

THE LEARNING EXPERIENCE

HUNTSVILLE MSA | 291 PINE GROVE ROAD, MADISON, AL 35757



ACROSS FROM A PUBLIX-ANCHORED CENTER • \$146,435 AVG HH INCOME IN A 1-MILE RADIUS



SUBJECT PROPERTY

CONFIDENTIAL OFFERING MEMORANDUM

A MAINLAND COMPANIES DEVELOPMENT



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Index

INVESTMENT OVERVIEW **03**

TENANT OVERVIEW **09**

LOCATION OVERVIEW **12**

MARKET OVERVIEW **12**



MADISON HOSPITAL



ANIMAL HOSPITAL



PINE GROVE RD 6,700+ VPD

WALL TRIANA HWY 16,500+ VPD

THE LEARNING EXPERIENCE
Academy of Early Education

FUTURE RETAIL



Academy Early Education

NO. 01 INVESTMENT OVERVIEW

Offering Introduction

Trinity Partners is proud to serve as exclusive sales advisor to ownership and offer this net lease daycare investment opportunity in the Huntsville MSA to the marketplace. The Learning Experience (“TLE”) is the fastest growing and #1 childcare franchise in America according to Entrepreneur Magazine. TLE is the recognized leader in the daycare and early education industry with over 600 centers operating or under development. (“Property”).

The newly developed Property was completed in December 2025. It consists of a 1-acre parcel, 10,000 SF building, 5,000 SF outdoor playground, 34 parking spaces, and 2 access points on Pine Grove Rd. The 15-year net lease will commence in Q1 2026 with two 5-year renewal options and rent bumps every 5 years. It includes a limited guaranty from TLE corporate and a full term personal guaranty from the franchisee.

The Property is located 20 minutes northwest of downtown Huntsville and 20 minutes east of I-65 in the affluent (\$122K median HH income in a 1-mile radius) and prosperous bedroom community of Madison. It sits directly across from The Shops at Pine Grove, a 60,000 SF Publix anchored center, adjacent to a Walmart Neighborhood Market, and next to Legacy Elementary School with over 680 students. Madison is consistently ranked as one of the top zip codes to live in America.



Offering Specifics

Purchase Price	\$6,139,100
Purchase Cap Rate	6.90% (Years 1-5)
Average Cap Rate	7.52% (Years 1-15)
Base Rent/NOI	\$423,600.00 (Years 1-5)
Tenant Credit	Corporate / Private
Lease Type	NN / Fee Simple
Base Lease Term	15 Years
Lease Commencement	Q1 2026
Lease Expiration	Q1 2041
Renewal Options	2 – 5 Years each
Rent Increases	8% in Year 6 10% in Year 11
Building Age	Completed Q4 2025
Building Size	± 10,000 SF (plus a 5,000 SF outdoor playground)
Land Size	± 1.0 AC
Parking Spaces	34 total spaces (2 handicap)
Zoning	N/A



Investment Highlights



- » TOP RANKED EDUCATION: For 2025, the Madison school district ranks #1 in the Huntsville area (1/7), #2 statewide (2/141), and in the top 1% nationwide (74/10,561) by Niche
- » SUPERIOR LOCATION: Front row parcel directly across from a Publix anchored center, adjacent to a Walmart Neighborhood Market, and next to a 680-student elementary school in a booming residential area (15,700 households within a 3-mile radius)
- » DESIRABLE COMMUNITY: For 2025, the suburb of Madison ranks as the #1 place to live and raise a family statewide and #3 nationwide by Niche
- » EXPLOSIVE GROWTH: Within a 5-mile radius, 46.4% population growth since 2010 and 15.3% since 2020 with a projected 5-year growth rate of 2%
- » ALLUENT INCOMES: Within a 1-mile radius, average HH income of \$146,435 and median HH income of \$122,238 with a projected 5-year growth rate of 2.3%
- » INDUSTRY LEADER: TLE is the fastest growing childcare franchise in America and was ranked #1 in that category on Entrepreneur's Franchise 500 in 2025 (#25 overall)
- » INTERNATIONAL BRAND: TLE has nearly 450 childcare centers operating with over 200 under development across 35 states and the U.K.
- » NEW CONSTRUCTION: Ground-up class A development completed in December 2025
- » LONG-TERM NET LEASE: 15-year primary term with multiple 5-year renewal options and minimal landlord responsibilities
- » RENTAL INCREASES: Healthy income upside with an 8% rent bump in year 6 then 10% in year 11 and each option period
- » CORPORATE GUARANTY: For the first 6 years of lease term, TLE Corp. guarantees a portion of the financial commitment

