salat Festival, which celebrates local culture, music, and food. The area also has a strong agricultural presence, with farming playing a significant role in the local economy. Arab, AL, is a small but vibrant community with a strong sense of community pride and a range of amenities and activities for its residents.

ATTRACTIONS

While Arab, AL is a small city, there are several activities and attractions in and around the area that residents and visitors can enjoy. Downtown Arab has numerous local shops, boutiques, and antique stores and visitors can experiencing the charm of the city. The Poke Salat Festival is also a common attraction in Arab, featuring live musi, arts and crafts vendors, food vendors, a carnival, and various activities for all ages. Guntersville Lake is just a short drive from Arab, offering opportunities for fishing, boating swimming, and other water activities. The lake is known for its scenic beauty and is a great place to relax and enjoy nature. Just 30 miles from Huntsville offers residents and visitors of Arab to experience the city, offering many different attractions as well.

ECONOMY

The economy of Arab is diverse, with industries ranging from manufacturing and retail to healthcare and education. The city has a mix of small businesses, restaurants, and retail establishments. Many residents also commute to nearby Huntsville for employment opportunities. Arab has a strong manufacturing presence, with several industrial companies operating in the area. These companies are engaged in various industries, including automotive parts manufacturing, metal fabrication, plastics, and packaging. The manufacturing sector provides employment opportunities and contributes significantly to the local economy.

The city also has a mix of small businesses, retail stores, and service-oriented establishments. Local shops, restaurants, and service providers cater to the needs of the community. The retail sector plays an important role in providing goods and services to residents and visitors.

Arab is situated in an agricultural region, and farming is a significant part of the local economy. The area is known for its production of crops such as cotton, corn, soybeans, and various fruits and vegetables. Many farms in the surrounding areas contribute to the agricultural sector and provide employment opportunities.

HIGHER EDUCATION

Arab, AL is home to Wallace State Community College, an institution of higher education that serves the community and surrounding areas. Wallace State Community College is located in Hanceville, which is approximately a 30-minute drive from Arab. The college has a student population of over 5,000, contributing largely to the population of the city all together and greatly benefitting Arab’s economy.

POPULATION	1-MILE	3-MILE	5-MILE
2028 Estimate	3,433	11,633	18,608
2023 Population	3,396	11,410	18,206
2020 Census	3,396	11,279	17,966
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2028 Estimate	1,500	4,706	7,451
2023 Population	1,494	4,625	7,298
2020 Census	1,492	4,579	7,206
INCOME	1-MILE	3-MILE	5-MILE
Avg. Household Income	\$66,967	\$74,410	\$76,312

TRANSPORTATION

The nearest major airport to Arab is Huntsville International Airport (HSV), located approximately 30 miles north of the city. HSV offers domestic and limited international flights, connecting the region to various destinations. Highways 231 and 69 also pass through the city.



HUNTSVILLE, AL
±30 MILES





HUNTSVILLE, AL MSA

Huntsville is located in Madison County, just 8 miles from Madison. It is located within the Appalachian region and is the third largest city in Alabama. Huntsville Metropolitan Area is the second largest metropolitan area in Alabama. The town contributed to the Civil and World Wars, but was still considered a small, rural town until the US Military and NASA built centers in the town. Huntsville quickly grew and became a known city in the state.

