

Sonic

Hazel Green, AL (Huntsville MSA)





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Fisher James Corp. ("Broker") has been retained on an exclusive basis to market the property described herein ("Property"). Broker has been authorized by the Seller of the Property ("Seller") to prepare and distribute the enclosed information ("Material") for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and a prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and/or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information that a prospective buyer may require. The information contained in the Material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates. The pro forma is delivered only as an accommodation and neither the Seller, Broker, nor any of their respective affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto. Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

- 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 !\[\]\(e78f798d4ea5c530c9db49e7d26e6b95_img.jpg\)](#)

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
 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

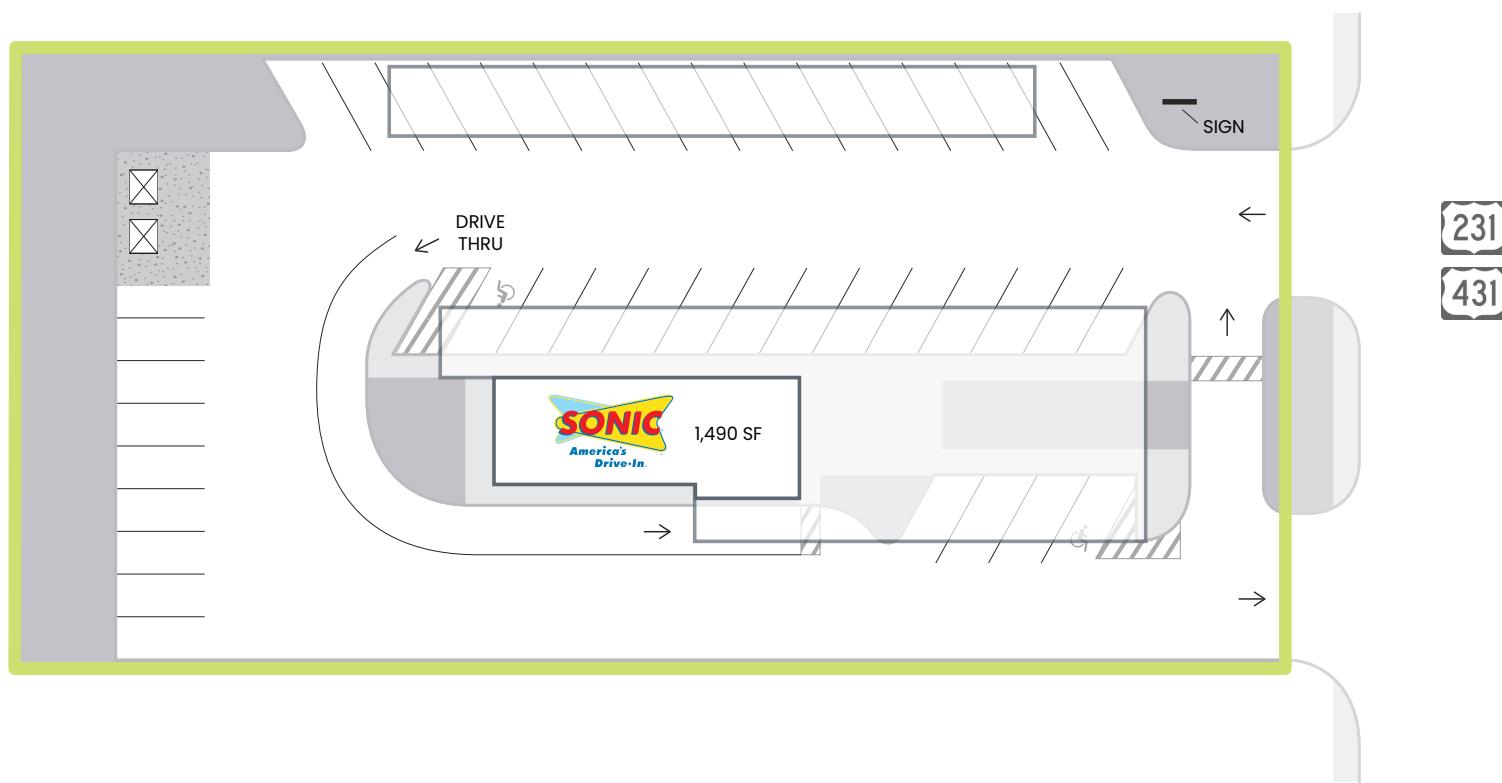
Ranked #4 Burger Chain Nationwide by QSR Magazine with 3,500+ Locations in 46 States