LEGACY ELEMENTARY SCHOOL

600+ Students; Top 10% Public School in AL

Publix

ATI
PHYSICAL THERAPY
Great Clips

FIFTH THIRD BANK

McDonald's

FUTURE RETAIL

PINE GROVE RD 6,700+ VPD

ANIMAL HOSPITAL

THE LEARNING EXPERIENCE

DOLLAR GENERAL



No. 02

TENANT OVERVIEW

Tenant Summary

The Learning Experience is highly innovative and one of the most recommended brands in the early childhood education industry. With nearly 450 childcare centers open and more than 200 additional locations in development across the U.S. and U.K., the company provides high-quality care and education to over 52,000 children from six weeks to six years old.

Family-founded and rooted in a passion for purposeful learning, The Learning Experience empowers children through a proprietary curriculum that nurtures cognitive, social, and emotional development. Its mission is to make a positive difference in the lives of children, families, and the communities it serves.

Beyond the classroom, The Learning Experience extends its impact through its beloved intellectual property, Bubbles and Friends—a cast of original characters featured in award-winning video and digital app content. This edutainment platform supports learning anywhere, anytime, and further strengthens the connection between children and their educational journey.

Recognized as a leader in both innovation and franchise success, The Learning Experience has earned numerous accolades, including being ranked the No. 1 childcare franchise by Entrepreneur magazine in 2025 and the No. 1 education franchise by Franchise Business Review in 2025.

More information about The Learning Experience is available at <https://thelearningexperience.com/>.





HARVEST
PARTNERS

**HARVEST PARTNERS
ANNOUNCES ACQUISITION OF
THE LEARNING EXPERIENCE**

[CLICK HERE TO READ MORE](#)



**THE LEARNING EXPERIENCE
SETS RECORD IN NEW
LOCATION OPENINGS IN 2024**

[CLICK HERE TO READ MORE](#)



