



Franklin Street

Offering Memorandum



CORPORATE BURGER KING

14637 Hwy 231/431, Hazel Green, AL 35750

2015 Year Built

In Association with Franklin Street Real Estate Services, LLC. A Licensed Alabama Broker #000099928-0

CONTACT US

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CONFIDENTIALITY AGREEMENT

This is a confidential Offering Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest into the acquisition of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property and does not purport to be a representation of state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner or Franklin Street Real Estate Services, LLC. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to all interested and qualified prospective purchasers. Neither the Owner or Franklin Street Real Estate Services, LLC, nor any of their respective directors, officers, affiliates or representatives are making any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Offering Memorandum or use of its contents; and you are to rely solely on your own investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Offering Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any obligations therein have been satisfied or waived.

By receipt of the Offering Memorandum, you agree that this Offering Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or the Franklin Street Real Estate Services, LLC.

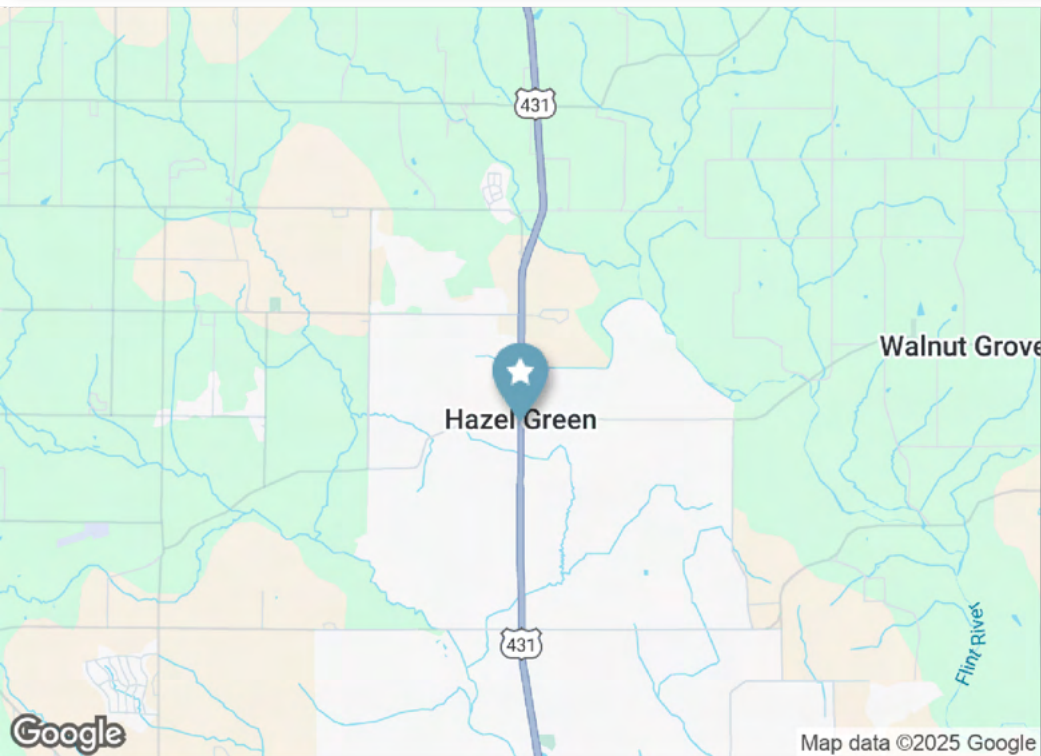
Furthermore, you agree not to use this Offering Memorandum or any of its contents in a manner detrimental to the interest of the Owner or Franklin Street Real Estate Services, LLC. In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are so advised and expected to review all such summaries and other documents of whatever nature independently and not to rely on the contents of this Offering Memorandum in any manner.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR FRANKLIN STREET REAL ESTATE SERVICES, LLC AGENT FOR MORE DETAILS.

