

Sonic

Hazel Green, AL (Huntsville MSA)





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- Absolute NNN Lease to Established Sonic Franchisee with Approximately 7 Years Remaining
- Strong Store Sales with Percentage Rent Included – 7.02% Rent-to-Sales Ratio
- Personal Guaranty from Experienced Operator with 32 Units
- Sonic is the Largest Drive-In Restaurant Brand in the U.S. with Over 3,500 Locations in 45 States
- Huntsville Area Voted #3 Best Place to Live in the Country by U.S. News
- Approximately Half a Mile from Townsend Place
- ~370 Acres of New Commercial & Residential Development



~15 Miles Outside of the City

Strong Location in Huntsville Suburb



Functional Site

with Drive-Thru Component & Outdoor Patio Seating



Close Proximity to Hazel Green High School & Elementary



High Traffic Corridor Along U.S. Route 431
27,408 AADT



\$1,933,000

6.50% CAP RATE

View on Map ↗

| ANNUAL RENT | | | |
|-------------|-------------|---|-----------|
| Years | Annual Rent | Additional % Rent (Based on TTM as of 12/25) | Total NOI |
| Years 16–23 | \$103,200 | \$22,422 | \$125,622 |

| | | |
|---|--------------|---|
| 📍 | LOCATION | 14171 Hwy 231/431, Hazel Green, Alabama |
| ↔ | LOT SIZE | ±1.6 acre or ±70,402 square feet |
| P | PARKING | Ample parking available on site |
| ↗ | IMPROVEMENTS | A 1,490 square foot building for Sonic Drive-In restaurant. |
| 🏠 | LEASE | Leased to SDI Hazel Green, AL, LLC for 23 years from August 1, 2009 through January 15, 2033. Monthly Base Rent is the greater of \$8,600 or 7% of net monthly sales. Tenant has two consecutive options to extend the term, each for an additional five year period. The lease is NNN with tenant responsible for taxes, insurance, maintenance, and repairs, including roof and structure. |
| 💰 | FINANCING | The property will be delivered free and clear of permanent financing. |



Sonic



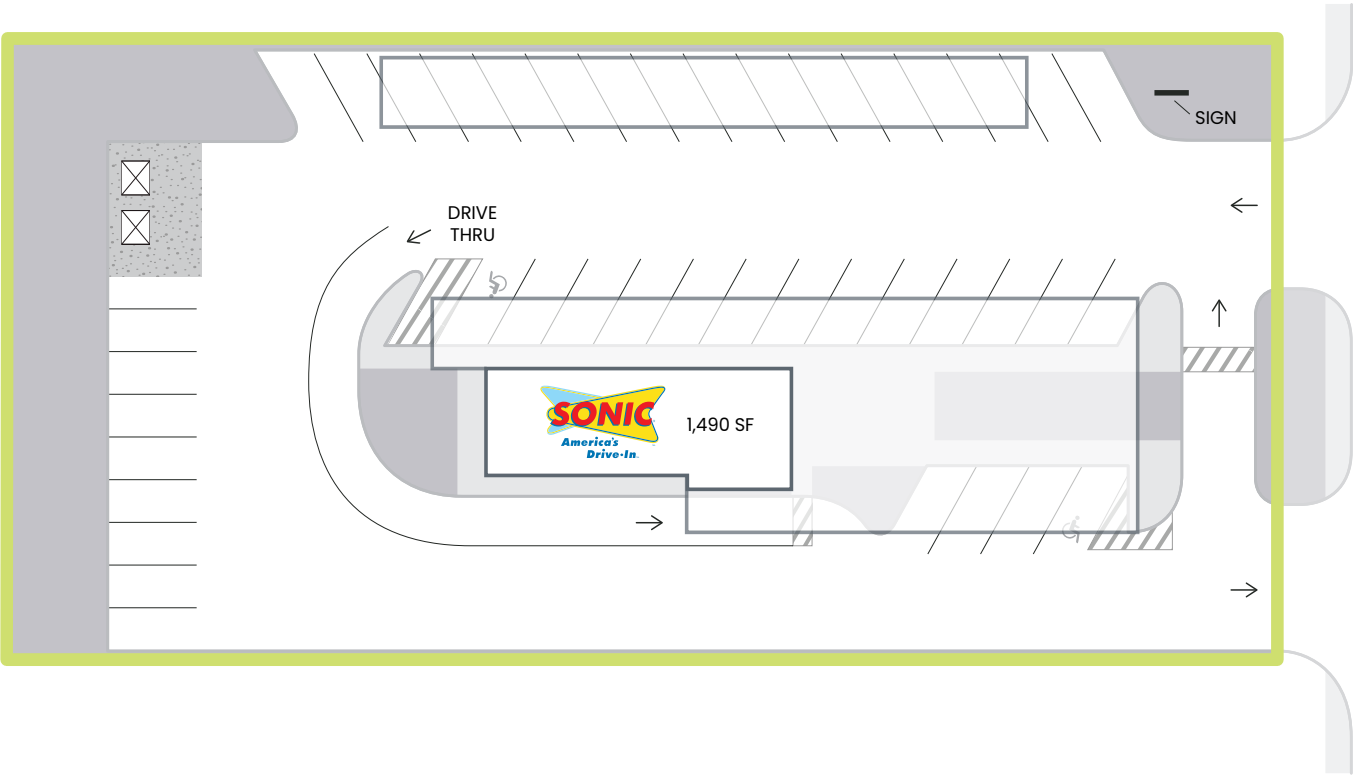
Ranked #4 Burger Chain Nationwide by QSR Magazine with 3,500+ Locations in 46 States