Lease Summary

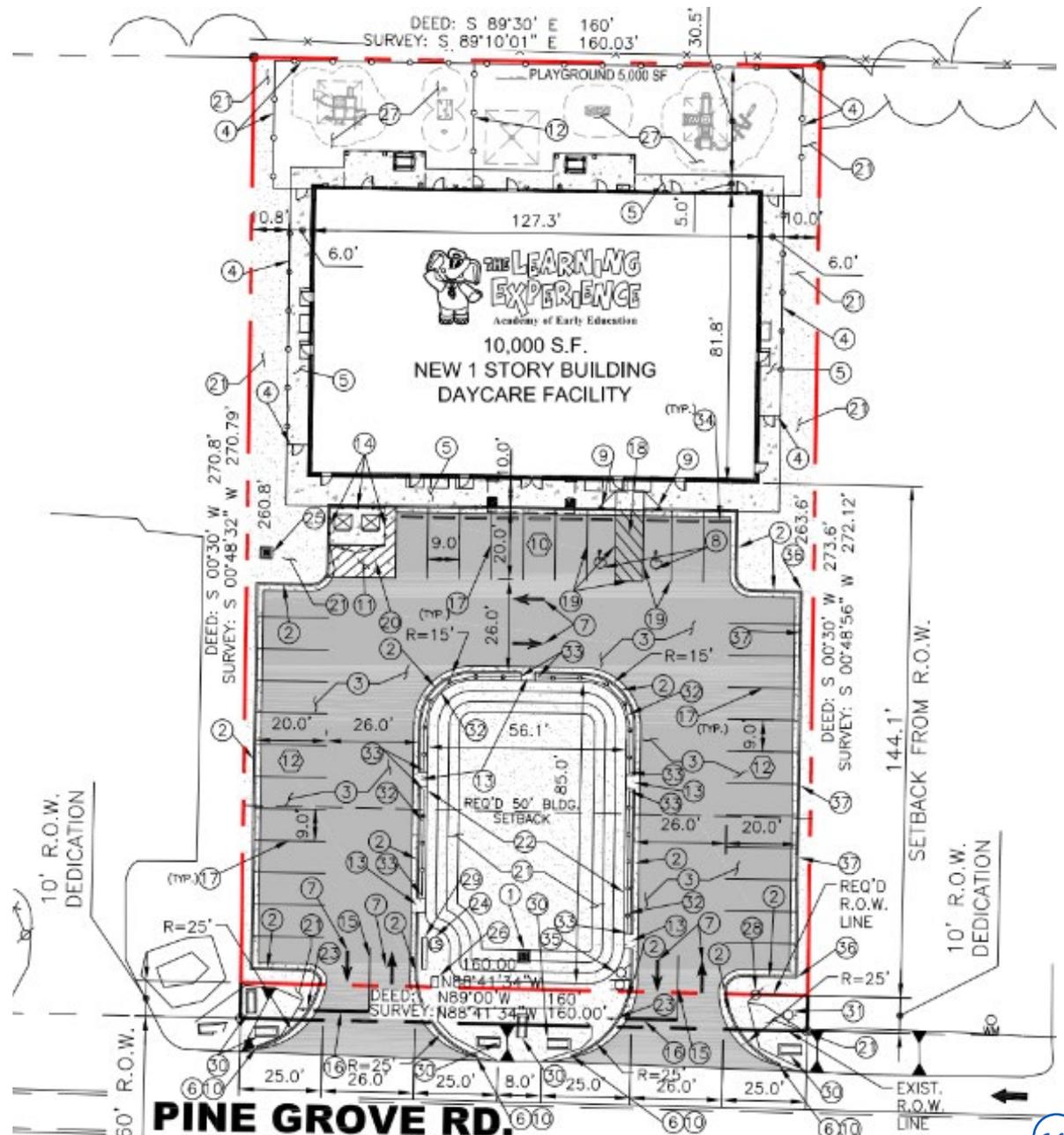
Address	291 Pine Grove Rd, Madison, AL 35757
Lot Premise	± 1.0 AC
Building Premise	± 10,000 SF
Tenant	TLE at Madison – Pine Grove, LLC
Guarantor	The Learning Experience Corp. (limited to \$832K reduced annually and equally over the first 6 years of lease term)
Base Lease Term	15 Years
Commencement Date	Q1 2026
Expiration Date	Q1 2041
Rent Concession	Reduced rent during Year 1 enrollment ramp up (Lease Section 3.2)
Base Annual Rent	\$423,600.00 (Years 1-5) \$457,488.00 (Years 6-10) \$503,236.80 (Years 11-15)
Option Periods	2 – 5 Years each
Option 1 Rent	\$553,560.48 (Years 16-20)
Option 2 Rent	\$608,916.53 (Years 21-25)
Landlord Responsibilities	Roof, Structure
Tenant Responsibilities	CAM, Taxes, Insurance, Interior, HVAC, Parking Lot
Assignment/Subletting	See Lease Section 10.1
Financial Reporting	Monthly Gross Revenue during Year 1 only
Right of First Offer	Yes
Right of First Refusal	No