Disclaimer: The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Franklin Street has not verified, and will not verify, any of the information contained herein. All potential buyers must take appropriate measures to verify all of the information set through the due diligence period.

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BURGER KING - ALABAMA

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Sale Price:	\$2,953,000
Cap Rate:	5.75%
NOI:	\$169,797



OFFER SUMMARY

Investment Highlights

- Absolute Triple-Net (NNN) Lease – Zero landlord responsibilities
- Corporate-operated Burger King store
- 14.5 years remaining on lease (expires 10/31/2038)
- Walmart Supercenter outparcel with strong national co-tenancy
- Built in 2015 – modern construction
- Annual rent: \$169,781 with scheduled increases
- Traffic counts: 22,380+ vehicles per day on Hwy 231/431
- Surrounded by national retailers: Walmart, Starbucks, Whataburger, Taco Bell & Zaxby's
- Located 25 minutes north of Downtown Huntsville (459K+ MSA population)
- Situated Near Hazel Green Elementary and Hazel Green High School which is home to 2,400 total students
- Multiple National Builders have delivered nearly 1,000 homes in the immediate area

PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

Franklin Street is pleased to offer a rare absolute triple-net Burger King Corporate Lease located on a Walmart outparcel in Hazel Green, Alabama. Built in 2015, the 3,115-square-foot corporate-operated restaurant sits on 0.97 acres and features zero landlord responsibilities. The asset has 14.5 years of remaining lease term with scheduled rent increases through 2038, providing stable, long-term cash flow.

The property benefits from its strategic location along Hwy 231/431, seeing 22,380+ vehicles per day, and is surrounded by strong national retailers including Walmart, Starbucks, Whataburger, Taco Bell & Zaxby's. Just 25 minutes from Huntsville, one of the fastest-growing MSAs in the Southeast, this location draws from a population base of more than 450,000 residents. This offering combines passive income, corporate credit, and prime positioning in an established retail corridor.

This area just north of Huntsville has seen explosive growth with multiple national home builders delivering or in process on nearly 1,000 homes in the immediate area. This location is also situated near Hazel Green High School and Hazel Green Middle School with over 2,400 students combined. This Burger King features a double drive thru and excellent parking, access and visibility.

PROPERTY DETAILS

LOCATION INFORMATION

Building Name	Burger King - Alabama
Street Address	14637 Hwy 231/431
City, State, Zip	Hazel Green, AL 35750
County	Madison

BUILDING INFORMATION

Building Size	3,115 SF
NOI	\$169,797
Cap Rate	5.5
Occupancy %	100.0%
Tenancy	Single
Year Built	2015

PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Net Leased Fast Food Restaurant
Lot Size	0.97 Acres
APN #	04-06-24-0-000-001.002



CORPORATE OVERVIEW



Burger King is one of the world's largest and most recognizable fast-food chains, founded in 1954 in Miami, Florida. Known for its flame-grilled burgers, especially the iconic Whopper, Burger King has established a global presence with thousands of restaurants in over 100 countries. The brand competes primarily with other major fast-food players like McDonald's and Wendy's, offering a menu that includes burgers, chicken sandwiches, fries, salads, and breakfast items. Its slogan, "Have it your way," emphasizes customization and customer choice. Over the years, Burger King has undergone several changes in ownership and strategy to stay relevant in the fast-evolving quick-service industry. The company has embraced digital innovation, expanded delivery options, and experimented with plant-based alternatives like the Impossible Whopper to cater to changing consumer preferences. Marketing campaigns often feature bold, edgy themes to attract younger demographics. Despite facing stiff competition, Burger King continues to maintain a strong brand identity and loyal customer base worldwide.