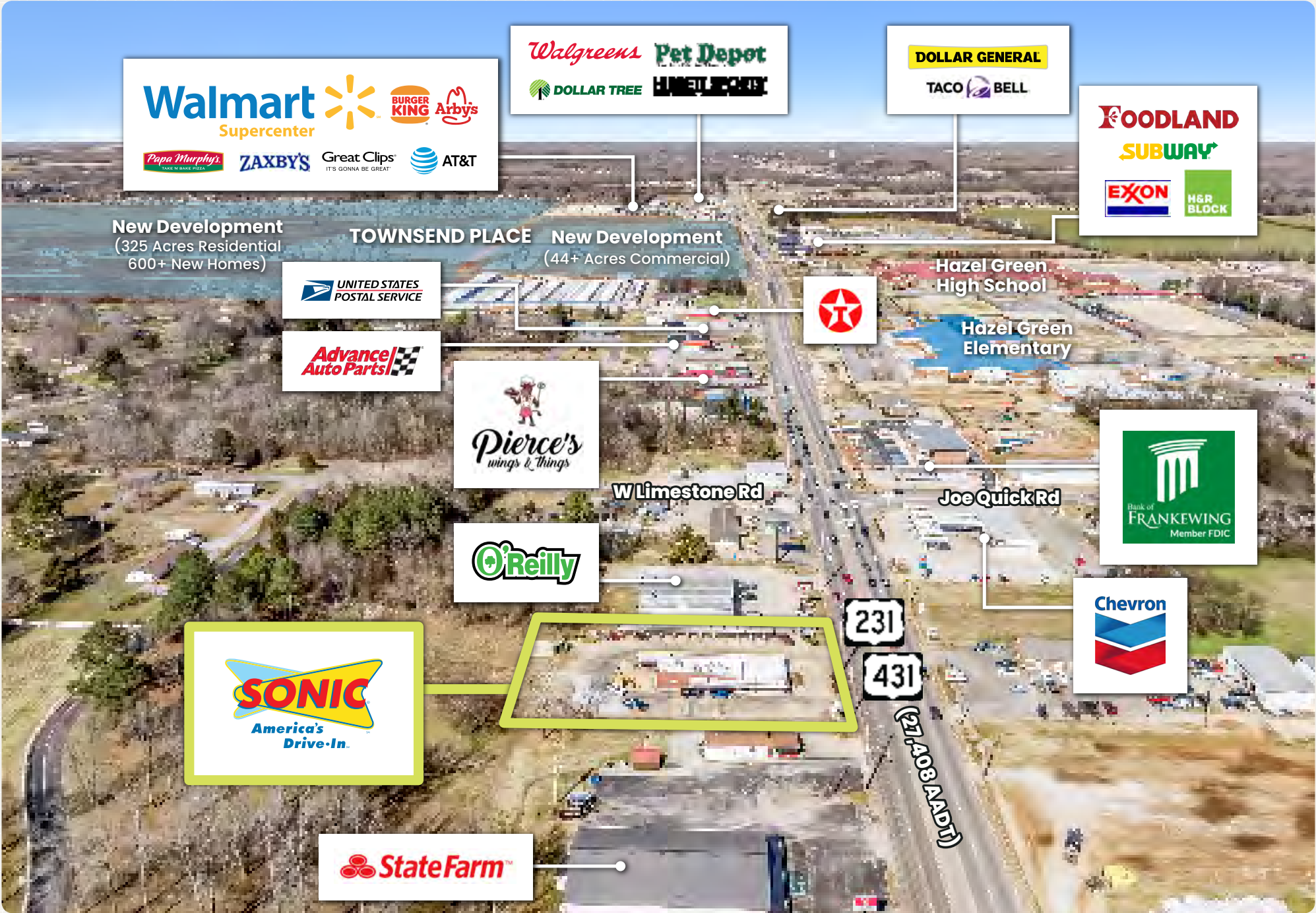
Part of Inspire Brands, along with Arby's, Dunkin', Buffalo Wild Wings, Jimmy John's & Baskin-Robbins

