



**BRAND NEW 2026 CONSTRUCTION  
NEW 20 YEAR NNN GROUND LEASE  
INVESTMENT GRADE TENANT**

**3100 S HICKORY STREET  
LOXLEY, AL 36551**



**SCHEDULED TO OPEN  
FOR BUSINESS IN  
MAY 2026**

ACTUAL SITE

Marcus & Millichap  
NNN DEAL GROUP

OFFERING MEMORANDUM

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**Marcus & Millichap**  
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## INVESTMENT SUMMARY

3100 S HICKORY STREET, LOXLEY, AL 36551

**PRICE: \$3,600,000**

**CAP: 5.25%**

**NOI: \$189,000**

### OVERVIEW

PRICE	\$3,600,000
GROSS LEASABLE AREA (GLA)	6,374 SF
LOT SIZE	2.35 Acres
BASE RENT	\$189,000
YEAR BUILT	2026

### LEASE ABSTRACT

LEASE TYPE	NNN Ground
BASE TERM	15 Years
LEASE COMMENCEMENT	5/8/2026
LEASE EXPIRATION	5/7/2041
RENEWAL OPTIONS	6x5
INCREASES	7% Every 5 Years Starting In Year 11
LANDLORD OBLIGATION	None At All

### ANNUALIZED OPERATING DATA

BASE TERM	ANNUAL RENT
YEARS 1-10	\$189,000
YEARS 11-15	\$202,230
YEARS 16-20	\$216,386
OPTION 1	\$231,533
OPTION 2	\$247,740
OPTION 3	\$265,082
OPTION 4	\$283,638
OPTION 5	\$303,493
OPTION 6	\$324,737



Central Office -  
Baldwin County  
Schools



US HWY 90 / S HICKORY ST - 21,000 VPD

# INVESTMENT HIGHLIGHTS

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## BRAND NEW 2026 CONSTRUCTION

Brand new construction, scheduled for May 2026 delivery



## BRAND NEW 20-YEAR ABSOLUTE NNN GROUND LEASE

Completely passive NNN ground lease structure with zero landlord responsibilities



## INVESTMENT-GRADE TENANT

Corporate guaranteed lease by Wawa, which has 1,150+ locations and a strong Fitch credit rating of BBB



## PRIME RETAIL CORRIDOR

Strategically located along Highway 59 near I-10 at a signalized intersection with strong visibility, access, and traffic driven by both local commuters and Gulf Coast tourism



## RAPIDLY GROWING TRADE AREA

Baldwin County is one of Alabama's fastest-growing regions, with significant population growth, residential development, and expanding retail demand



## MAJOR JOB & INDUSTRIAL GROWTH DRIVERS

Area growth is fueled by major projects including the Port Alabama Industrial Center, new Home Depot, ALDI, and Amazon distribution facilities, bringing 1,000's of new jobs to the area



## HIGH-GROWTH GULF COAST LOCATION

Benefiting from proximity to I-10, Mobile, Pensacola, and sustained population and tourism-driven demand, Loxley is rapidly expanding, the 5 mile population has grown over 29% in the last 10 years, with an expected 7.67% growth over the next 5 years



