



NET LEASE INVESTMENT OFFERING



Freddy's Frozen Custard & Steakburgers

Walmart Outparcel | Sale Leaseback | 20-Yr Lease | Absolute Triple Net

Pell City, AL (Birmingham MSA)



Table of Contents

Offering 3

Executive Summary
Investment Highlights
Investment Overview

Property 6

Aerials
Photographs
Site Plan

Overview 11

Map
Demographics
Tenant Overview
Location Overview

Disclaimer 14

Disclaimer Statement



Executive Summary

The Boulder Group is pleased to exclusively market for sale a single tenant Freddy's Frozen Custard & Steakburgers sale leaseback property located in Pell City, AL (Birmingham MSA). The Freddy's property is a strategic outparcel to a Walmart Supercenter and is located at the Interstate 20 and U.S. 231 interchange. The 3,241 square foot drive thru property was recently constructed in 2022.

The twenty-year absolute triple net lease will feature 10% rental increases every five years. The lease will be guaranteed by Bama Custard & Bama Custard 2, which operates seven Freddy's locations in Alabama, and is controlled by ERC Hospitality. ERC Hospitality is one of the largest Freddy's franchisee operating 37 Freddy's locations across Alabama, Colorado, Texas, and New Mexico. Freddy's Frozen Custard & Steakburgers is one of the fastest growing chains in the U.S. and operates over 560 locations across the country.



Investment Highlights

- » Located in the **Birmingham MSA**, the largest MSA in Alabama
- » New **20-year lease**
- » **10% rental increases** every five years
- » Strategically positioned **Walmart Supercenter outparcel** with excellent visibility
- » Absolute triple net lease with **no landlord responsibilities**
- » Located **along Interstate 20** (52,000 VPD) at the **I-20 and U.S. 231 interchange**
- » **Regional retail destination** that includes Walmart Supercenter, Home Depot, Hobby Lobby, T.J. Maxx, Ross Dress For Less, Walgreens, Chick-fil-A, Cracker Barrel, and a brand-new high-end Planet Fitness
- » **Recently constructed (2022)** drive thru property
- » Freddy's Frozen Custard & Steakburgers has **over 560 locations and ranks in the Top 10** of the Fastest Growing Chains in the U.S.
- » Guarantor is **an experienced franchisee** and an entity controlled by one of the largest Freddy's franchisee
- » **Strong performing location** (contact broker for details)
- » **Lower price point** for a STNL quick-service restaurant and Freddy's Frozen Custard & Steakhouse property



Investment Overview



PRICE
\$2,583,000



CAP RATE
6.00%



NOI
\$155,000



190 Vaughan Lane
Pell City, AL 35125

LEASE TERM:	20 Years
RENT COMMENCEMENT:	Close of Escrow
RENTAL ESCALATIONS:	10% Every 5 Years
RENEWAL OPTIONS:	Four 5-Year
TENANT:	BAMA Custard and Bama Custard 2*
LEASE TYPE:	Absolute Triple Net
LANDLORD RESPONSIBILITIES:	None

