



108 WALTER DAVIS DR

All materials and information received or derived from Moore Company Realty its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Moore Company Realty its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Moore Company Realty will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Moore Company Realty makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Moore Company Realty does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Moore Company Realty in compliance with all applicable fair housing and equal opportunity laws.



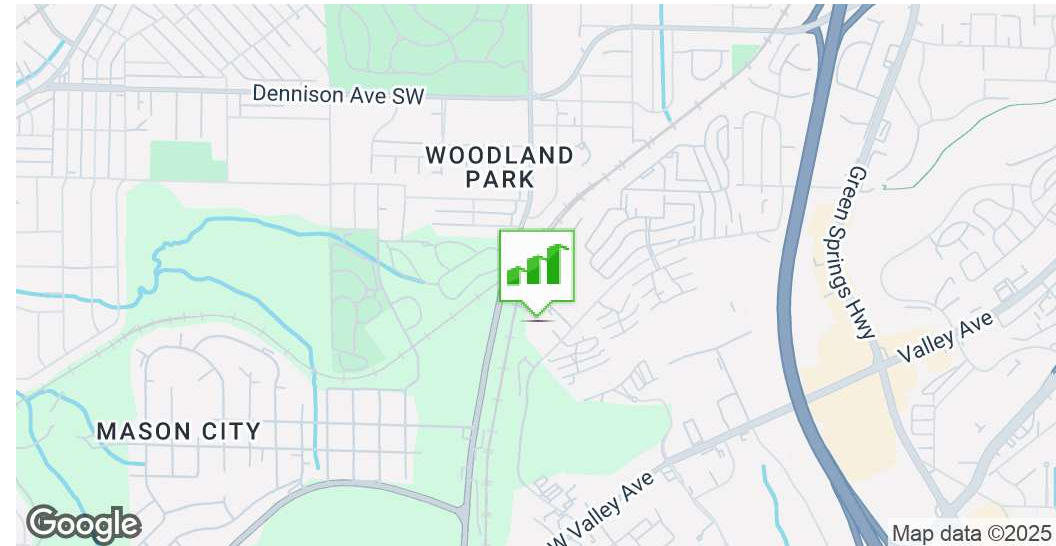
PROPERTY INFORMATION

Section 1

108 WALTER DAVIS DR

108 Walter Davis Dr, Homewood, AL 35209

Executive Summary



OFFERING SUMMARY

Sale Price:	\$2,300,000
Building Size:	± 47,100 SF
Lot Size:	± 3.02 Acres
Price / SF:	\$48.83
Cap Rate:	5.76%
NOI:	\$132,490
Zoning:	I-3: Light Industrial

PROPERTY OVERVIEW

Moore Company is pleased to present a warehouse located at 108 Walter Davis Dr. This warehouse is ideally located within the Birmingham metropolitan area and less than 1.4± Miles from Interstate 65. The warehouse is also located near a major retail thoroughfare along I-65 with multiple shopping centers in the immediate area, including Palisades (245,936 SF), Heritage Town Center (85,289 SF), and Edgemont Town Center (77,655 SF) and much more.

PROPERTY HIGHLIGHTS

- Investment Sale
- Absolute NNN Lease with 2% Annual Increase & 4 (5 Year Options)
- 3 Buildings on three separate Parcels
- 43,600 SF of Warehouse, 3,500 SF of Office Space
- Ample onsite parking for employees and customers
- Dense Retail Corridor Along Interstate 65
- Near Abutting Railroad
- The 5-mile trade area is supported by nearly 187,000 residents and more than 225,700 employees with an estimated average household income of \$73,374.
- 1.4± Miles from Interstate I-65 with traffic counts of 124,840 AADT
- 4.5± Miles from Samford University
- 10.4± Miles from Birmingham-Shuttlesworth International Airport

108 WALTER DAVIS DR

108 Walter Davis Dr, Homewood, AL 35209

Complete Highlights



LOCATION INFORMATION

Street Address	108 Walter Davis Dr
City, State, Zip	Homewood, AL 35209
County	Jefferson
Market	Birmingham
Sub-market	Homewood

BUILDING INFORMATION

Building Size	± 47,100 SF
NOI	\$132,490.00
Cap Rate	5.76%
Occupancy %	100.0%
Tenancy	Single
Ceiling Height	24 ft
Minimum Ceiling Height	16 ft
Office Space	± 3,500 SF
Number of Floors	1
Year Built	1979

