

Sale Comp Details

26 9th St

2 1220 Patton Chapel Rd
Distance to Subject Property: 8.3 Miles



Table with 2 columns: Field, Value. Rows include Sale Type (Investment), Sale Date (2/20/2026), Sale Price (\$2,200,000), Price/SF (\$208), and Cap Rate (6.8%).

Table with 2 columns: Field, Value. Rows include Buyer (Beau Thompson), Seller (The Blackburn Gr...), Buyer Broker (Colliers - Mark H...), and Listing Broker (Randall Commer...).

Table with 2 columns: Field, Value. Rows include Sale Conditions (Investment Triple Net) and Financing (-).

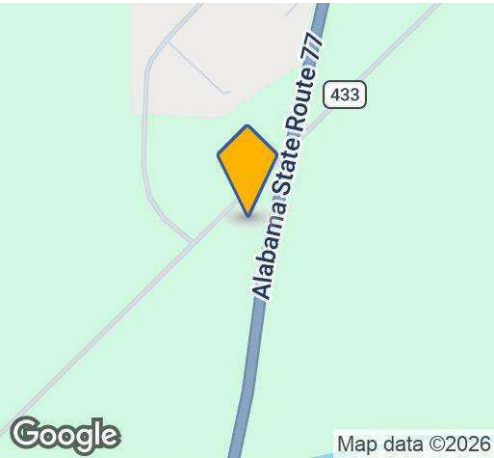


Table with 2 columns: Field, Value. Rows include Type (Freestanding), Land Acres (2.01 AC), Sale Vacancy (0%), Construction (-), Tenancy (Single), Yr Built/Renov (2024), GLA (10,566 SF), Building FAR (0.12), Anchor GLA (-), Total Expens... (-), Anchor Tenant (-), Parking (-), Features (-), Frontage (-), For Sale (Not For Sale), Location Score (Below National Avg (6)), Pedestrian Fr... (10 - Not friendly), Cycling Friendly (10 - Not friendly), Car Friendly (100 - Exceptionally friendly), and Transit Friendly (-).

SALE NOTES
The property located at 1220 Patton Chapel Rd, Lincoln, AL 35096 sold on February 20, 2026, for \$2,200,000, reflecting a 7.01% cap rate. The asset is a 10,566-square-foot freestanding retail building situated on 2.01 acres, built in 2024, and is fully occupied under a 15-year absolute NNN lease with Dollar General, an investment-grade tenant providing a corporate guarantee. The lease commenced on August 29, 2024, and runs through August 31, 2039, with 5% rent increases every five years and five five-year renewal options. The property features an upgraded Hardy Plank exterior and is located near the Talladega Superspeedway. The buyer, Christensen Properties Of Utah, LLC, is based in Midvale, Utah, while the seller, The Blackburn Group, is based in Oxford, Mississippi. This transaction was verified through listing and buyer broker sources and marketed as a single-tenant net lease investment opportunity.

LARGEST TENANTS AT SALE

Table with 6 columns: Tenant, Store Type, SF Occupied, Chain, Move Date, Exp Date. Row 1: Dollar General, Dollar/Variety/Thrift, 10,566, Yes, May 2025, May 2040.