

FOR SALE

Ground Lease Investment Opportunity

Absolute NNN

*111 Resource Center Parkway
Birmingham, AL 35242*



Agent Contact:

Michael Johnson
205-939-8233

mjohnson@engelrealty.com

Dan Anderson
205-939-8239

danderson@engelrealty.com

Investment Summary

Engel Realty Company, LLC as the exclusive listing broker, is pleased to present the opportunity to purchase lease fee interest in a Absolute NNN investment, Whataburger located on Highway 280 in Birmingham, AL. (City of Birmingham)

Located on one of the highest trafficked retail submarkets Highway 280 corridor, averaging nearly 90,000 vehicles per day.

Located 1/2 mile from Target super center and other national retailers nearby include Fresh Market, Home Depot, 2 Chick Filets.

The subject property sits on 1.75 acres and has cross access agreement in place with Panda Express. Panda Express recently sold in January 2025.

Whataburger has 7 years (March 2032) remaining on its original lease term and will have 3-5 year options for renewal.

[**Click here for drone footage:**](#)



OFFERING SUMMARY



Financials

Whataburger	\$2,577,272.00 (4.4% Cap) \$2,477,272 (4.58% CAP) \$2,420,000.00 (4.69% cap)
NOI	\$113,400.00 In Place
Lease Type	Absolute NNN/
Sales Reporting	Not Available
Rental Increases:	8% rent increase in 2027
Lease Expiration	March 2032 (3-5 year options increasing 8% each option period
Guaranty	Corporate
First Right of Refusal	NA

Property Information

Parcel	3,563 square feet 1.75 acres
Parcel ID'	Shelby County, Alabama Whataburger 02-7-36-0-001-011.005





INVESTMENT OVERVIEW



111 Resource Center
Parkway
Birmingham, AL 35242



IN-PLACE NOI \$113,400



1.75 acres located adjacent to
Panda Express and FedEx Office



Construction 2016
Cross access easements



2023 CoStar Demographics	1 Mile	3 Mile	5 Mile
Average Household Income	\$59,455.00	\$85,861.00	\$98,615.00
Number of Households	3,819	19,141	41,037
Median Home Value	\$337,925.00	\$369,368.00	\$402,608.00
Population	7,399	42,902	96,861
Traffic Count	88,537 per day		



280

88,537
Vehicles per Day