BUILDING SIZE:	3,241 SF
LAND SIZE:	1 Acre
YEAR BUILT:	2022

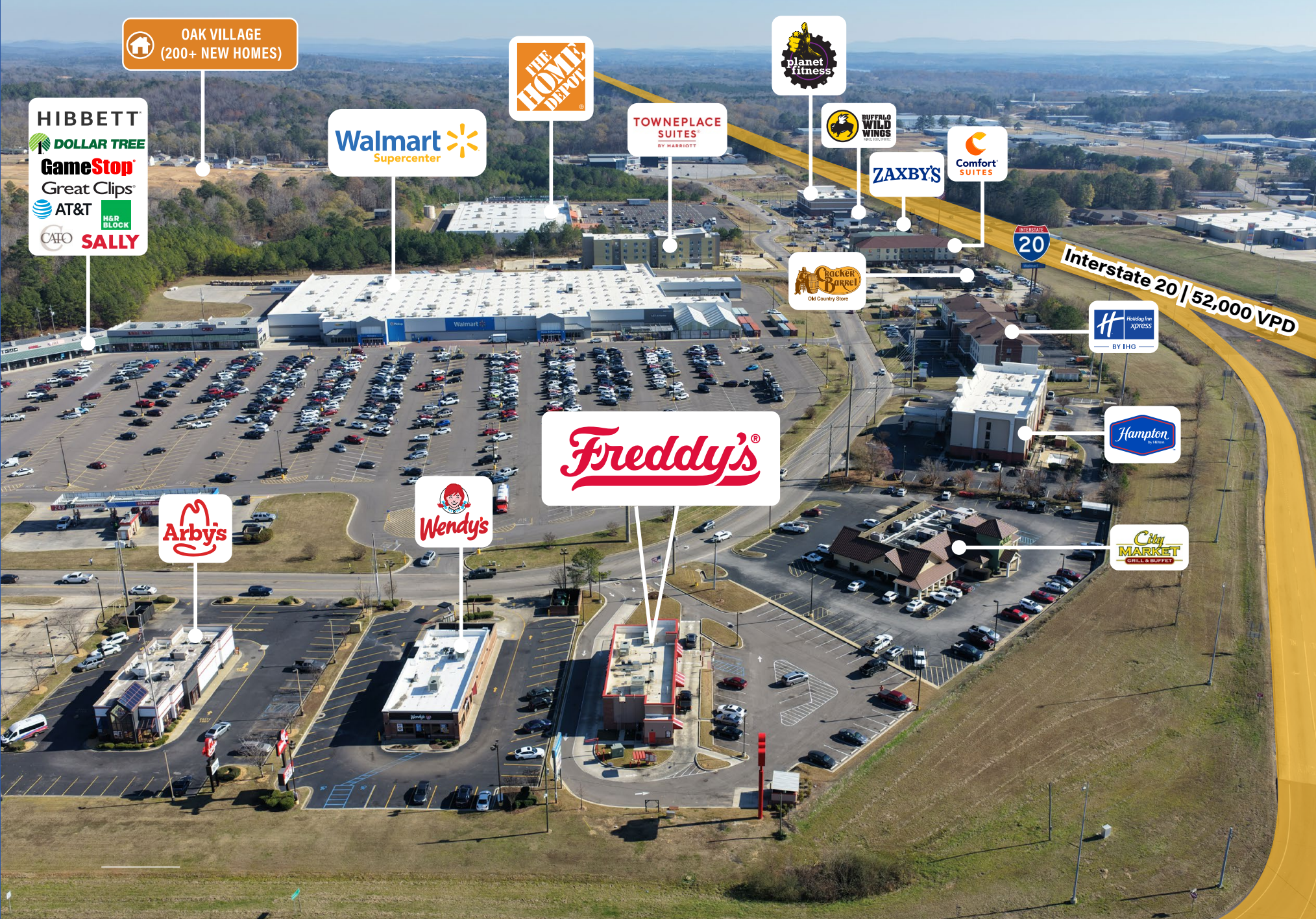


**Bama Custard & Bama Custard 2 operate seven Freddy’s locations in Alabama and is controlled by ERC Hospitality. ERC Hospitality is one of the 5th largest Freddy’s franchisee operating 37 Freddy’s locations across Alabama, Colorado, Texas, and New Mexico.*

