

# RANDALL COMMERCIAL GROUP, LLC

INVESTMENT REAL ESTATE OPTIMIZED



## EARLY AUTISM SERVICES | THERAPY CENTER | BIRMINGHAM, AL

OFFICE BUILDING

**FOR SALE // \$1,213,278 // 7.23% CAP RATE //**

PRESENTED BY //

ELIZABETH RANDALL, CCIM  
662.234.4044  
ERANDALL@RANDALLCG.COM

BRIAN PHILLIPS, CCIM  
662.638.0722  
BPHILLIPS@RANDALLCG.COM

OFFICE: 662.234.4044 // 850 INSIGHT PARK AVE. UNIVERSITY, MS 38677 // RANDALLCOMMERCIALGROUP.COM

# DISCLAIMER



## CONFIDENTIALITY & DISCLAIMER

The information provided within this Offering Memorandum has been obtained from sources that are believed to be reliable, but Randall Commercial Group, LLC has not verified the information and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. The information may be estimated or generalized and is prepared to provide a summary of highlights and only a preliminary level of information regarding the project. Any interested party must independently investigate the subject property, particularly from a physical, financial, tenant, and overall development standpoint. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. This information is not intended to provide full due diligence on the subject property, as it is the responsibility of the interested buyer to conduct full due diligence with their advisors. The data contained within this offering memorandum is for information purposes only and is not sufficient for evaluation of Property for potential purchase.

Randall Commercial Group, LLC has not performed due diligence pertaining to the physical state of the property nor the property's current or future financial performance. Furthermore, no due diligence has been performed regarding the financial condition or future plans for this location. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. This information may have changed and there may be omissions of material data as this is not intended to provide complete due diligence.

Past, expected or projected performance does not guarantee future performance. Property owners and/or buyers bear the full risk and exposure of all business, events, tenant, credit, and liability associated with such properties. The acreage, size, and square footage of the property and improvements are estimated and should be independently verified. Inherent risk and concentrated exposure are associated with single tenant occupied properties and prospective buyer should fully investigate tenant, lease, market, and all relevant aspects of this property, tenant, and transaction. Unless a fully executed purchase and sale agreement has been executed, seller and Randall Commercial Group, LLC expressly reserves the right, at their sole discretion, to reject any and all expressions and/or interests or offers to purchase the property and to terminate negotiations and discussions with any person or entity reviewing this offering memorandum or making an offer on property unless a purchase and sale agreement of property has been executed and delivered.

In no event shall prospective purchaser or its agent have any claims against Seller or Randall Commercial Group, LLC or any of its affiliates, directors, offices, owners, agents, or licensees for any damages, liability, or any cause of action relating to this solicitation process, the marketing material, marketing process, or sale of property. By reviewing the material contained herein, you are agreeing to the terms and limitations of its use provided herein.

# INVESTMENT SUMMARY



## INVESTMENT SUMMARY

OFFERING PRICE:	\$1,213,278
NET OPERATING INCOME:	\$87,720 (Based on June 2026 Forward Rents)
YR1 CAP RATE:	7.23%
BLENDED CAP RATE:	7.91%
BUILDING SIZE:	4,300 SF (Source: Owner)
LOT SIZE:	1.2 Acres (Source: Owner)
PROPERTY ADDRESS	151 Narrows Parkway
CITY, STATE, ZIP:	Birmingham, AL 35242
5 MILE POPULATION:	60,770

## LOCATION DESCRIPTION

Randall Commercial Group, LLC is pleased to offer for sale a single-tenant medical investment property located in Birmingham, Alabama. This investment opportunity is fully leased to Early Autism Services, which signed a new 7.25-year NN+ lease. Rent commenced on January 1, 2026. The tenant is a growing national provider in autism therapy services (Source: <https://www.earlyautismservices.com/>). The property has excellent visibility from HWY 280 in the growing Chelsea submarket.

## PROPERTY HIGHLIGHTS

- Long-Term Lease: Fully leased to Early Autism Services LLC with a 7.25-year NN+ lease, with 3% annual increases.
- Established & Growing Tenant: Early Autism Services was established in 2008 and now provides comprehensive autism treatment services at 15 locations across the country.
- Excellent Visibility: Approximately 48,969 VPD on Hwy 280 near the property (Source: AL DOT)
- Chelsea's Rapid Population Growth: Chelsea, AL, is growing at 3–4% annually (15,731–16,771 in 2023 to ~17,921 by 2025), outpacing Alabama's 0.26–0.7% rate, driven by new subdivisions, top schools, and Birmingham metro migration, with projections nearing 20,000 by 2030. (Source: alabama-demographics.com)
- Passive Structure: LL Responsibilities mitigated by new roof installed in 2023

## LEASE SUMMARY

TENANT:	Early Autism Services LLC
LEASE TYPE:	NN+
LL RESPONSIBILITIES:	Roof, Gutters, Foundation, Outer Walls & HVAC Over \$1.5k Annually
PRIMARY LEASE TERM:	7.25 years
CURRENT RENT:	\$86,000 (Through 9/30/2026)
CURRENT RENT PSF:	\$20
LEASE TERM COMM. DATE:	October 1, 2025
RENT COMM. DATE:	January 1, 2026
LEASE EXPIRATION DATE:	December 31, 2032
LEASE BASE RENT ESCALATION DATE:	October 1st Annually
INITIAL TERM RENT BUMPS:	3% Annually
RENEWAL OPTIONS:	Two (2), Five (5) year options
RENT BUMPS REN. OPTIONS:	Greater of 95% of FMV or Prev. Lease Yr Rate



# TENANT PROFILE



## Early Autism Services

### TENANT HIGHLIGHTS

- **Overview:** Early Autism Services (EAS) is a provider of personalized Applied Behavior Analysis (ABA) therapy for children with autism spectrum disorder, emphasizing early intervention to support skill development in areas like motor skills, language, communication, self-help, play, and social abilities.
- **Services Offered:** Includes in-home, center-based, school-based, and Telehealth ABA therapy options; additional programs cover social skills groups, tutoring, and parent education to promote holistic growth and family involvement.
- **History and Experience:** Founded over a decade ago (since 2008), EAS has expanded its reach with a focus on evidence-based, compassionate care tailored to each child's unique needs.
- **Geographic Reach:** Operates across the United States, with recent clinic openings in Richmond, Virginia; Meridian, Idaho; and Sterling Heights, Michigan.
- **Core Values and Mission:** Committed to making high-quality behavioral therapy accessible for all children with special needs, guided by principles of compassion.