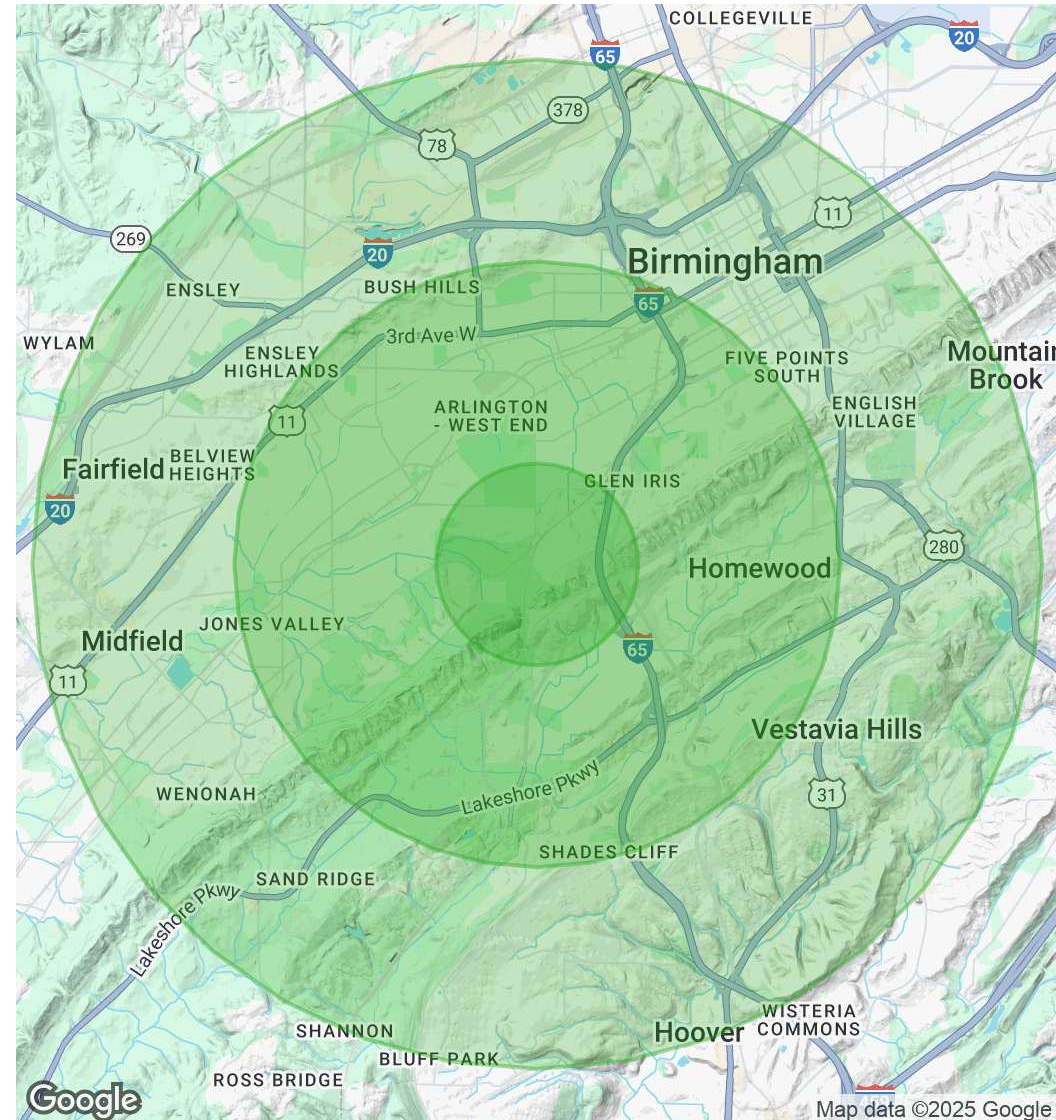
108 WALTER DAVIS DR

108 Walter Davis Dr, Homewood, AL 35209

Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,103	79,079	196,703
Average Age	35.0	34.0	35.5
Average Age (Male)	34.2	32.7	34.3
Average Age (Female)	35.6	35.0	36.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,251	32,957	81,779
# of Persons per HH	2.1	2.4	2.4
Average HH Income	\$39,630	\$44,958	\$56,611
Average House Value	\$88,628	\$141,249	\$195,859