Aerial



Aerial



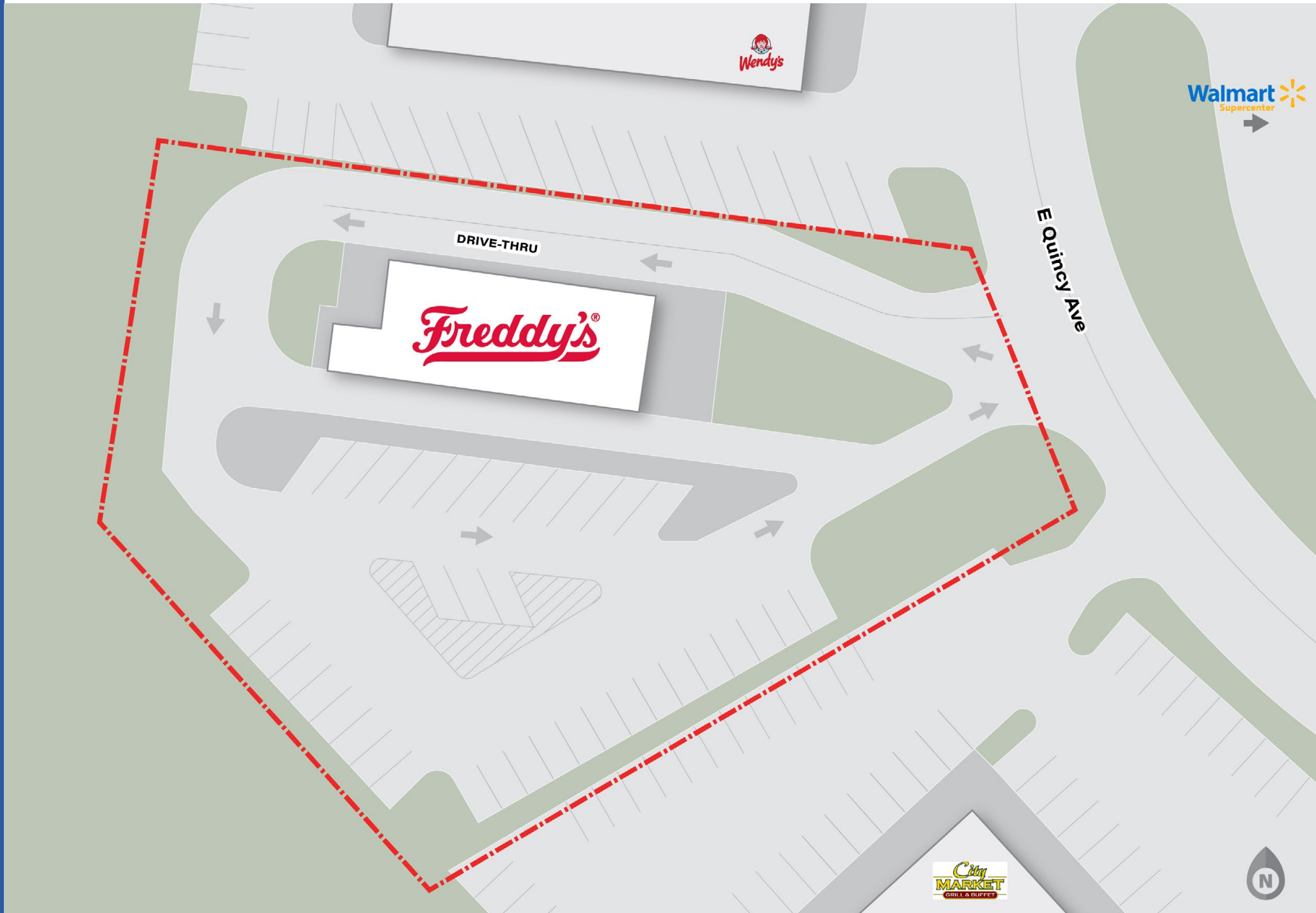
Aerial



Photographs



Site Plan



Map

Demographics



TOTAL POPULATION

1-MILE	1,357
3-MILE	11,118
5-MILE	18,226



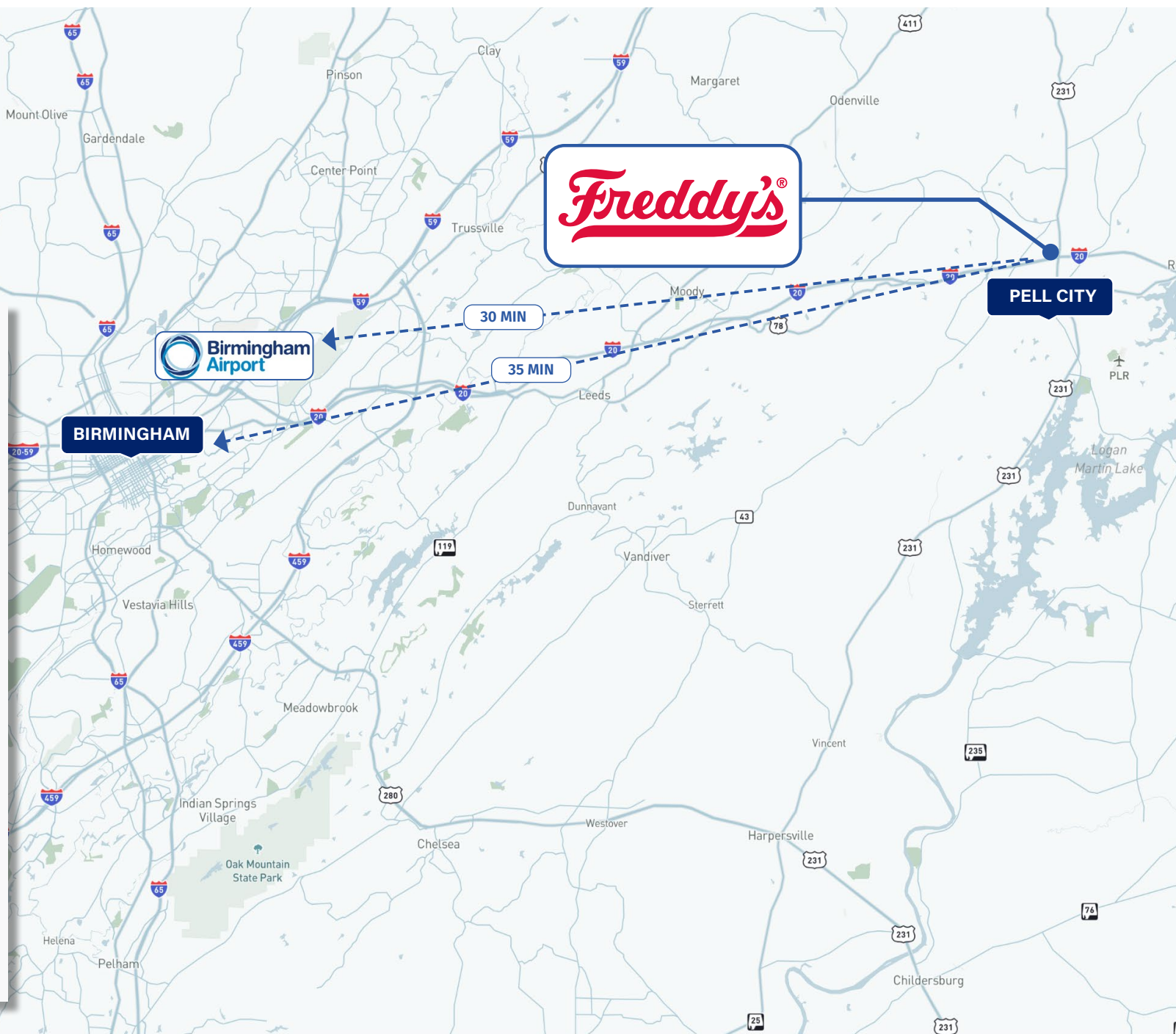
TOTAL HOUSEHOLDS

1-MILE	534
3-MILE	4,436
5-MILE	7,252



AVERAGE HOUSEHOLD INCOME

1-MILE	\$79,679
3-MILE	\$90,759
5-MILE	\$91,025



Tenant Overview

FREDDY'S FROZEN CUSTARD & STEAKBURGERS

Freddy's Frozen Custard & Steakburgers is a fast-casual restaurant chain specializing in made-to-order steakburgers, Vienna all-beef hot dogs, shoestring French fries, and house-churned frozen custard. The Wichita, KS-based company was founded in 2002 by brothers Bill & Randy Simon along with their close friend and business partner Scott Redler. They named the restaurant after Freddy Simon, a World War II veteran and Purple Heart and Bronze Star recipient. Freddy's is a privately-owned and family-oriented company with a dedication to hospitality that extends far beyond their guests. They are consistently recognized for their contribution to their communities, veterans, and the restaurant industry.