### TENANT OVERVIEW

COMPANY:	Early Autism Services LLC
FOUNDED:	2008
LOCATIONS:	15 Dedicated ABA Clinics
SERVICES:	School-Based, Center-Based, and In-Home Therapy
COMPANY MISSION:	Dedicated to compassionate and personalized support for children on the autism spectrum.
WEBSITE:	<a href="https://www.earlyautismservices.com/">https://www.earlyautismservices.com/</a>

### RENT SCHEDULE

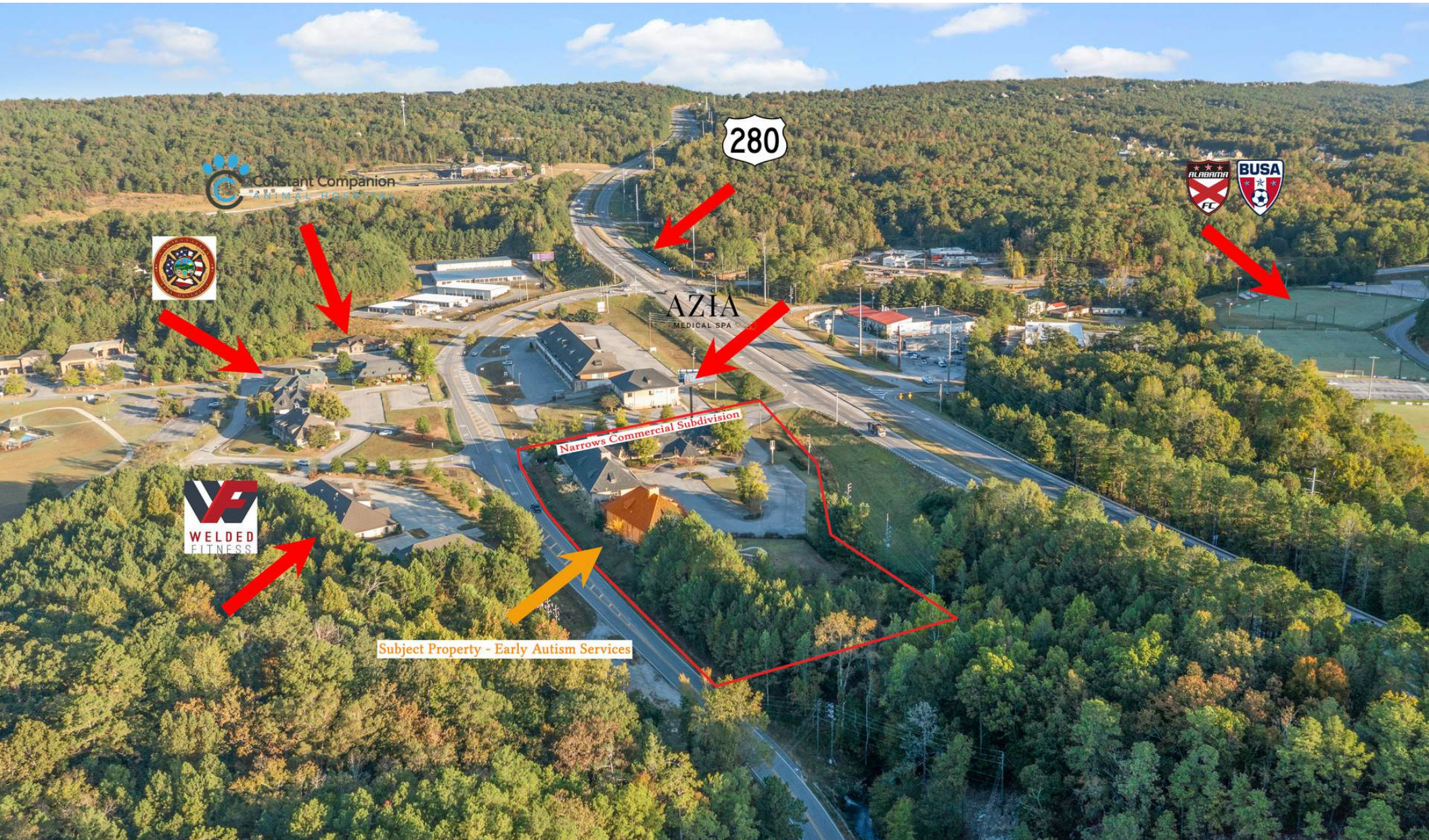
YEAR	RENT RATE	ANNUAL INCREASE	CAP RATE
1	\$86,000.00		7.23%
2	\$88,580.00	3%	7.44%
3	\$91,237.40	3%	7.67%
4	\$93,974.52	3%	7.90%
5	\$96,793.76	3%	8.13%
6	\$99,697.57	3%	8.38%
7	\$102,688.50	3%	8.63%

### TENANT HIGHLIGHTS CONTINUED.

- **Center-Based ABA Therapy:** Early Autism Services (EAS) offers structured, evidence-based Applied Behavior Analysis (ABA) therapy at specialized centers, focusing on individualized programs to enhance communication, social skills, and daily living abilities for children with autism spectrum disorder in a supportive, controlled environment.
- **Comprehensive Skill Development:** EAS center-based programs provide tailored interventions, including social skills groups and play-based learning, designed to foster motor skills, language development, and independence, with a focus on preparing children for school and social integration.
- **Source:** <https://www.earlyautismservices.com/>