No. **03** LOCATION OVERVIEW

Site Summary

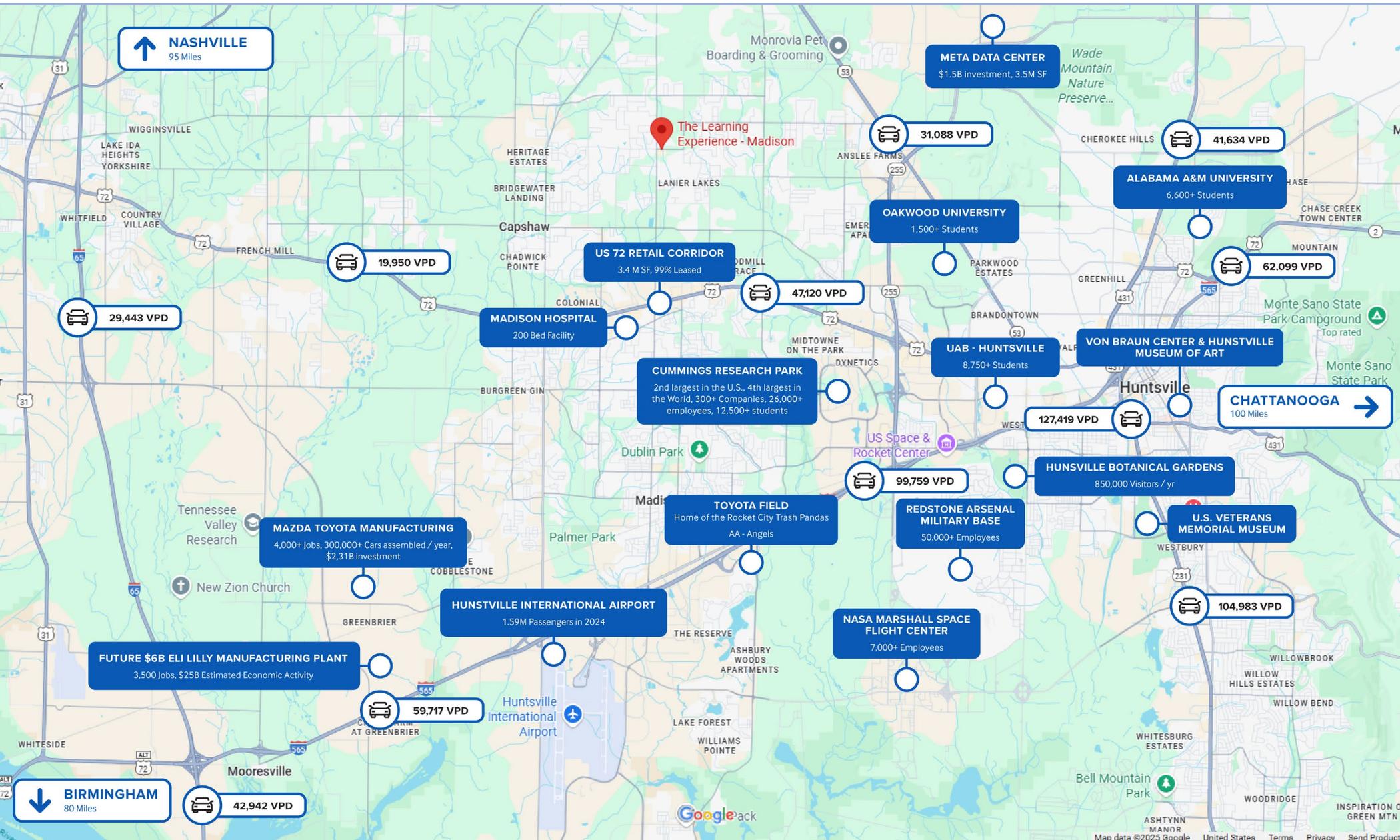
The Property consists of a 1-acre site along the northbound side of Pine Grove Rd near the intersection with Wall Triana Hwy. The site will be comprised of a 1-story, 10,000 SF building with a 5,000 SF outdoor playground and 36 parking spaces (2 handicap). There's ±160 feet of frontage on Pine Grove Rd with two access points and ±270 feet of depth. Neighboring businesses include Publix, Walmart Neighborhood Market, McDonald's, Taco Bell, Dollar General, and more.