**DATA TRUST**  
TECHNOLOGIES

**O'Reilly** AUTO PARTS  
PROFESSIONAL PARTS PEOPLE

**CARQUEST**

**FAMILY DOLLAR**

**piggly wiggly**

Loxley Elementary School

**ALABAMA**  
credit union

**CIRCLE K**

**LOXLEY**  
STORAGE

**Jack's**

**DOLLAR GENERAL**

**Wawa**

W UNION AVE - 3,300 VPD

US HWY 90 / S HICKORY ST - 21,000 VPD

90



Loxley Elementary School



McDonald's



90

90

US HWY 90 / S HICKORY ST - 21,000 VPD

10

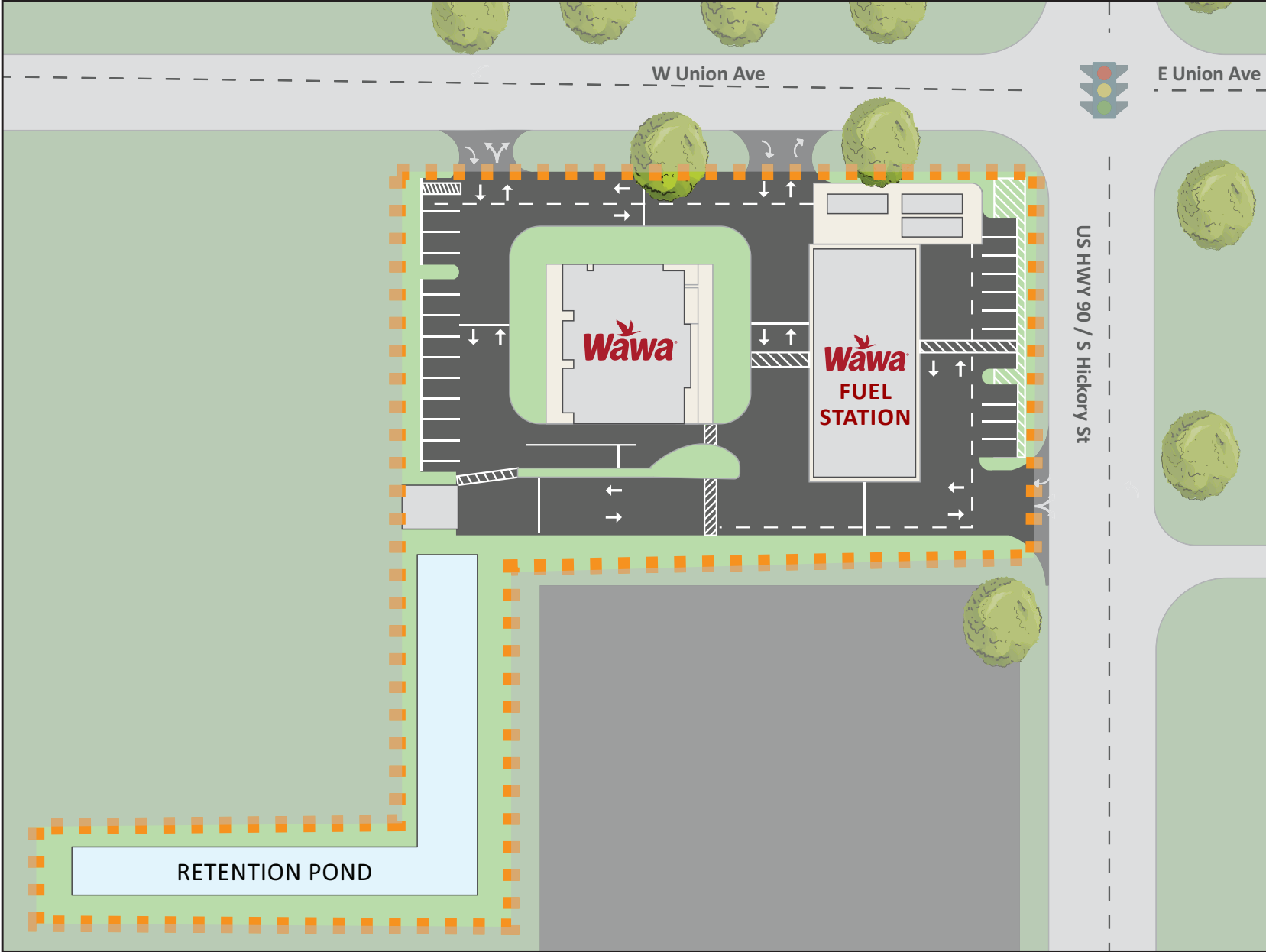


90



10

# SITE PLAN



# TENANT SUMMARY



Wawa, Inc., founded in 1964 and headquartered in Pennsylvania, is a privately held convenience store and fuel chain known for its fresh food offerings, made-to-order meals, and strong brand loyalty. The company has grown to operate **more than 1,150 locations** across multiple states and is **aggressively expanding in Florida** and the broader Southeast, recently surpassing 300 stores in Florida with continued growth planned in the Panhandle and neighboring Georgia. Wawa's **strategic site selection** (high-traffic, high-visibility corners in growing demographic markets) supports strong store performance and rent security. These fundamentals, combined with consistent investor demand for Wawa-occupied assets, reinforce its reputation as **one of the strongest and most reliable net lease tenants in today's market.**



Headquarters

**CHESTER  
HEIGHTS, PA**



Year Founded

**1964**



Private Ownership

Estimated Revenue

**\$19 BIL**



Locations

**1,150+**



Employees

**47,000+**

# LOCATION OVERVIEW

## LOXLEY, ALABAMA

Loxley, Alabama is a rapidly growing small city located in Baldwin County along the Gulf Coast region, offering a strategic blend of accessibility, affordability, and long-term growth potential. Positioned along Interstate 10 and Alabama Highway 59, Loxley sits between Mobile, AL and Pensacola, FL, providing strong regional connectivity and serving as a primary corridor for traffic heading to Gulf Shores and Orange Beach. This central location has made the area increasingly attractive for both residential and commercial development as growth expands outward from nearby cities such as Daphne and Spanish Fort.