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

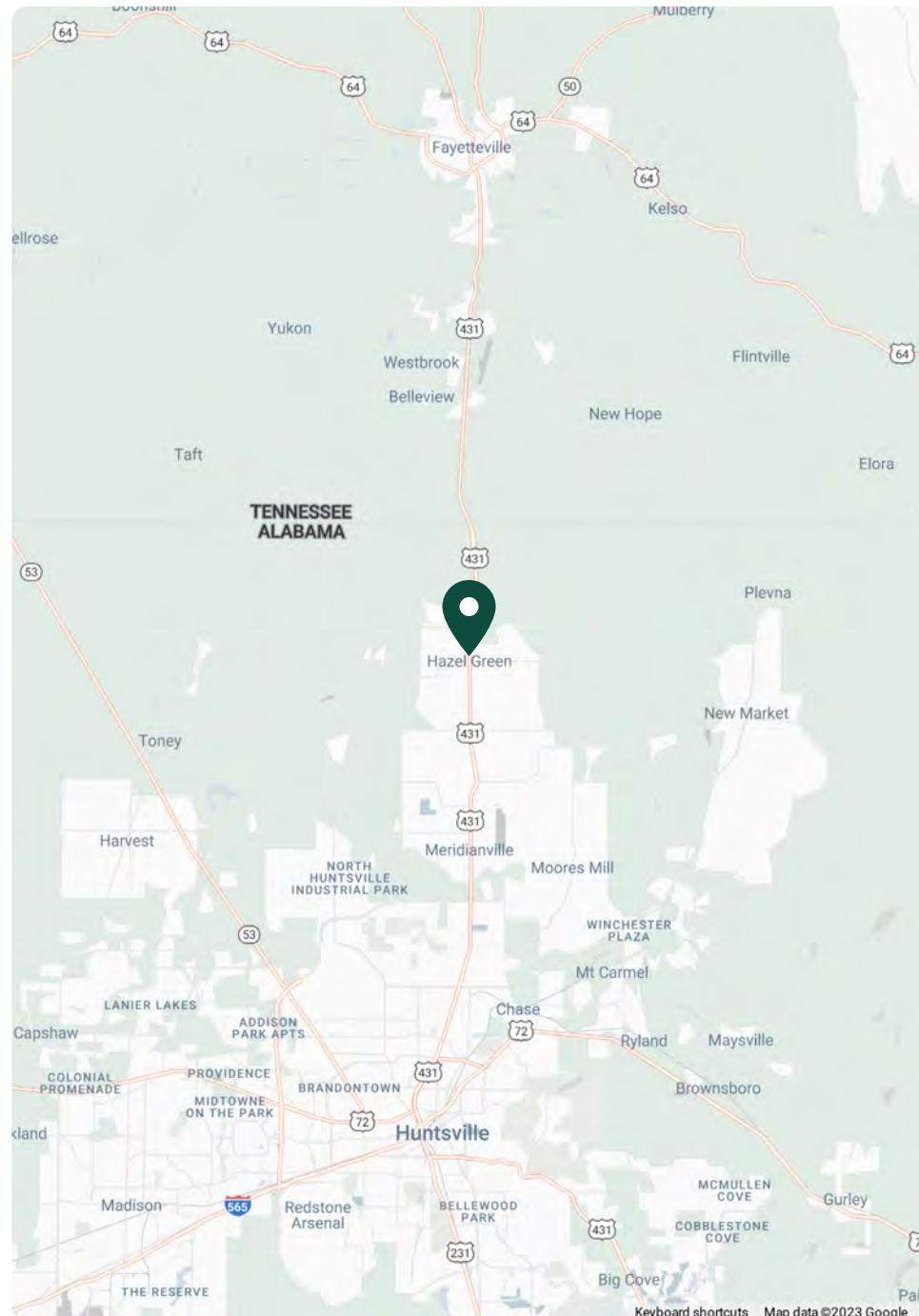
Sonic is the largest drive-in restaurant brand in the U.S., with 3,548 locations across 46 states. The company serves a wide array of breakfast, lunch, and dinner options, including sandwiches, burgers, desserts, and signature soft drinks, which are brought to customers' cars by carhops, often on roller 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.