* Demographic data derived from 2020 US Census



108 WALTER DAVIS DR

108 Walter Davis Dr, Homewood, AL 35209

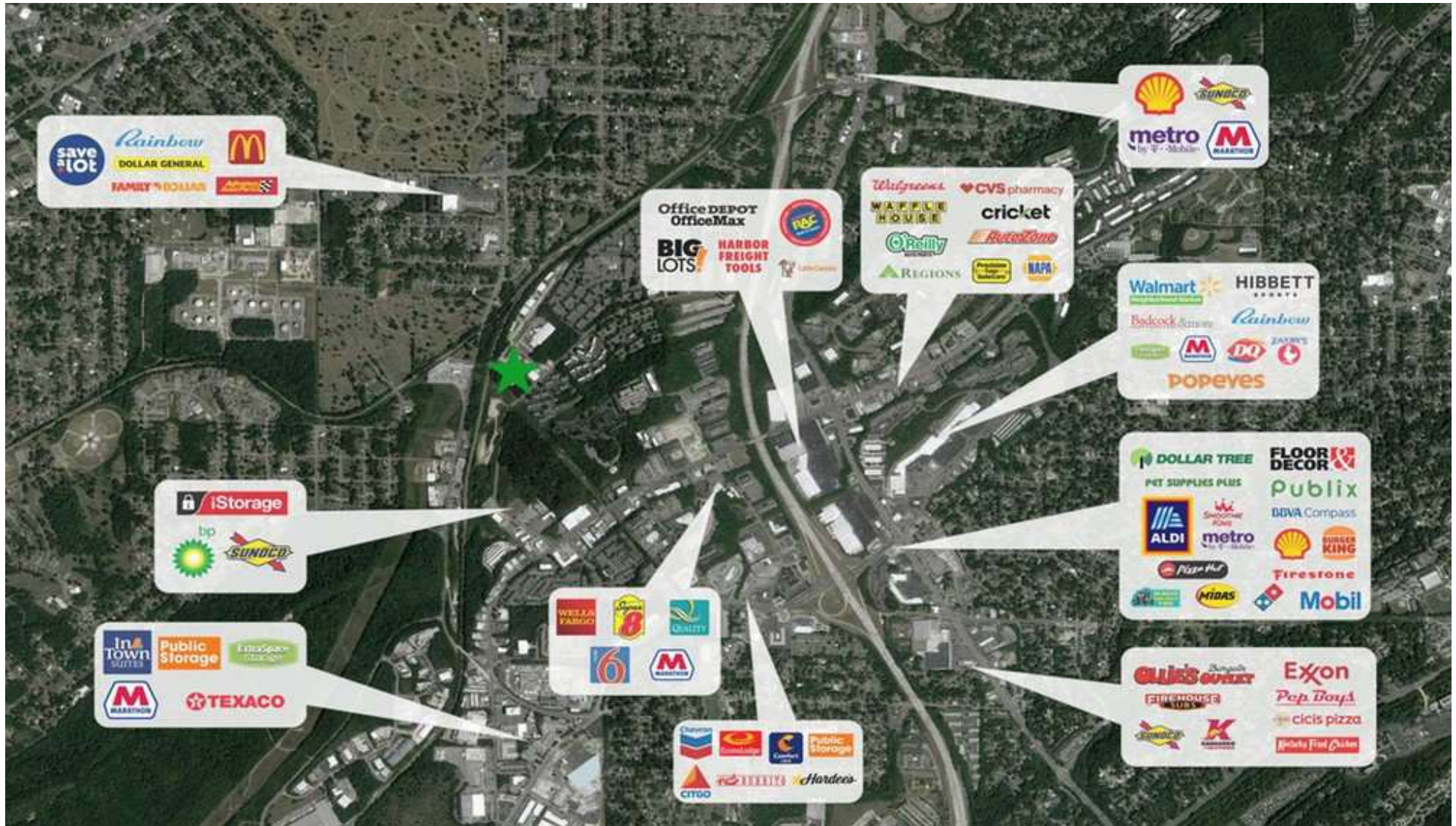
Retail Map



108 WALTER DAVIS DR

108 Walter Davis Dr, Homewood, AL 35209

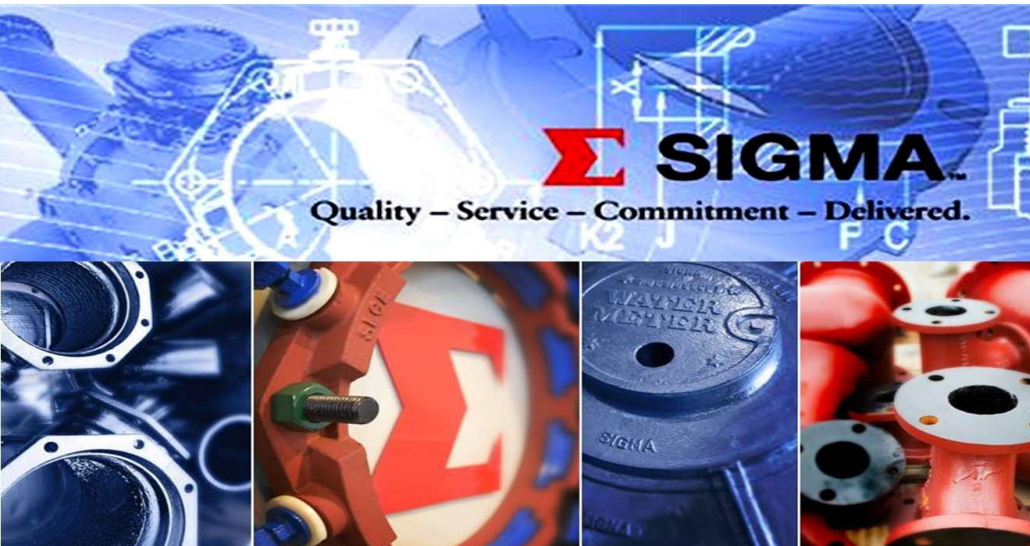
Retail Map



108 WALTER DAVIS DR

108 Walter Davis Dr, Homewood, AL 35209

Sigma



TENANT OVERVIEW

Company:	SIGMA OEM
Founded:	1985
Locations:	16
Total Revenue:	\$147.01 million (Per Dun & Bradstreet)
Specialties	Waterworks Products, Piping Products, and OEM Products
Headquarters:	700 Goldman Dr. Creamridge, NJ, 08514-2599 United States
Website:	sigmaoem.com

RENT SCHEDULE

REMAINING LEASE YEARS	ANNUAL RENT	BUMP	OPTIONS	TYPE
5 Years	\$132,490	2%	4 (5-Years)	Absolute NNN

SIGMA OEM

SIGMA Corporation offers a wide range of waterworks and OEM products for customers at home and abroad. SIGMA's innovative quality and supply chain processes have made us an industry leader, and we continue to develop new products and services, meeting the changing needs of our valued customers every day.

Established in 1985 by engineers with new ideas for supplying AWWA pipe fittings, SIGMA has grown into a multi-million dollar international corporation that incorporated in 2008 with loyal customers across the US and Canada, and products in countries around the world.

SIGMA OEM has a long history and deep expertise in all facets of the castings business. For over 35 years, the company has been sourcing and procuring products from overseas for use throughout North America. SIGMA OEM can manufacture pump casings, valve bodies, brake calipers, impellers, counterweights, H Frames, gears, and precision castings—to name but a few—and that can be produced virtually any casting item required by customers. SIGMA OEM offers solutions that enable customers to reduce the total cost of ownership (TCO). With quality and engineering operations in Asia and North America and distribution centers across the US and Canada, SIGMA OEM has the expertise and presence to provide personalized, local service to customers worldwide. The company is a market leader distinguished by innovative quality and supply chain processes, and they offer both domestic and global sourcing options. SIGMA OEM's partners operate world-class facilities that uphold our industry-leading quality and service protocols.



ADVISOR BIOS

Section 2



GENE CODY, CCIM, SIOR

President

gcody@mcrmpm.com
Direct: 334.386.2441 | Cell: 334.657.7257

PROFESSIONAL BACKGROUND