Today, Freddy's Frozen Custard & Steakburgers operates over 560 locations across 38 states in the U.S. and is continuing to expand. Most of their locations are operated by franchisees. They also have several international locations in Canada. In September 2025, Rhone Group acquired Freddy's Frozen Custard & Steakburgers for approximately \$700M. Other holdings of Rhone Group include Illy, Saks Fifth Avenue, Neiman Marcus, and Bergdorf Goodman.

Bama Custard and Bama Custard 2 is an experienced Freddy's Frozen Custard & Steakburgers franchisee that operates seven locations in Alabama. The entity is controlled by one of the largest and most experienced Freddy's franchisees, ERC Hospitality. Among all their entities, ERC Hospitality operates 37 locations. ERC Hospitality is the 5th largest Freddy's franchisee and operates stores in Alabama, Texas, Colorado, and New Mexico. ERC Hospitality was founded in 2014.

Website:	www.freddysusa.com
Headquarters:	Wichita, KS
Number of Locations:	560+
Company Type:	Private Company
Year Founded:	2002

The logo for Freddy's Frozen Custard & Steakburgers, featuring the brand name in a red, cursive script with a registered trademark symbol.



Location Overview

PELL CITY, ALABAMA

Pell City is the largest city in St. Clair County and serves as one of the county's two seats. With a population of approximately 13,000, the city anchors one of the fastest-growing counties in Alabama and benefits from its strategic location along Interstate 20, approximately 35 miles east of Birmingham and 100 miles west of Atlanta. This prime positioning provides direct access to major Southeastern markets and supports the city's steady residential and commercial growth.

Pell City's economy is supported by a diverse mix of industries, including manufacturing, healthcare, logistics, and retail. The community offers an attractive quality of life centered around Logan Martin Lake, a 17,000-acre recreational destination known for boating, fishing, and waterfront living. This major amenity, combined with a growing retail base, revitalizing downtown, and strong public schools, reinforces Pell City's appeal to families, retirees, and young professionals. Affordable housing, expanding residential development, and ongoing infrastructure improvements further support the city's long-term growth trajectory.

With its strategic location, diversified economy, recreational assets, and growing population, Pell City serves as a key commercial and residential hub within the Birmingham–Hoover metropolitan area.



MSA Overview

BIRMINGHAM MSA

Birmingham is the county seat of Jefferson County, Alabama's most populous county. The Birmingham MSA has a population of approximately 1,120,000 and is the largest metropolitan area in Alabama and the 47th-most populous in the United States. Birmingham serves as an important regional hub.

Birmingham ranks as one of the most important business centers in the Southeast and is also one of the largest banking centers in the United States. In addition, the Birmingham area serves as headquarters to two Fortune 500 companies: Regions Financial and Vulcan Materials Company, along with multiple other Fortune 1000 companies. Birmingham is strategically located in Central Alabama and is approximately 150 miles west of Atlanta and 58 miles northeast of Tuscaloosa, home to The University of Alabama.

Birmingham is the cultural and entertainment capital of Alabama with numerous art galleries in the area including the Birmingham Museum of Art, the largest art museum in the Southeast. Downtown Birmingham is currently experiencing a cultural and economic rejuvenation, with many new independent shops and restaurants recently opening.

The city is served by four interstate highways, Interstate 20, Interstate 65, Interstate 59, and Interstate 22, as well as a southern bypass expressway Interstate 459. Birmingham is served by the Birmingham-Shuttlesworth International Airport. This airport serves more than 3 million passengers every year. With more than 160 flights daily, the airport offers flights to 37 cities across the United States. Commercial passenger service through Birmingham is provided by United Express, Delta Air Lines/Delta Connection, American Eagle, and Southwest Airlines.

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from The Boulder Group and should not be made available to any other person or entity without the written consent of The Boulder Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The Boulder Group has not made any investigation, and makes no warranty or representation.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.



www.bouldergroup.com



EXCLUSIVELY LISTED BY:

ZACH WRIGHT

Vice President
720-604-2220
zach@bouldergroup.com

BRANDON WRIGHT

Associate
720-604-2256
brandon@bouldergroup.com

BRIAN BROCKMAN

Bang Realty - Alabama Inc.
License #119315 | 513-898-1551
BOR@bangrealty.com