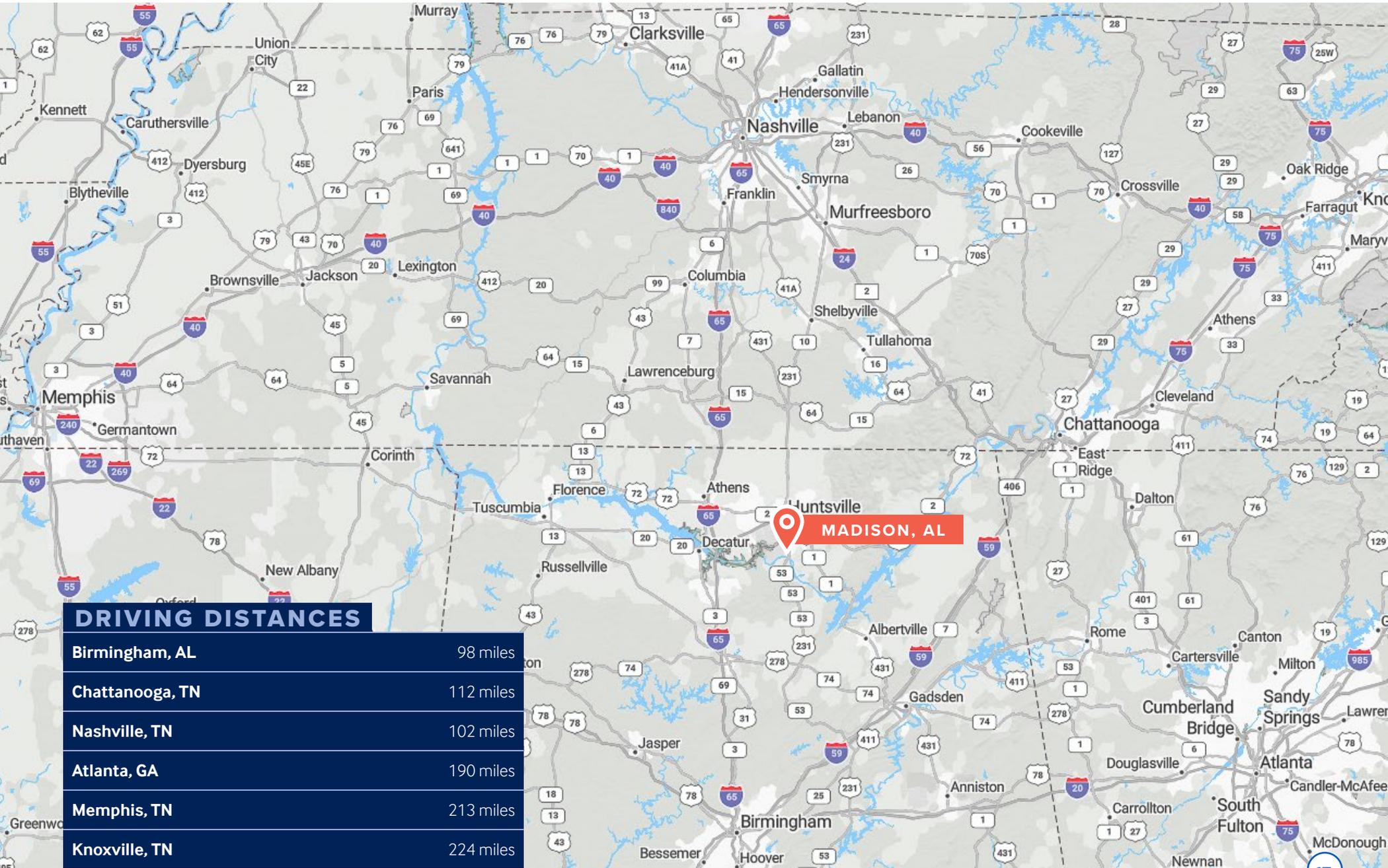
Market Map



Huntsville Map



Region Map





NO. **04** MARKET OVERVIEW

Madison, Alabama

Located within the dynamic Huntsville Metropolitan Area, Madison, Alabama benefits from a strong local economy, exceptional quality of life, and rapid population growth. The area is a recognized center for innovation in technology, aerospace, and defense—thanks in part to its proximity to Redstone Arsenal and Cummings Research Park.

Situated along the busy U.S. Route 72 corridor, Madison offers convenient access to Huntsville, the fastest-growing city in Alabama. The local population has experienced significant growth, with a projected increase of 53.76% within a one-mile radius between 2010 and 2024.

Madison is home to a highly educated labor force and boasts median household incomes that exceed the national average. Ongoing residential development and the presence of major retailers such as Costco and Lowe’s contribute to consistent consumer traffic and economic vitality.

The city also features top-rated schools and a growing network of healthcare facilities, making it an attractive destination for families and professionals alike. These factors continue to drive strong demand for retail, dining, and community services.



AREA EMPLOYERS

EMPLOYER	EMPLOYEES
Redstone Arsenal	36,000
Huntsville Hospital System	13,000
NASA Marshall Space Flight Center	6,000
Dynetics, Inc.	3,000
Boeing	2,800
Northrop Grumman	2,500
Blue Origin	2,000
Toyota Motor Manufacturing Alabama	1,800
Hexagon PPM	1,600
Radiance Technologies	1,500

Huntsville, AL

The Huntsville MSA ranks among the fastest-growing and most economically vibrant regions in the Southeastern United States. Widely recognized as a key hub for aerospace, defense, technology, and advanced manufacturing, the area continues to earn national recognition as a top city for business growth and innovation. Supported by a skilled workforce, business-friendly policies, and ongoing infrastructure development, Huntsville remains an attractive destination for companies and long-term investors alike.

Aerospace, defense, and technology form the backbone of Huntsville's economy. Redstone Arsenal—a major U.S. Army installation—employs over 40,000 military and civilian personnel and serves as headquarters for both the U.S. Space Command and the Missile Defense Agency. NASA's Marshall Space Flight Center further strengthens the region's role in national aerospace research and innovation.