Gene Cody, CCIM, SIOR, is a seasoned real estate entrepreneur with over 18 years of industry experience. He obtained his real estate license in 2006 through Hodges Bonded Warehouse, where he made significant contributions by expanding their residential division and achieving sales exceeding \$3 million in his inaugural year. Currently, Gene ranks among the top gross producers within the company. His exceptional performance has been recognized with accolades such as being named Top Sales Agent for the State of Alabama for two consecutive years by Coldwell Banker Commercial and the Crexi Platinum Broker Award in 2024. Additionally, he received the CBC Bronze Circle of Distinction award for the years 2013-2014.

Before his position as President of Moore Company Realty, Inc., Gene was the Senior Vice President at Moore Company Realty. His responsibilities included managing a team of real estate brokers offering a full range of commercial property services, including Commercial Real Estate Sales and Leasing, Consulting, Commercial Property Management, Commercial Property Development, Build to Suit, Commercial Tenant Representation, and Brokers' Opinions of Value. Gene is pursuing his chosen specialty in the commercial real estate arenas. He believes that despite having experience in all facets of real estate transactions, he can best serve his clients' needs by focusing his efforts on a particular sector.

In addition to his work at Moore Company Realty, Gene is a member of First Baptist Church of Montgomery, the Alabama Center for Real Estate, the CCIM Institute, SIOR (Society of Industrial and Office Realtors), the International Council of Shopping Centers (ICSC), the Site Source Retail Broker Network (SSRB), and the Montgomery Chamber of Commerce Committee of 100. In 2024, Gene received the CREXI Platinum Broker Award. He was previously involved with Landmark Foundations of Alabama, VISTAGE Business Advisors, the YMCA, the Mayor's Young Professionals Council, and Leadership Montgomery. Gene is young, competent, competitive, very motivated, highly energetic, and has the breadth of several hundred years of real estate experience within the Moore Companies to guide him as he continues to succeed for his clients. Gene's motto for sales is simple: "I want my clients to achieve exceptional results."

EDUCATION

B.S. in Sports Management from Faulkner University
CCIM Designee from the CCIM Institute
SIOR

Moore Company Realty
312 Catoma St #200
Montgomery, AL 36104
334.262.1958