# of Stores:	19,000+ Worldwide
# of Employees:	37,600
Guarantee:	Corporate
RBI Moody Rating :	A1 (2025)
Revenue:	\$11.8 Billion (2024)
Stock Symbol:	QSR
Website:	https://www.bk.com/



PROPERTY PHOTOS



INDIVIDUAL TENANT OVERVIEW



Company Website

<https://www.bk.com/>

Lease Type

Absolute Net / Triple Net (NNN)

Guarantor

Corporate

Lease Space

3,115 SF

Lease Term Remaining

14.5 years

Rent Increases

5% Every 5 years

Rent Commencement Date

October 30, 2018

Rent Expiration Date

October 31, 2038



BURGER KING

The subject property is operated by Burger King Corporate. The tenant operates under an absolute triple net (NNN) lease, requiring no landlord responsibilities for maintenance, taxes, or insurance. Located on a 0.97- acre parcel in Hazel Green, AL, the property benefits from strong visibility along the main retail corridor, directly adjacent to a Walmart Supercenter. Built in 2015 and encompassing approximately 3,115 square feet, the location reflects the brand's modern prototype and strategic positioning in high-traffic retail zones. With nearly 14 years remaining on the primary lease term and built-in rent escalations every five years, this investment offers long-term, stable cash flow backed by a nationally recognized brand.

BASE RENT	LEASE YEARS	PER SF	ANNUAL	MONTHLY	% INCREASE
Primary Term	10/30/2018 -to- 10/31/2023	\$51.91	\$161,696	\$13,475	-
Primary Term	11/01/2023 -to- 10/31/2028	\$54.50	\$169,781	\$14,148	5%
Primary Term	11/01/2028 -to- 10/31/2033	\$57.23	\$178,270	\$14,856	5%
Primary Term	11/01/2033 -to- 10/31/2038	\$60.09	\$187,183	\$15,599	5%

DISCLAIMER

The statements and figures herein are secured from sources we believe authoritative. References to square footage or age are approximate. This summary is for information only and does not constitute all or any part of an offer or contract. Buyer must verify all information and bears all risk for any inaccuracies. Seller does not warrant any inaccuracies and pricing is subject to change.