# SURROUNDING AERIAL VIEW



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# ADDITIONAL PHOTOS

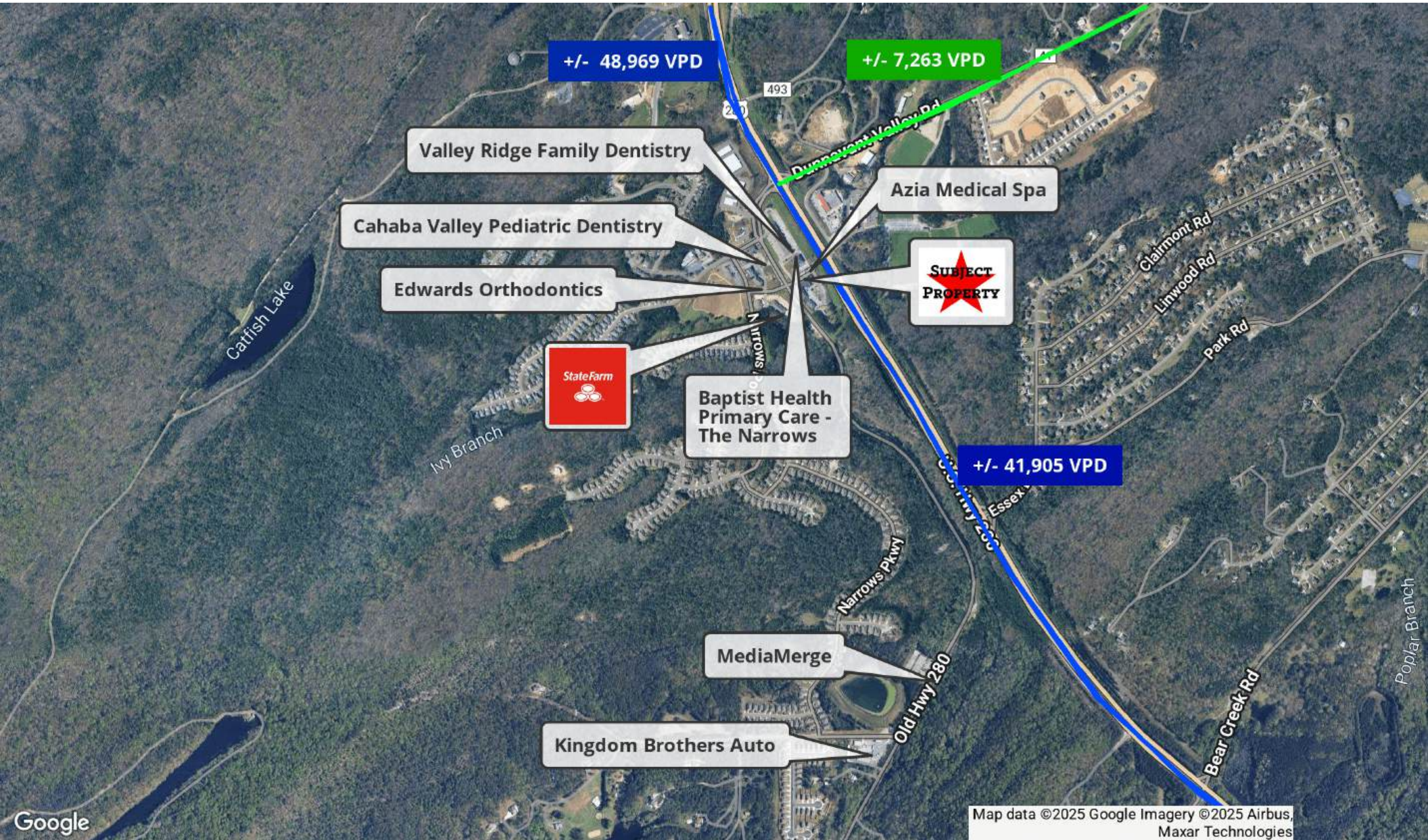


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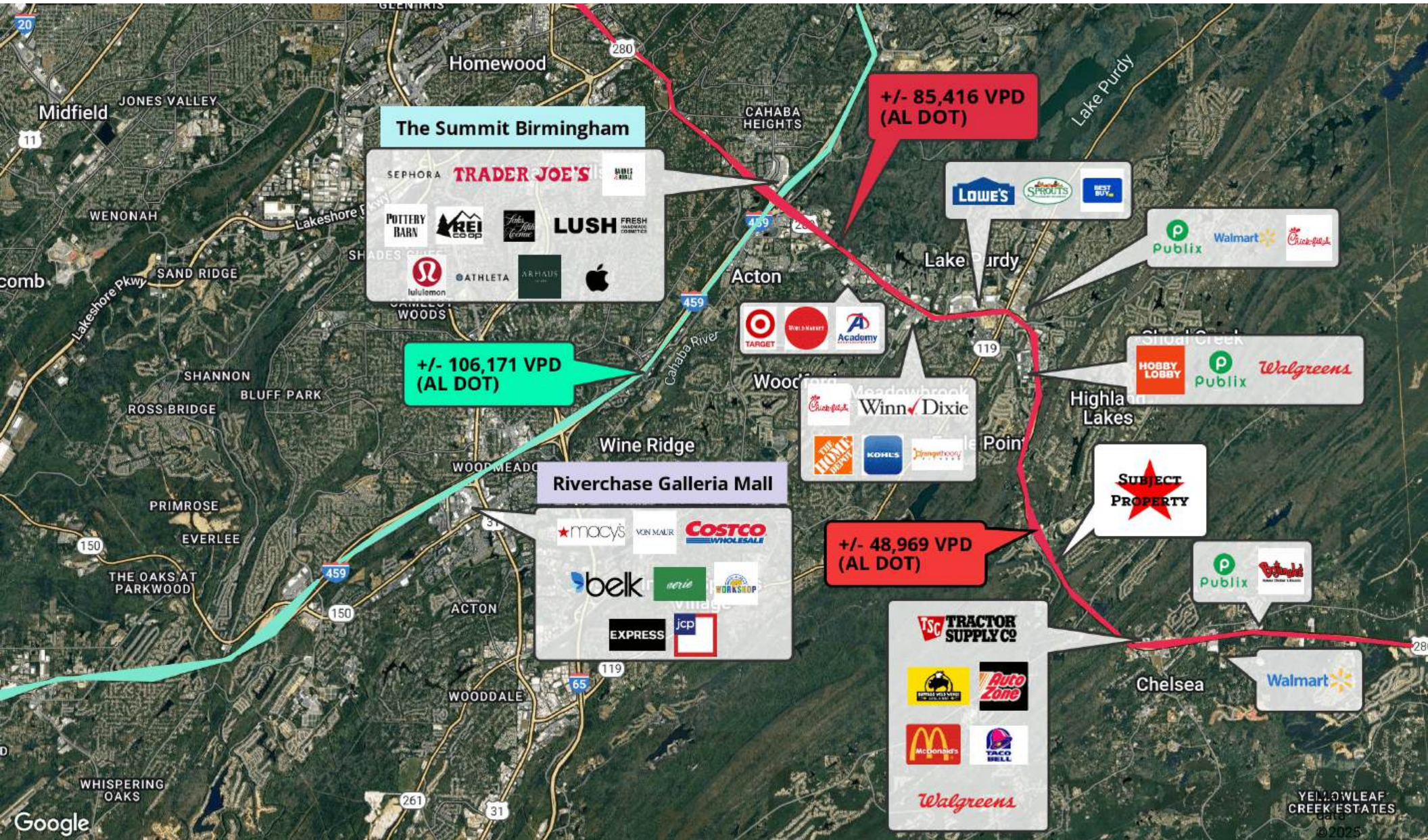
# SURROUNDING PROFESSIONALS MAP