The city is part of the greater Daphne–Fairhope–Foley metropolitan area and has experienced steady population growth driven by in-migration and new housing development. Loxley maintains a small-town atmosphere while benefiting from close proximity to major employment centers, coastal amenities, and regional infrastructure. Economically, Loxley is emerging as a logistics and industrial hub within Baldwin County, supported by its interstate access and proximity to the Port of Mobile. Key industries in the area include agriculture, warehousing, manufacturing, and retail, along with new industrial projects that are expected to support continued job growth.

From a lifestyle perspective, Loxley offers a lower cost of living compared to nearby coastal markets, along with newer housing options and access to outdoor recreation. Its proximity to the Gulf Coast, Mobile Bay, and surrounding destinations enhances its appeal for both residents and investors.



## LOCATION HIGHLIGHTS: BALDWIN COUNTY



**FASTEST-GROWING COUNTY IN ALABAMA:** Baldwin County is one of the largest and fastest-growing counties in the state, driven by strong in-migration and population expansion



**SUSTAINED POPULATION GROWTH:** The area has experienced significant population increases in recent years, supporting long-term housing and retail demand



**DIVERSE ECONOMIC BASE:** Key industries include tourism, logistics, manufacturing, agriculture, and retail, providing economic stability



**STRONG LIFESTYLE APPEAL:** Proximity to Gulf Coast beaches, Mobile Bay, and outdoor recreation continues to attract both residents and retirees



**AFFORDABLE COST OF LIVING:** Lower living costs compared to many coastal markets support continued in-migration and workforce growth



**RETIREMENT AND RELOCATION DESTINATION:** The area is a popular destination for retirees and remote workers seeking quality of life and affordability

## METRO HIGHLIGHTS: DAPHNE–FAIRHOPE–FOLEY MSA



**RAPIDLY GROWING METRO:** The metro area continues to experience steady population growth, driven by both retirees and working families



**STRATEGIC GULF COAST LOCATION:** Positioned within the Mobile to Pensacola corridor, benefiting from regional economic connectivity



**STRONG HOUSEHOLD INCOMES:** Median household incomes are in line with or above state averages, supporting retail and service sector growth



**BALANCED DEMOGRAPHICS:** A mix of retirees and workforce population creates stable and diverse demand drivers



**EXPANDING EMPLOYMENT BASE:** Growth across healthcare, education, retail, and tourism sectors supports long-term job creation