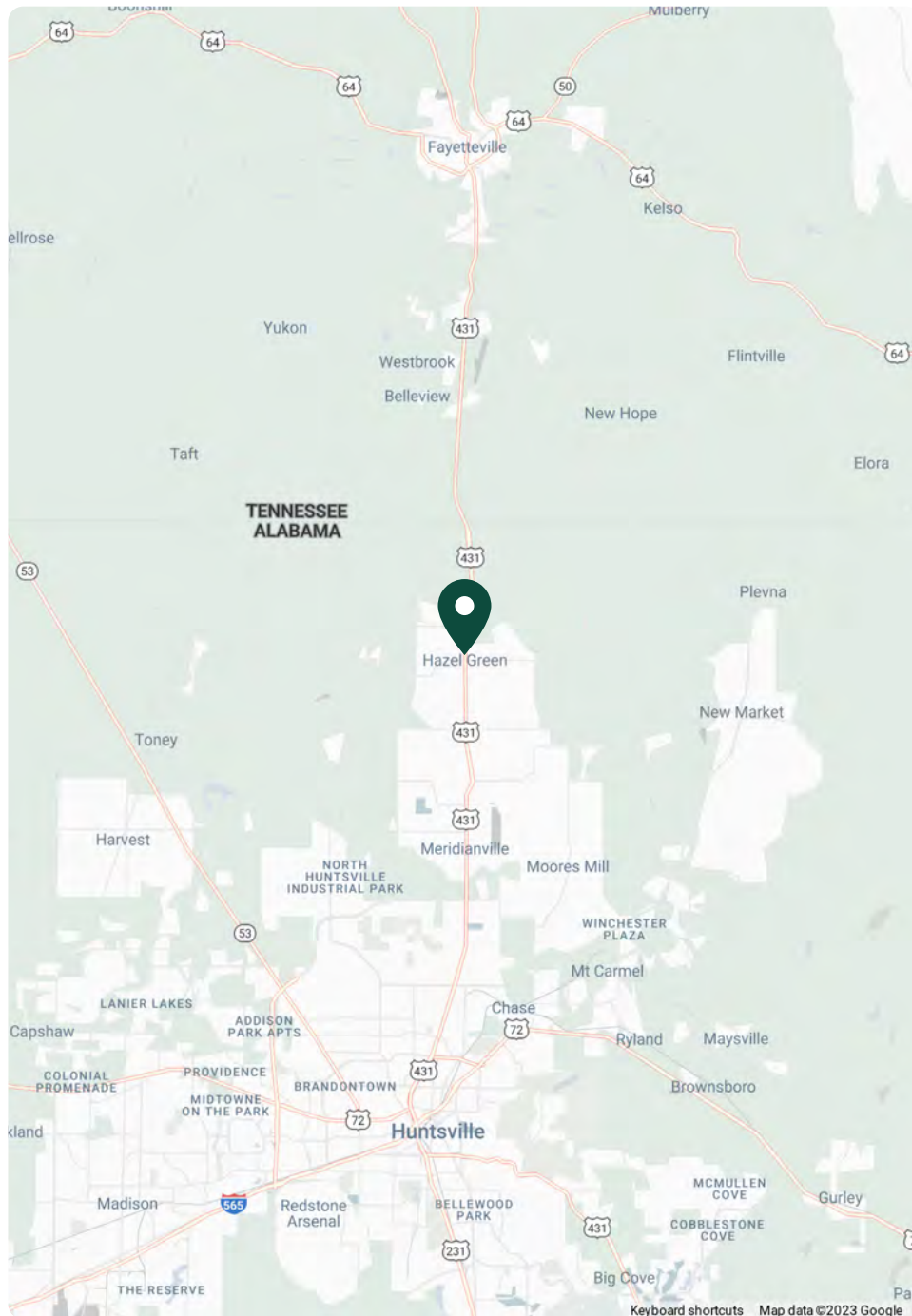
Sonic is the largest drive-in restaurant brand in the U.S., with 3,548 locations across 46 states. The company serves a wide array of breakfast, lunch, and dinner options, including sandwiches, burgers, desserts, and signature soft drinks, which are brought to customers' cars by carhops, often on roller skates. The brand is ranked #38 in Entrepreneur Magazine's Franchise 500, and was ranked the #4 burger chain nationwide by QSR Magazine in 2024.