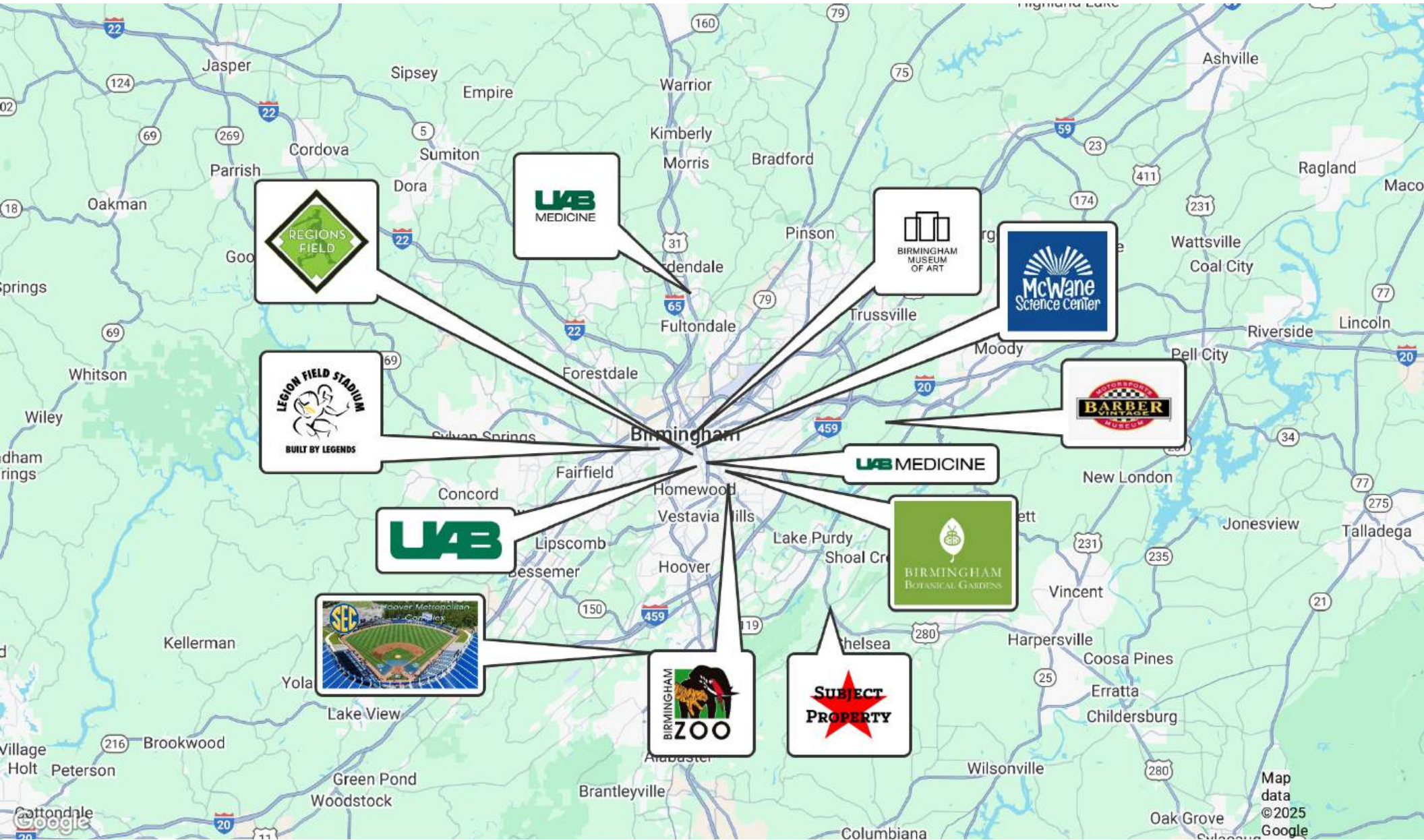
Map data ©2025 Google Imagery ©2025 Airbus, Maxar Technologies