**HIGH-GROWTH SMALL METRO:** Recognized as one of the faster-growing smaller metro areas due to affordability, quality of life, and coastal access

# DEMOGRAPHICS / LOXLEY, AL

POPULATION	1 MILE	3 MILES	5 MILES
2030 Projection	3,237	9,537	23,626
2025 Estimate	3,059	8,993	21,943
<b>Growth 2025 - 2030</b>	<b>5.81%</b>	<b>6.04%</b>	<b>7.67%</b>
2010 Census	2,290	6,489	14,986
2020 Census	2,798	8,227	19,360
<b>Growth 2010 - 2020</b>	<b>22.19%</b>	<b>26.80%</b>	<b>29.19%</b>

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2030 Projections	974	3,381	8,759
2025 Estimate	912	3,169	8,112
Growth 2025 - 2030	6.84%	6.69%	7.97%
2010 Census	660	2,239	5,353
2020 Census	792	2,762	6,877
Growth 2010 - 2020	19.97%	23.34%	28.45%

2025 EST. HOUSEHOLDS BY INCOME	1 MILE	3 MILES	5 MILES
\$200,000 or More	6.09%	6.44%	6.27%
\$150,000 - \$199,999	10.18%	10.18%	10.29%
\$100,000 - \$149,999	14.16%	16.73%	19.24%
\$75,000 - \$99,999	13.12%	14.83%	14.05%
\$50,000 - \$74,999	27.47%	22.48%	18.84%
\$35,000 - \$49,999	8.18%	8.63%	11.92%
\$25,000 - \$34,999	6.47%	7.08%	7.54%
\$15,000 - \$24,999	8.11%	7.52%	7.10%
\$10,000 - \$14,999	3.13%	3.15%	2.30%
Under \$9,999	3.09%	2.96%	2.43%
<b>2025 Est. Average Household Income</b>	<b>\$91,867</b>	<b>\$94,295</b>	<b>\$95,155</b>
2025 Est. Median Household Income	\$70,238	\$74,839	\$77,843
2025 Est. Per Capita Income	\$33,131	\$34,943	\$35,629

POPULATION PROFILE	1 MILE	3 MILES	5 MILES
2025 Estimated Population by Age	3,059	8,993	21,943
Under 4	5.8%	6.0%	6.1%
5 to 14 Years	11.7%	12.9%	13.8%
15 to 17 Years	3.3%	3.4%	3.9%
18 to 19 Years	1.9%	2.1%	2.2%
20 to 24 Years	4.9%	5.1%	5.1%
25 to 29 Years	6.7%	6.8%	6.3%
30 to 34 Years	8.1%	8.0%	7.2%
35 to 39 Years	8.7%	8.3%	7.4%
40 to 49 Years	14.7%	14.2%	13.7%
50 to 59 Years	13.9%	13.2%	13.4%
60 to 64 Years	6.2%	6.1%	6.1%
65 to 69 Years	5.0%	5.0%	5.3%
70 to 74 Years	3.8%	3.8%	3.8%
Age 75+	5.3%	5.3%	5.7%
2025 Median Age	38.0	38.0	38.0

2025 Population 25 + by Education Level	1 MILE	3 MILES	5 MILES
Elementary (0-8)	1.24%	1.07%	0.72%
Some High School (9-11)	5.81%	5.91%	6.21%
High School Graduate (12)	35.27%	34.41%	31.79%
Some College (13-15)	22.26%	22.41%	21.97%
Associates Degree Only	13.32%	13.43%	13.75%
Bachelors Degree Only	13.10%	13.54%	16.07%
Graduate Degree	8.31%	8.28%	8.32%

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An aerial photograph of a new Wawa store under construction. The building is a single-story structure with a flat roof and a mix of light-colored stucco and brickwork. The "Wawa" logo is prominently displayed on the front facade. The parking lot is partially paved, and there are several construction materials and vehicles scattered around the site. In the background, there are residential houses and a road.

Wawa

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ACTUAL SITE