NORTH AERIAL







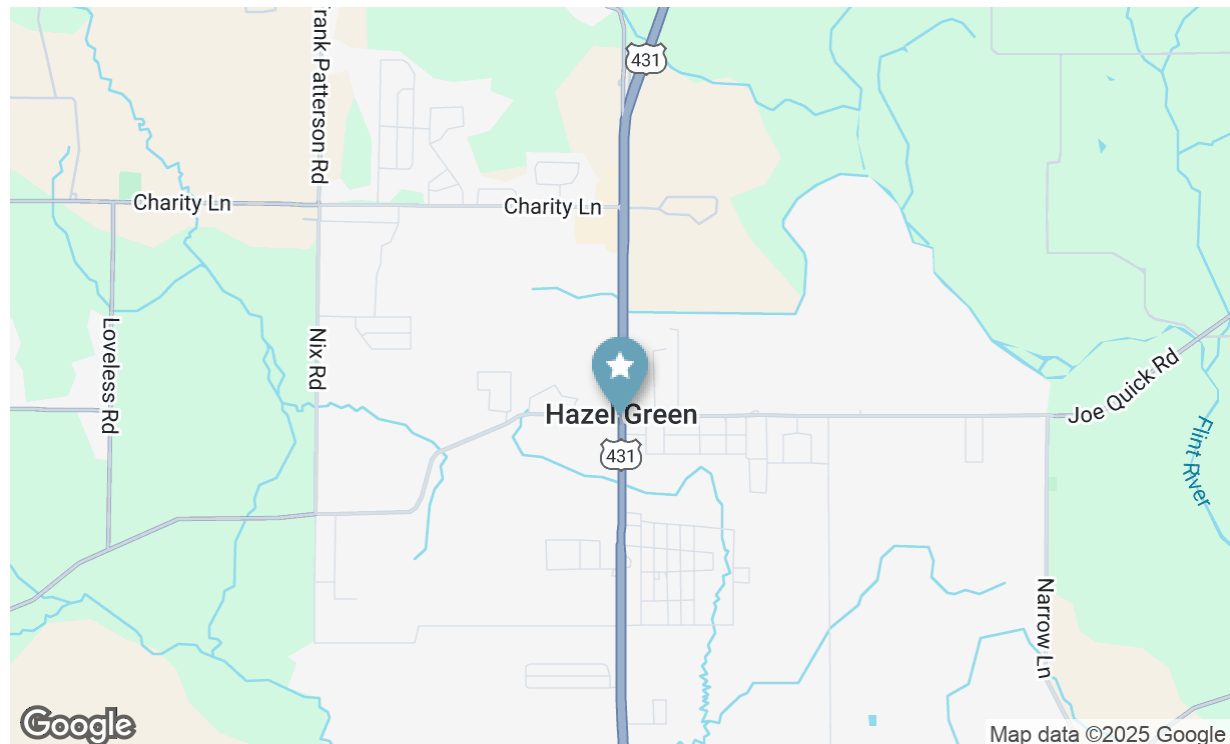
LOCATION OVERVIEW

ABOUT HAZEL GREEN

Hazel Green is an unincorporated community located in northern Madison County, Alabama, just a few miles south of the Tennessee state line. It lies along U.S. Highway 231/431, providing direct access to Huntsville (about 15 miles south) and Fayetteville, Tennessee (about 15 miles north). This strategic location places Hazel Green within the Huntsville metropolitan area, giving residents and businesses proximity to one of the fastest-growing tech and aerospace hubs in the Southeast. The community features a blend of rural landscapes, small-town residential neighborhoods, and emerging suburban development.

Historically, Hazel Green's economy has been rooted in agriculture, particularly cotton and row crops, which shaped the area's early settlement patterns. In recent decades, however, the community has transitioned toward a more diversified economic base as Huntsville's rapid growth has expanded northward. Many residents commute to Huntsville for employment in aerospace, defense, technology, and healthcare, while small local businesses, service providers, and light industrial operations support the immediate area. The presence of good schools and affordable land has also made Hazel Green attractive for residential development and small entrepreneurs.

Hazel Green's population has steadily increased as the Huntsville metro area continues to attract new investment, high-tech employers, and federal installations such as Redstone Arsenal and NASA's Marshall Space Flight Center. This spillover growth is driving new retail, housing, and infrastructure improvements in Hazel Green, while still maintaining its semi-rural character. With easy highway access, relatively low property costs, and proximity to major employment centers, the community is positioned to