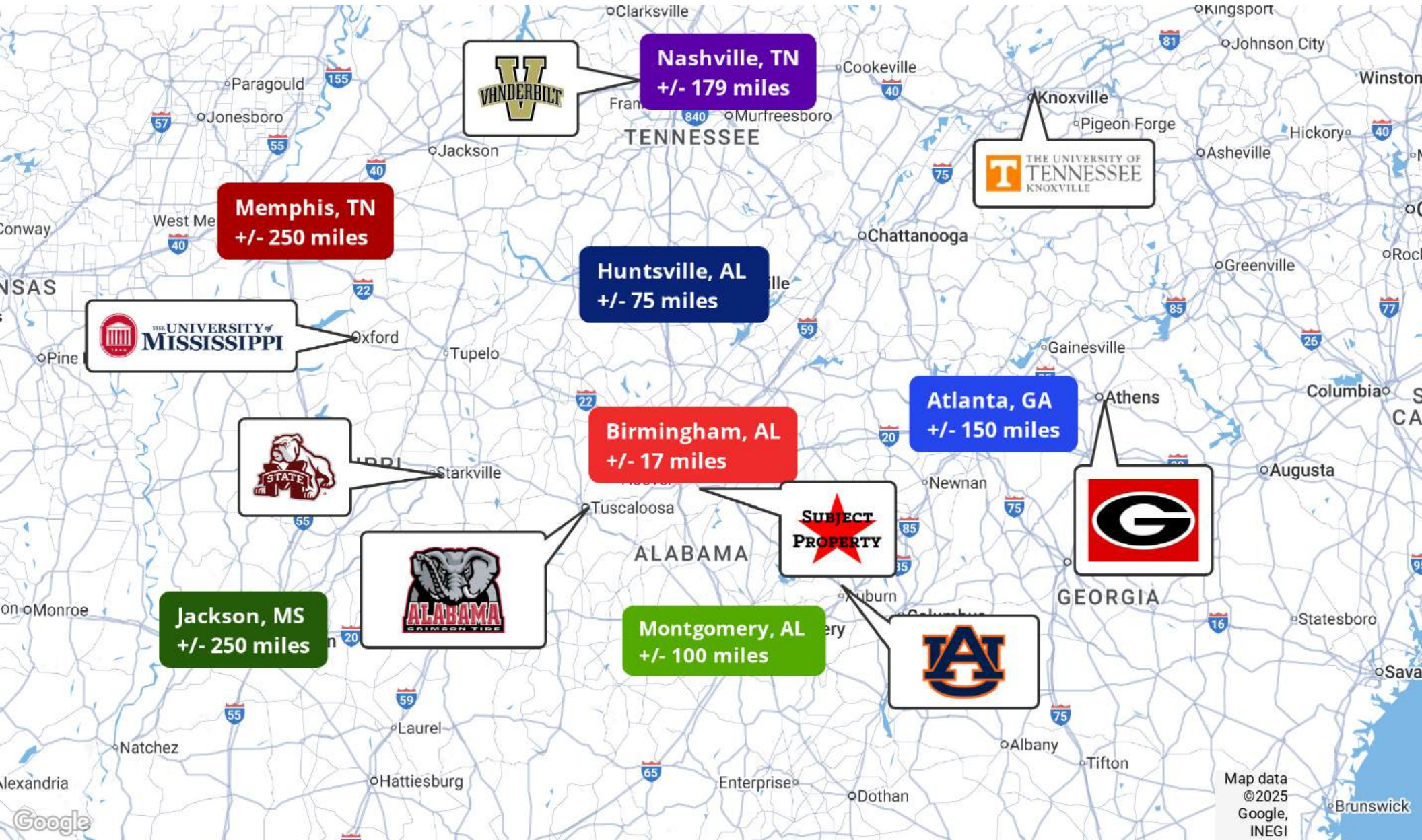
# RETAILER MAP



# POINTS OF INTEREST - BIRMINGHAM



# REGIONAL MAP - BIRMINGHAM



Map data ©2025 Google, INEGI

# BIRMINGHAM ECONOMY



## THE ECONOMY OF BIRMINGHAM

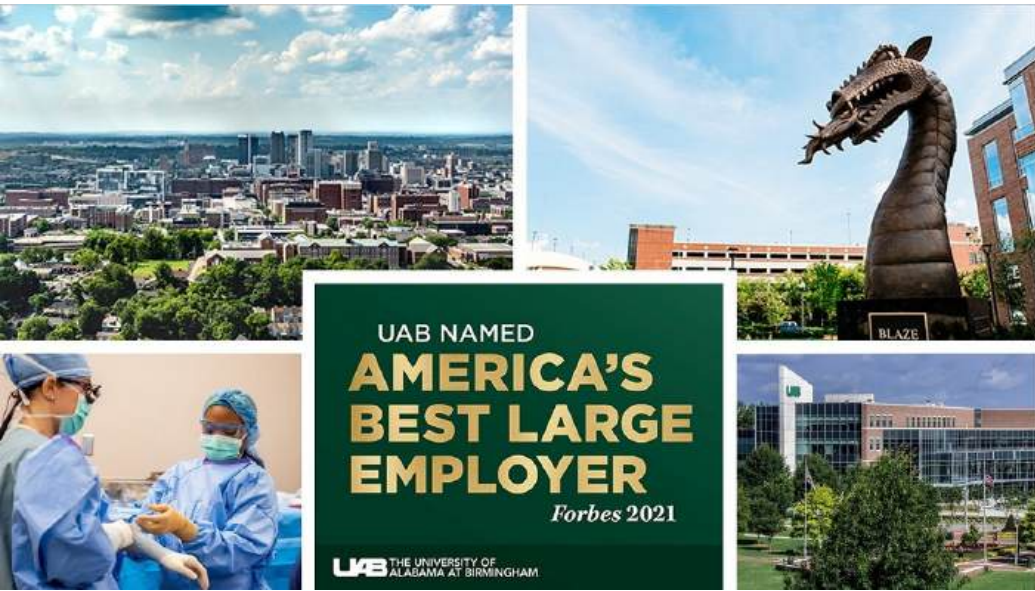
- Birmingham has a population of 1.1 million people with 800,000 workers within a 60 minute drive of downtown - [birminghambusinessalliance.com](http://birminghambusinessalliance.com)
- In 2019, Birmingham saw 46 announced economic development projects with 1,526 jobs and \$895 million in capital investment - [birminghambusinessalliance.com](http://birminghambusinessalliance.com)
- In 2019, Birmingham saw its largest job growth since the 2008 recession at 1.9% with 10,300 jobs, and an unemployment rate below the national average at 2.2% - [birminghambusinessalliance.com](http://birminghambusinessalliance.com)
- Alabama is No. 6 in the nation for doing business according to Area Development - [birminghambusinessalliance.com](http://birminghambusinessalliance.com)
- Birmingham's cost of living is 7% lower than the national average - [birminghambusinessalliance.com](http://birminghambusinessalliance.com)
- Birmingham is home to Alabama's largest airport offering 130 daily flights to 48 different airports in 45 cities - [birminghambusinessalliance.com](http://birminghambusinessalliance.com)