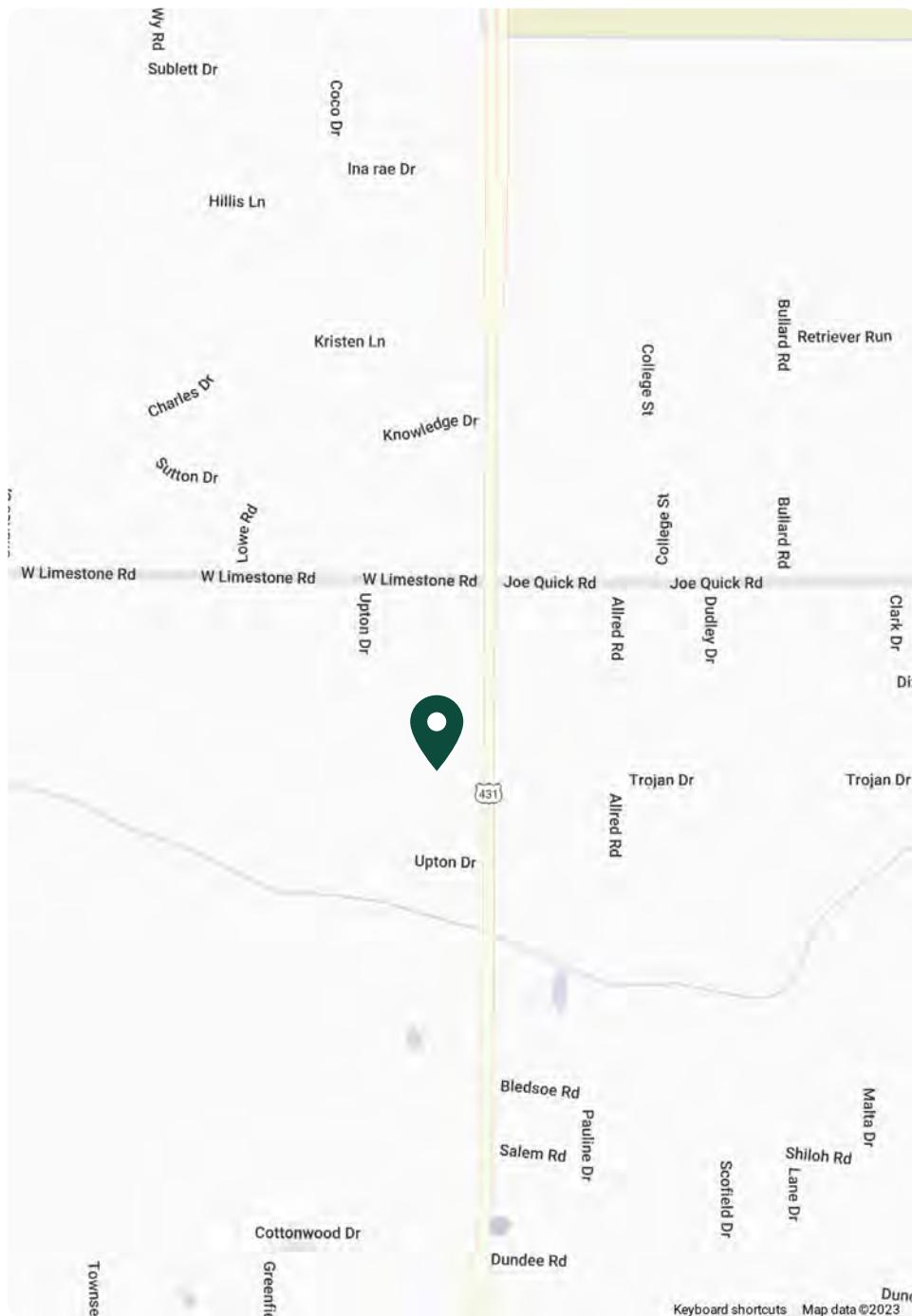


A High-Growth Metro

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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