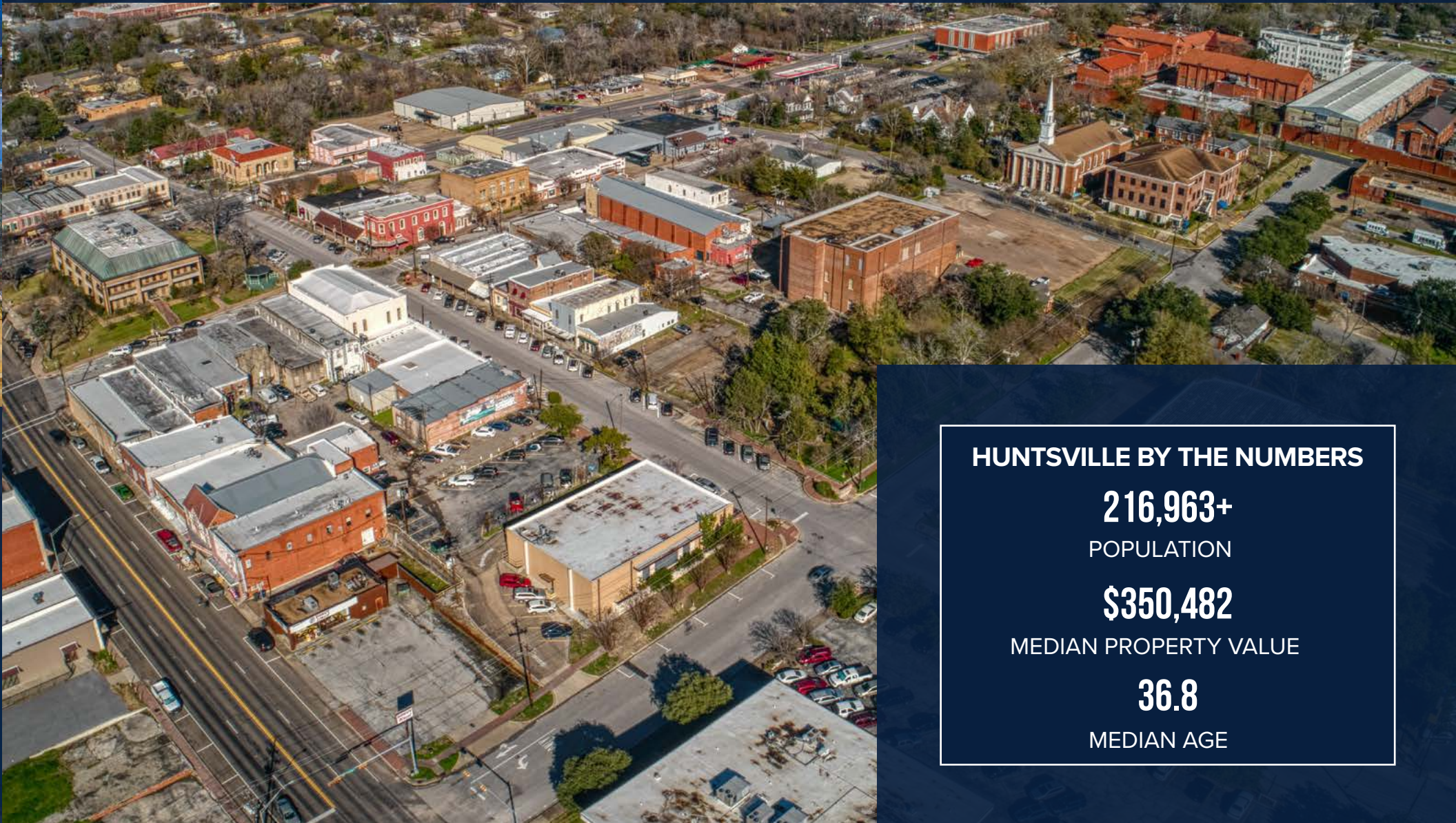
The area has many different historical sites, museums, and parks. Throughout the year, the city holds different types of festivals ranging from art and music to science oriented. Huntsville is very involved in the performing arts. They have different performing art schools as well as theatres that are a hit in the community.

Huntsville residents are also passionate about their local sports teams. With the University of Alabama in Huntsville in the area, many cheer on the school's different athletic programs. They also have amateur and professional soccer, football, and hockey leagues.

LOCAL ECONOMY

The main economic source for Huntsville is in aerospace and military technology with the US Military and NASA originally starting the development of the town. Huntsville is a central hub for Redstone Arsenal, Cummings Research Park, and NASA Marshall Space Flight Center. Cummings Research Park is the second largest research park in the nation and the fourth largest in the world.

U of A in Huntsville serves as the center for technology and engineering research. With Huntsville being a driving force in technology, other corporations in the area include ADTRAN, Avocent, and Deltacom. Cinram manufactures such as 20th Century Fox and Blu-Ray Discs also have plants in Huntsville.



HUNTSVILLE BY THE NUMBERS

216,963+

POPULATION

\$350,482

MEDIAN PROPERTY VALUE

36.8

MEDIAN AGE



THE UNIVERSITY OF ALABAMA IN HUNTSVILLE

The University of Alabama at Huntsville is a public research university. They offer 89-degree programs at the baccalaureate, master's, and doctoral levels. Accepting 8,500 students a year, UAH is one of 3 members of the University of Alabama System. Although, all three institutes operate independently and each have a president that reports to the Board of Trustees of the system.

This branch of University of Alabama started as just individual classes in West Huntsville High School in the 1950s. As Huntsville grew as a technological hub, the school also grew and built a strong technological and engineering platform. The first undergraduate degree that was awarded by the university was in May 1968.

Today, the university is known for their engineering and science programs. Students have the opportunity to work with large corporations such as NASA and Cummings Research Park. The largest college is in Engineering, although Nursing is the largest single major. UAH has been ranked as a Tier 1 national university and is recognized as one of the top research universities in the nation.

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