## MAJOR EMPLOYERS OF BIRMINGHAM

EMPLOYER	# OF EMPLOYEES
UNIVERSITY OF ALABAMA AT BIRMINGHAM	23,000
REGIONS FINANCIAL CORPORATION	9,000
ST. VINCENT'S HEALTH SYSTEM	5,100
CHILDREN'S OF ALABAMA	5,000
AT&T	4,517
HONDA MANUFACTURING OF ALABAMA	4,500
BROOKWOOD BAPTIST HEALTH	4,459
JEFFERSON COUNTY BOARD OF EDUCATION	4,400
CITY OF BIRMINGHAM	4,200
MERCEDES-BENZ U.S. INTERNATIONAL, INC.	3,600



# BIRMINGHAM HEALTHCARE & EDUCATION



## HEALTHCARE IN BIRMINGHAM

- Birmingham has the largest healthcare cluster in the state with 59,000+ workers, 75+ healthcare companies, and 1,600+ clinical research trials - [birminghambusinessalliance.com](http://birminghambusinessalliance.com)
- Healthcare is the leading employment sector in Alabama, with Birmingham as an international hub for clinical research - [birminghambusinessalliance.com](http://birminghambusinessalliance.com)
- The world's top 50 pharmaceutical companies sponsor significant research in Birmingham, including Pfizer, AstraZeneca, Johnson & Johnson, and Moderna - [birminghambusinessalliance.com](http://birminghambusinessalliance.com)
- University of Alabama at Birmingham (UAB) is home to one of the regions largest academic medical centers - [birminghambusinessalliance.com](http://birminghambusinessalliance.com)
- The No. 1 Masters program in Health Administration in the nation is offered at UAB - [birminghambusinessalliance.com](http://birminghambusinessalliance.com)

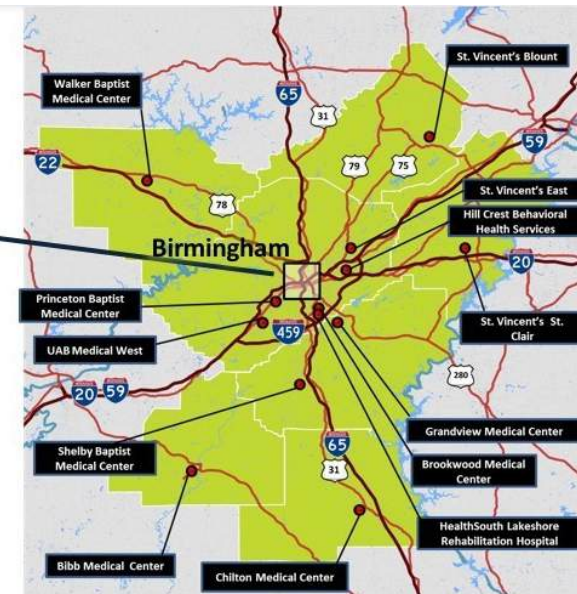
## EDUCATION IN BIRMINGHAM

- The Birmingham MSA has 8 public schools ranking in the top 20 public schools in Alabama, with 4 in the top 10 - *U.S. News & World Report*
- Birmingham's Jefferson County IB is No. 3 in the nation for Washington Post's Most Challenging High Schools 2016, with a graduation and college attendance rate of 100%
- Birmingham offers 7 universities and colleges, 7 community/junior colleges, 5 degree granting technical schools, 3 law schools, and the UAB medical, dental, and other specialized schools - [birminghambusinessalliance.com](http://birminghambusinessalliance.com)
- UAB was named America's Best Large Employer in 2021 - *Forbes*
- UAB offers a top 10 dental school in the nation - *U.S. News & World Report*
- Samford University is ranked in the top tier of national doctoral research universities, with 25% of Samford's student population pursuing a healthcare related career - [birminghambusinessalliance.com](http://birminghambusinessalliance.com)



### Downtown Birmingham Hospitals

- Birmingham VA Medical Center
- Callahan Eye Foundation Hospital
- Children's of Alabama
- Cooper Green Mercy Hospital
- Hazelrig-Salter Radiation Oncology
- Spain Rehabilitation Center
- St. Vincent's Birmingham
- UAB Highlands
- UAB Hospital
- UAB Women & Infants Center



# BIRMINGHAM TOP HOSPITALS



## UAB HOSPITAL

- UAB Hospital is the leading hospital in Birmingham, located in Birmingham's medical district in the midst of UAB's major research centers and clinics. [www.uab.com](http://www.uab.com)
- UAB has 1,157 licensed beds and is among the 20 largest and best equipped hospitals in the nation. [www.uab.com](http://www.uab.com)
- The hospital was again named Best Hospital in Alabama in 2020 by U.S. News & World Report.
- Nationally ranked specialties falling within the top 25 in the nation include rheumatology, gynecology, otolaryngology, cardiology/heart surgery, pulmonary/lung surgery, and cancer treatment. [health.usnews.com](http://health.usnews.com)