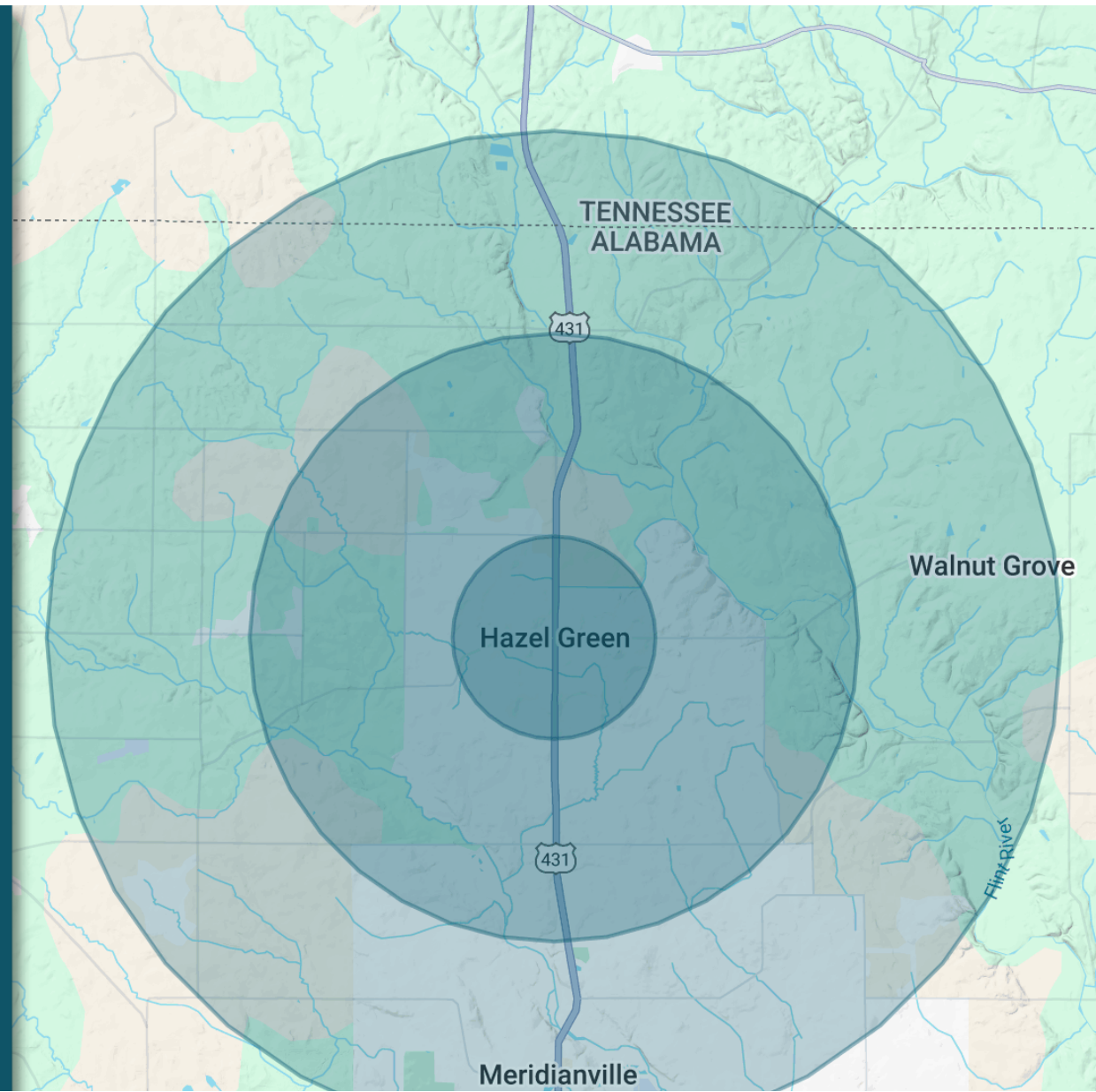


AREA OVERVIEW

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION			
Total population	1,874	8,777	23,004
Median age	40	40	40
Median age (Male)	40	39	39
Median age (Female)	41	41	41
HOUSEHOLDS & INCOME			
Total households	734	3,389	8,852
# of persons per HH	2.6	2.6	2.6
Average HH income	\$93,403	\$99,931	\$106,152
Average house value	\$211,404	\$246,215	\$283,740