Huntsville is also a powerhouse in advanced manufacturing. Major companies such as Mazda-Toyota Manufacturing, Boeing, and Northrop Grumman maintain large operations in the area. Cummings Research Park—the second-largest research park in the U.S.—serves as a catalyst for innovation, attracting cutting-edge companies including Blue Origin and Lockheed Martin.

The region's success is fueled by Alabama's pro-business climate, characterized by low corporate tax rates, strong workforce development programs, and generous incentives for business relocation and expansion. Alabama consistently ranks among the top states for growth in manufacturing, aerospace, and technology jobs, making Huntsville an appealing choice for companies seeking both talent and value.

With its thriving economy, robust infrastructure, and supportive business environment, the Huntsville MSA continues to stand out as a premier location for innovation, corporate investment, and long-term growth.



HOME TO REDSTONE ARSENAL, NASA'S MARSHALL SPACE FLIGHT CENTER AND US SPACE COMMAND



MANY MAJOR COMPANIES LIKE MAZDA-TOYOTA MANUFACTURING, BOEING, AND NORTHROP GRUMAN



CUMMINGS RESEARCH PARK HOSTS A STRONG NETWORK INCLUDING BLUE ORIGIN AND LOCKHEED MARTIN



ALABAMA BOASTS LOW CORPORATE TAX RATES, WORKFORCE TRAINING PROGRAMS AND ECONOMIC INCENTIVES

Demographics

POPULATION

	1 Mile	3 Miles	5 Miles
2010 Population	4,094	27,373	65,526
2020 Population	4,720	34,535	83,207
2025 Population	4,894	39,496	95,931
2030 Population	5,076	43,531	105,746
2010-2020 Annual Rate	1.43%	2.35%	2.42%
2020-2025 Annual Rate	0.69%	2.59%	2.75%
2025-2030 Annual Rate	0.73%	1.96%	1.97%
2020 Median Age	40.3	39.8	39.0
2025 Median Age	41.1	40.7	39.6

HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2010 Households	1,446	9,987	23,480
2020 Households	1,713	13,105	31,570
2025 Households	1,809	15,701	37,717
2030 Households	1,893	17,594	42,539
2010-2020 Annual Rate	1.71%	2.75%	3.00%
2020-2025 Annual Rate	1.04%	3.50%	3.45%
2025-2030 Annual Rate	0.91%	2.30%	2.44%
2025 Average Household Size	2.71	2.50	2.48

MEDIAN HOUSEHOLD INCOME

2025 Median Household Income	\$122,238	\$113,186	\$111,826
2030 Median Household	\$136,689	\$122,842	\$120,773
2025-2030 Annual Rate	2.26%	1.65%	1.55%

AVERAGE HOUSEHOLD INCOME

2025 Average Household Income	\$146,435	\$134,678	\$133,905
2030 Average Household Income	\$156,426	\$143,436	\$142,215
2025-2030 Annual Rate	1.33%	1.27%	1.21%

PER CAPITA INCOME

2025 Per Capita Income	\$55,881	\$52,725	\$52,919
2030 Per Capita Income	\$60,287	\$57,059	\$57,432
2025-2030 Annual Rate	1.53%	1.59%	1.65%

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DISCLAIMER

Trinity Partners-Greenville, LLC, a South Carolina Limited Liability Company (“Trinity Partners”), has been retained as advisor and broker to Mainland 291 Pine Grove, LLC (the “Owner”) regarding the sale of 291 Pine Grove Road, Madison, AL 35757 (the “Property”).

This Offering Memorandum has been prepared by Trinity Partners for use by a limited number of parties and does not purport to provide a necessarily accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all the information which prospective investors may need or desire. All projections have been developed by Trinity Partners, the Owner, and designated sources and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Owner, and therefore are subject to variation. No representation or warranty, express or implied, is made by Trinity Partners or the Owner as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied on as a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, the Owner and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, Trinity Partners, the Owner and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in or omitted from the Offering Memorandum or any other written or oral communication transmitted or made available to the recipient. The Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the Offering Memorandum. Analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request by interested and qualified prospective purchasers. The Owner and Trinity Partners expressly reserve the right, in their sole discretion, to reject any and all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Owner and its legal counsel and any conditions to the Owner’s obligations thereunder have been satisfied or waived. Trinity Partners is not authorized to make any representations or agreements on behalf of the Owner.

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