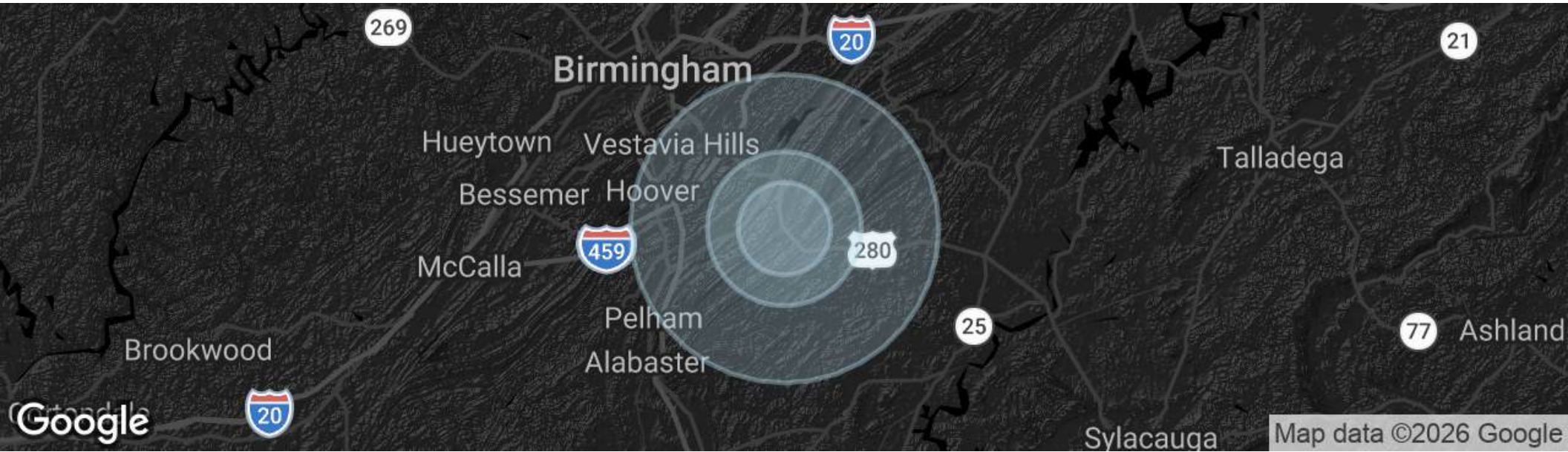
## CHILDREN'S HOSPITAL OF ALABAMA

- The Children's Hospital of Alabama is nationally ranked in 9 pediatric specialties including neonatology, pediatric cancer, cardiology & heart surgery, diabetes & endocrinology, gastroenterology & GI surgery, nephrology, neurology & neurosurgery, orthopedics, pulmonology & lung surgery, and urology. [health.usnews.com](http://health.usnews.com)
- The hospital's most notable program is its neonatology division, ranked 12th in the nation among 5000 hospitals, which treats a wide range of cases and accepts referrals for neonates with any medical conditions, from any location. [health.usnews.com](http://health.usnews.com)
- Surgeons from Children's of Alabama travel to hospitals in countries including Kenya, Ghana, and Vietnam to perform surgeries and lend their expertise to education efforts, organized by the hospital's Global Surgery Program. [health.usnews.com](http://health.usnews.com)

## ST. VINCENT'S HOSPITAL

- Founded in 1898, this 409-bed, acute care, teaching hospital offers a spectrum of care ranging from a state-of-the-art robotics surgery program to the first Heart Valve Clinic in the state.
- Part of the Ascension healthcare system, an organization including more than 160,000 associates, 40,000 aligned providers, and 2,600 sites of care including 145 hospitals and more than 40 senior living facilities in 19 states.
- St. Vincent's Birmingham Hospital provides treatments ranked high-performing in heart failure, colon cancer surgery, hip & knee replacement, and COPD. St. Vincent's has been recognized as the "Best Hospital to Have a Baby", "Best Birthing Suites", and the Most Wired list. [ascension.org](http://ascension.org)

# DEMOGRAPHICS MAP & REPORT



POPULATION	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	20,377	60,770	220,566
AVERAGE AGE	41	41	41
AVERAGE AGE (MALE)	40	40	40
AVERAGE AGE (FEMALE)	41	42	42
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	7,507	24,154	89,722
# OF PERSONS PER HH	2.7	2.5	2.5
AVERAGE HH INCOME	\$149,101	\$146,209	\$139,841
AVERAGE HOUSE VALUE	\$464,545	\$495,339	\$480,525

Demographics data derived from AlphaMap



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PRESIDENT, BROKER  
662.234.4044  
ERANDALL@RANDALLCG.COM



**BRIAN PHILLIPS, CCIM**  
PRINCIPAL BROKER  
662.638.0722  
BPHILLIPS@RANDALLCG.COM

## ABOUT RANDALL COMMERCIAL GROUP, LLC

Randall Commercial Group, LLC is a boutique commercial real estate investment brokerage and consulting firm focused on properties and development opportunities in the southeastern United States for clients located throughout the country. Through a myriad of brokerage services, we serve institutional and individual investors as well as end users, tenant, and developers on deals ranging up to \$50 million in estimated market value.

Our proprietary research, continual education, creativity, and perseverance allow us to focus on creating client wealth by optimizing real estate strategies for businesses and investors while building meaningful, long-term relationships. The majority of our business results from expanding our client relationships and referrals from clients and peers. We believe the reward for hard work well done is the opportunity to do more of it; for this, we thank you for your trust and belief in our methodology.

Our corporate strategy is simple: client first. We do not desire to be all things to all clients, but we are singularly focused on being all things investment real estate.



**THIS IS FOR INFORMATION PURPOSES  
THIS IS NOT A CONTRACT  
REAL ESTATE BROKERAGE SERVICES DISCLOSURE**

\*Alabama law requires you, the consumer, to be informed about the types of services which real estate licensees may perform. The purpose of this disclosure is to give you a summary of these services.

A **SINGLE AGENT** is a licensee who represents only one party in a sale. That is, a single agent represents his or her client. The client may be the seller or the buyer. The licensee when acting as an agent must represent the best interests of the client by placing the interests of the client ahead of the interests of any other party. In a real estate transaction, when a real estate licensee is employed as an agent, the licensee is obligated to advise and advocate for the best interests of his or her client. A single agent must be loyal and faithful to the client.

