

FOR SALE

# Ground Lease Investment Opportunity Absolute NNN

*111 Resource Center Parkway  
Birmingham, AL 35242*



Agent Contact:

Michael Johnson  
205-939-8233

Dan Anderson  
205-939-8239

[mjohnson@engelrealty.com](mailto:mjohnson@engelrealty.com)

[danderson@engelrealty.com](mailto:danderson@engelrealty.com)

## *Investment Summary*

Engel Realty Company, LLC as the exclusive listing broker, is pleased to present the opportunity to purchase lease fee interest in a Absolute NNN investment, Whataburger located on Highway 280 in Birmingham, AL. (City of Birmingham)

Located on one of the highest trafficked retail sub-markets Highway 280 corridor, averaging nearly 90,000 vehicles per day.

Located 1/2 mile from Target super center and other national retailers nearby include Fresh Market, Home Depot, 2 Chick Filets. The subject property sits on 1.75 acres and has cross access agreement in place with Panda Express. Panda Express is also on the market for sale and owned by the same group. Panda Express and Whataburger can be sold individually or combined.

Whataburger has 8 years (March 2032) remaining on its original lease term. Whataburger has 3-Five year options.

[Click here for drone footage:](#)



# OFFERING SUMMARY



## Financials

Whataburger **\$2,577,272.00 (4.4%Cap)**  
**\$2,477,272 (4.58% CAP) REDUCED**

NOI **\$113,400.00 In Place**

Lease Type **Absolute NNN/No Landlord Responsibilities**

Sales Reporting **Not Available**

Rental Increases: **8% in 2027**

Lease Expiration **March 2032 (3-5 year options increasing 8% each option period)**

Guaranty **Corporate**

First Right of Refusal **NA**

## Property Information

Parcel **3,563 square feet 1.75 acres**

Parcel ID' **Shelby County, Alabama**

**Whataburger 02-7-36-0-001-011.005**





# INVESTMENT OVERVIEW



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IN-PLACE NOI \$113,400



1.75 acres located adjacent to Panda Express and FedEx Office



Construction 2016  
Cross access easements



2023 CoStar Demographics	1 Mile	3 Mile	5 Mile
Average Household Income	\$59,455.00	\$85,861.00	\$98,615.00
Number of Households	3,819	19,141	41,037
Median Home Value	\$337,925.00	\$369,368.00	\$402,608.00
Population	7,399	42,902	96,861
Traffic Count	88,537 per day		





280

88,537  
Vehicles per Day 









280



Subject Property

88,537  
Vehicles per Day 