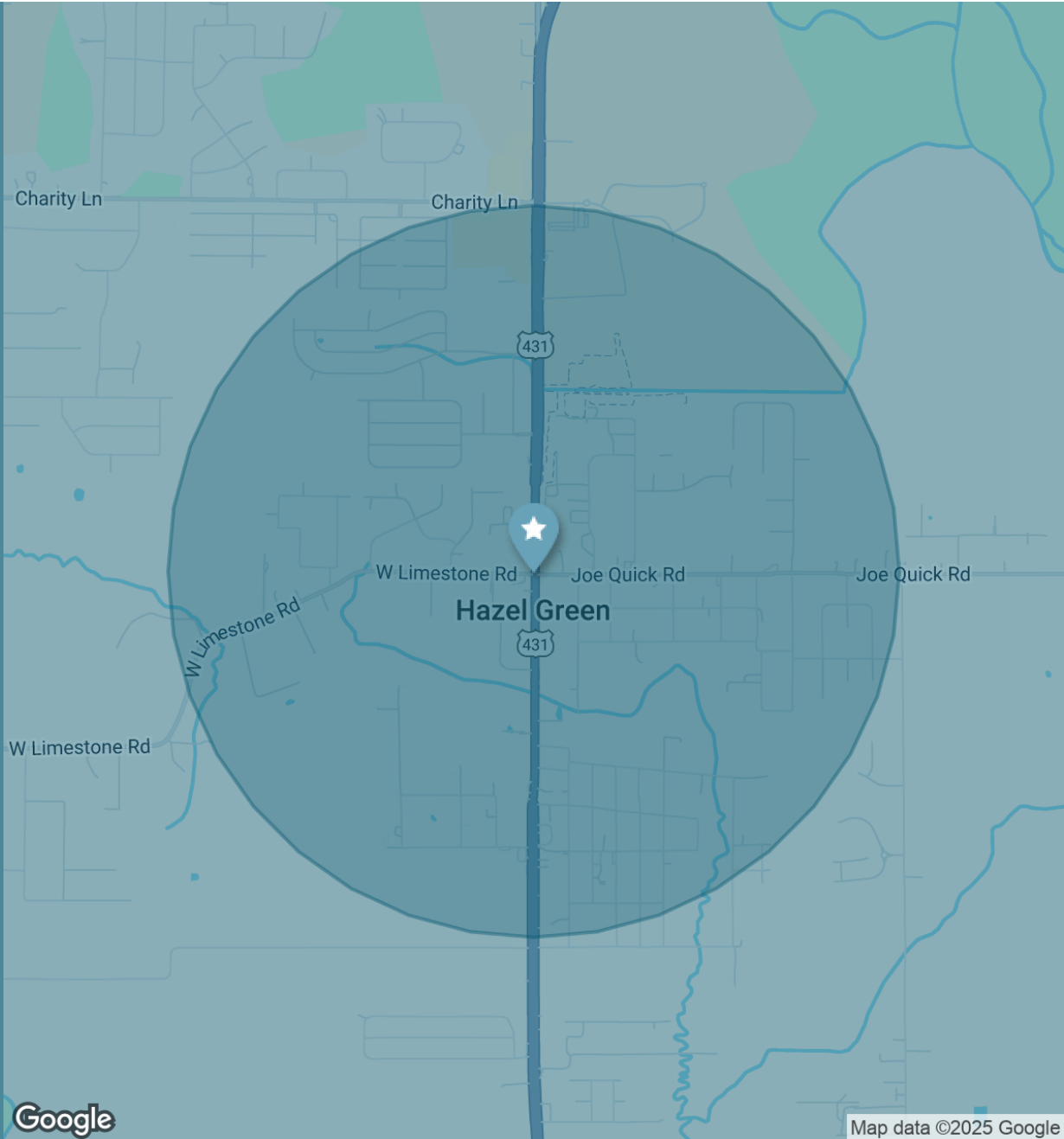
* Demographic data derived from 2020 ACS - US Census



DRIVE TIME DEMOGRAPHICS

DEMOGRAPHICS

	2 MI	5 MI	10 MI
POPULATION			
	2 mi	5 mi	10 mi
2020 Population	4,805	16,390	63,932
2024 Population	5,418	18,619	70,646
2029 Population Projection	6,069	20,792	78,049
HOUSEHOLDS			
	2 mi	5 mi	10 mi
Estimated Households (2025)	2,157	8,748	30,385
Projected Households (2030)	2,284	9,577	32,602
Census Households (2020)	2,076	8,000	28,498
HOUSEHOLD INCOMES			
	2 mi	5 mi	10 mi
Estimated Average Household Income (2025)	\$101,438	\$117,988	\$115,313
Estimated Median Household Income (2025)	\$87,758	\$87,788	\$83,065
Average Household Net Worth (2025)	\$928,134	\$1.16 M	\$1.12 M



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