When two or more licensees under the same qualifying broker are in separate agency agreements with a different party in the same transaction, the qualifying broker can designate those licensees as single agents as to the licensee's client. The designation must be in writing and done as soon as reasonably possible. A designated single agent is not a dual agent, and neither the qualifying broker, the designated single agent, nor any other licensee involved in the transaction shall be assumed to have knowledge to any other party with whom the licensee has not entered an agency agreement.

A **DUAL AGENT** is a licensee, who is an individual, acting as an agent for both the buyer and the seller. This may only be done with the written, informed consent of all parties. This type of agent must also be loyal and faithful to each client, except where the duties owed to the clients' conflict with one another.

A **TRANSACTION FACILITATOR** assists one or more parties, who are customers, in a sale. Transaction facilitator describes a brokerage arrangement whereby the real estate licensee assists one or more parties, who are customers, in a contemplated real estate transaction, without being the agent, fiduciary, or advocate of that party to the transaction. The transaction facilitator can act as an intermediary between buyers and sellers. A licensee can serve as a transaction facilitator to a single party or to both the buyer and seller. A licensee can also represent one party as an agent and serve as a transaction facilitator for the other party in the transaction. In the absence of an agency agreement, a licensee is presumed to be acting as a transaction facilitator for any otherwise unrepresented party to whom the licensee is providing services. To provide services honestly and in good faith;

1. To provide services honestly and in good faith;
2. To exercise reasonable care and skill;
3. To keep confidential any information gained in confidence, unless disclosure is required by law or duty to a client, the information becomes public knowledge, or disclosure is authorized in writing;
4. To present all written offers in a timely and truthful manner when assisting a party in the negotiation of a real estate transaction; and
5. To act on behalf of the licensee or his or her immediate family, or on behalf of any other individual, organization, or business entity in which the licensee has personal interest only with a timely written disclosure of this interest to all parties to the transaction.

Further, even if you are working with a licensee who is not your agent, there are many things the licensee may do to assist you. Some examples are:

1. Provide information about properties;
2. Show properties;



'Dual agent' means a broker who simultaneously has a client relationship with both seller and buyer or both landlord and tenant in the same real estate transaction.

Representing both a buyer and a seller in the same transaction has always been a difficult task legally, even when both parties know the agent is doing so. It can be disastrous if both parties are unaware, which could occur unintentionally prior to the requirement for a written engagement agreement with all clients. BRRETA allows dual agency, but requires written consent to ensure each party has full disclosure and informed consent, which is intended to avoid misunderstandings. The courts will presume that the clients have consented to the dual agency if the licensee obtains a writing that contains: (i) a description of the transactions or types of transactions in which the broker will serve as a dual agent; (ii) a statement that, in serving as a dual agent, the broker represents two clients whose interests are or at times could be different or even adverse; (iii) a statement that a dual agent will disclose all adverse material facts relevant to the transaction and actually known to the dual agent to all parties in the transaction except for information made confidential by request or instructions from another client which is not allowed to be disclosed by this Code section or required to be disclosed by this Code section; (iv) a statement that the broker or the broker's affiliated licensees will timely disclose to each client in a real estate transaction the nature of any material relationship the broker and the broker's affiliated licensees have with the other clients in the transaction other than that incidental to the transaction. For the purposes of this Code section, a material relationship shall mean any actually known personal, familial, or business relationship between the broker or the broker's affiliated licensees and a client which would impair the ability of the broker or affiliated licensees to exercise fair and independent judgment relative to another client; (v) a statement that the client does not have to consent to the dual agency; and (vi) a statement that the consent of the client has been given voluntarily and that the engagement has been read and understood.

**Subagency:** A subagent is a broker who agrees to become an agent of the broker who has a brokerage agreement with a property owner to sell or lease real property. A subagent usually functions as a "selling agent" in a sales transaction. The "selling broker" or subagent finds but does not act for or represent the prospective buyer. Although subagency became less common in real estate brokerage in the 1990's, prior to 1992 it was the standard agency relationship when brokers cooperated on residential sales.

### **Broker-Customer Relationships:**

**Transaction Broker:** "Transaction broker" means a broker who has not entered into a client relationship with any of the parties to a particular real estate transaction and who performs only ministerial acts on behalf of one or more of the parties, but who is paid valuable consideration by one or more parties to the transaction pursuant to a verbal or written agreement for performing brokerage services. Examples of ministerial acts which can be performed by the transaction broker on behalf of any of the parties in a real estate transaction include without limitation the following: (i) identifying property for sale, lease, or exchange; (ii) providing real estate statistics and information on property; (iii) providing preprinted real estate form contracts, leases, and related exhibits and addenda; (iv) acting as a scribe in the preparation of real estate form contracts, leases, and related exhibits and addenda; (v) locating architects, engineers, surveyors, inspectors, lenders, insurance agents, attorneys, and other professionals; and (vi) identifying schools, shopping facilities, places of worship, and other similar facilities on behalf of any of the parties in a real estate transaction.

**Brokers May Help Parties Other Than Their Clients:** Brokers who represent one party ("Client") in a real estate transaction can still help the other party in the transaction by performing only ministerial acts for the other party as follows: (i) identifying property for sale, lease, or exchange; (ii) providing real estate statistics and information on property; (iii) providing preprinted real estate form contracts, leases, and related exhibits and addenda; (iv) acting as a scribe in the preparation of real estate form contracts, leases, and related exhibits and addenda; (v) locating architects, engineers, surveyors, inspectors, lenders, insurance agents, attorneys, and other professionals; and (vi) identifying schools, shopping facilities, places of worship, and other similar facilities on behalf of any of the parties in a real estate transaction.

### **THIS IS NOT A CONTRACT. THIS IS AN ACKNOWLEDEMENT OF DISCLOSURE.**

The below named Licensee has informed me that brokerage services are being provided to me as a:

- Client: Seller's/Landlord's Agent
- Client: Buyer's/Tenant's Agent
- Client: Dual Agent
- Customer (not my agent)**

**By signing below, I acknowledge that I received this informational booklet and that below named Licensee has explained the information provided herein.**

\*\*\*\*\*

Name of Licensee: \_\_\_\_\_

Consumer's Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

### **Acknowledgement for Receipt Purposes Only**