Sonic is a subsidiary of Inspire Brands, Inc., which has acquired multiple major quick-service and casual dining restaurant brands in recent years: the company acquired Buffalo Wild Wings and Rusty Taco for \$2.9 billion in 2017, Sonic for \$2.3 billion in 2018, and acquired Jimmy Johns in 2019. Overall, Inspire Brands is the 2nd largest restaurant company in the U.S., with more than 32,000 restaurants and over 3,200 franchisees across 65 countries, with total system-wide sales of \$27.4 billion. Inspire Brands is a subsidiary of Roark Capital Group, an Atlanta-based private equity firm.







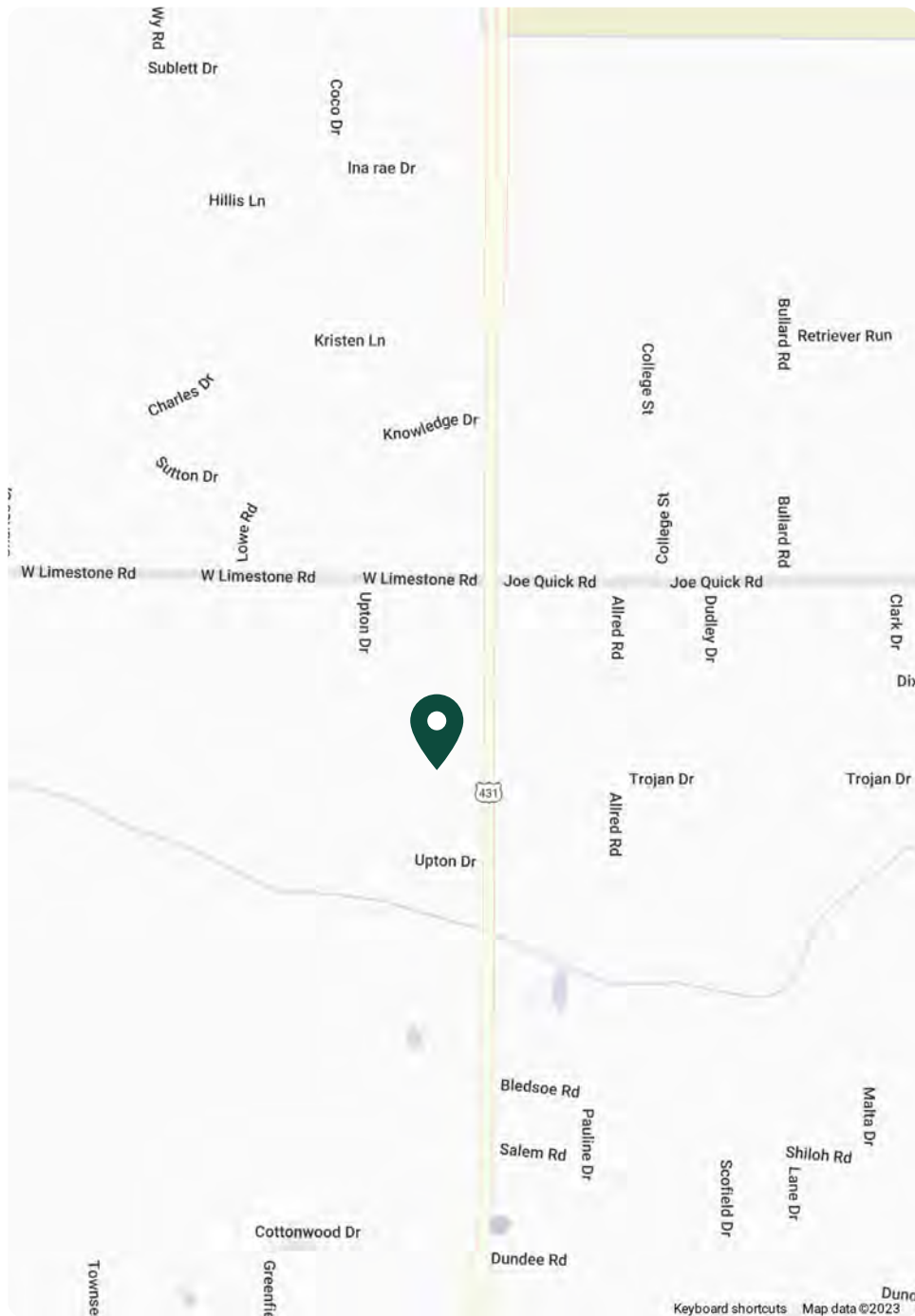


A High-Growth Metro

Hazel Green is an unincorporated community on the northern side of Madison County, Alabama, just below the Tennessee line and is included in the Huntsville-Decatur Combined Statistical Area.

As of the 2010 census, the population of the Hazel Green community was 3,630 and has grown 7.5% to 3,901 in 2022, and yet the Huntsville Metropolitan Area's population of 648,217 makes it the 2nd-largest metropolitan area in Alabama. The total GDP for the Huntsville MSA is \$30,867.880M.

Huntsville is an up-and-coming research, technology, and high-tech manufacturing center in north Alabama. It is known as the "Space Capital of America." U.S. News & World Report named Huntsville the #3 Best Place to Live in the country. Forbes has named Huntsville one of the Top 20 Leading Metros for Business and Kiplinger's Personal Finance has named Huntsville one of the country's Top 10 Cities for Raising Families.



Sonic is strategically located with frontage on U.S. Highway 231/431 (27,408 AADT). The site benefits from robust demographics with a population of 83,169 within a 10 mile radius and average household income of \$117,210 within 5 miles of the site.

Hazel Green High School, Hazel Green Elementary school, and two child care/development centers are all within a half mile. Other restaurants and retailers in the vicinity include Walmart Supercenter, Walgreens, O'Reilly Auto Parts, Foodland, Subway, Burger King, Zaxby's, Taco Bell, Arby's, AT&T, Verizon, and more. The new Townsend Place development is currently under construction less than half a mile north of the property. Townsend Place includes 325 acres of new single family homes and over 44 acres of commercial development along U.S. Highway 231/431.

