

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 sub-markets 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		



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Vehicles per Day

280



280

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