There are 65 colleges within 100 miles of Hazel Green enrolling a total of 251,375 students. The nearest university is Alabama A & M University in Normal, with an enrollment of 5,977 students, out of nearly 10,000 applicants, is 9.7 miles from Hazel Green. A-A & M offers both undergrad and graduate programs. Oakwood University, a private college in Huntsville, is 17 miles away and has an enrollment of 1,461. Oakwood is ranked #41 in the 2022 Best Regional Colleges.

Huntsville Hospital, 15 miles south of the site, is an 881-bed hospital that serves as the regional referral center for North Alabama and southern Tennessee. It is the second-largest hospital in Alabama and has expanded its services throughout the region with the development of Huntsville Hospital Health System contributing an annual economic impact exceeding \$1 billion.

83,169



2025 Total Population

\$330,296



Average Home Value

\$117,210



Average Household Income

📍 14171 Highway 231/431, Hazel Green, AL



| Population Summary | 3 Miles | 5 Miles | 10 Miles |
|--------------------------|-----------|-----------|-----------|
| 2020 Total Population | 8,291 | 20,296 | 75,400 |
| 2025 Total Population | 9,345 | 23,683 | 83,169 |
| 2030 Total Population | 9,712 | 24,909 | 87,510 |
| Average Household Income | | | |
| 2025 | \$106,487 | \$117,210 | \$109,474 |
| 2030 | \$116,951 | \$130,160 | \$122,937 |
| Average Home Value | | | |
| 2025 | \$268,175 | \$300,869 | \$330,296 |
| 2030 | \$325,003 | \$358,970 | \$391,528 |

| Major Employers in Madison County | # of Employees |
|-----------------------------------|----------------|
| U.S. Army/Redstone Arsenal | 30,000 |
| NASA/Marshall Space Flight Center | 6,000 |
| Huntsville Hospital System | 5,919 |
| Huntsville City Schools | 3,079 |
| The Boeing Company | 2,600 |
| Madison County Schools | 2,389 |
| SAIC | 2,229 |
| City of Huntsville | 2,206 |
| ADTRAN | 1,740 |
| Uah | 1,675 |



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