

SINGLE TENANT NET LEASED

Investment Opportunity



High-Growth Corridor | \$170K+ Avg HH Incomes | 2025 Construction | 8% Rent Increases



6747 US-431

HUNTSVILLE (OWENS CROSS ROADS) ALABAMA

ACTUAL SITE



EXCLUSIVELY MARKETED BY



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OFFERING SUMMARY



Future Townhouse Development

OFFERING

Pricing \$5,286,000

Net Operating Income \$370,000

Cap Rate 7.00%

PROPERTY SPECIFICATIONS

Property Address 6747 US-431
Owens Cross Roads, Alabama 35763

Rentable Area 10,000 SF + 5,000 SF Play Area

Land Area 2.33 AC

Year Built 2025

Tenant The Learning Experience

Guaranty Corporate w/ Burnoff Over 6 Years

Lease Type NN

Landlord Responsibilities Roof, Structure, Foundation,
Underground Utility Lines

Lease Term 15 Years

Increases 8% Increases Every 5 Years Including Options

Options 2 (5-Year)

Rent Commencement 12/30/2025 (Est.)

Lease Expiration 12/31/2040 (Est.)

RENT ROLL & INVESTMENT HIGHLIGHTS



LEASE TERM						RENTAL RATES			
Tenant Name	Square Feet	Lease Start	Lease End	Begin	Increase	Monthly	Annually	Cap Rate	Options
The Learning Experience	15,000	12/30/2025	12/31/2040	Year 1	-	\$30,833	\$370,000	7.00%	2 (5-Year)
				Year 6	8%	\$33,300	\$399,600	7.56%	
				Year 11	8%	\$35,964	\$431,568	8.16%	
8% Increase Beg. of Each Option									

Brand New 15-Year Lease | Options To Extend | Established Tenant | 8% Rental Bumps | 2025 Construction

- Brand new 15-year lease with 2 (5-year) options to extend
- The lease features 8% rental increases every 5 years throughout the initial term and at the beginning of each option to extend
- The Learning Experience is the nation's fastest-growing Academy of Early Education for children ages six weeks to six years old, with more than 600 centers open and a new location opening every week

NN Leased | Fee Simple Ownership | Land & Building | Limited Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains most aspects of the premises
- Landlord responsibilities limited to roof, structure, foundation, and underground utility lines
- Ideal, management-free investment in an income tax free state

Demographics & Local Trade Area

- More than 53,782 residents and 10,379 employees support the 5-mile trade area
- \$176,248 average household income within a 1-mile radius

Fronting US-431 | Surrounding Retailers | New Retail Development | Multiple Access Points

- The asset is fronting US-431 averaging 26,600 VPD
- The site features multiple points of access along the frontage road and site streets, providing ease and convenience for users
- The immediate corridor has experienced significant retail growth, providing long-term viability in the underlying real estate
- Other new retailers in the immediate 1-mile corridor include Whataburger, StoreEase Self Storage, The Biscuit Express, Starbucks, Mudslingers Drive-Thru Coffee, a Food City-anchored center, and more

Cove Creek Village Development

- A boutique retail/restaurant development under way less than 2-miles North of the subject site called Cove Creek Village
- The 14,160 square-foot retail development will have a blend of English and French architecture with a landscaped promenade featuring casual dining, upscale shopping, and outdoor entertainment
- More info on Cove Creek Village -- https://256today.com/ground-broken-on-cozy-upscale-cove-creek-village-retail-development/?utm_source=chatgpt.com

PROPERTY PHOTOS



PROPERTY PHOTOS





THE LEARNING EXPERIENCE

thelearningexperience.com

Company Type: Private

Locations: 600+

The Learning Experience is the nation's fastest-growing Academy of Early Education franchise, educating and enhancing the lives of more than 25,000 children ages 6 weeks to 6 years old each year. With more than 600 company-owned and franchise centers operating or under development across 22 states. The Learning Experience's proprietary curriculum places a prominent focus on programs that advance scholastic preparation. The Learning Experience prepares children academically and socially via innovative scholastic and enrichment programs such as the L.E.A.P. curriculum, a cutting-edge proprietary approach to learning which has 9 out of 10 of its children entering Kindergarten already reading. To complement the academic curriculum, The Learning Experience utilizes various enrichment programs crucial to advancing learning and overall balance, such as philanthropy, Yippee 4 Yoga, Music 4 Me, Movin' N Groovin', manners and etiquette, and foreign language.

THE LEARNING EXPERIENCE

Academy of Early Education



Source: prnewswire.com, thelearningexperience.com

PROPERTY OVERVIEW



LOCATION



Owens Cross Roads, Alabama
Madison County

ACCESS



U.S. Highway 431/State Highway 1: 1 Access Point
Wade Road: 2 Access Points

TRAFFIC COUNTS



U.S. Highway 431/State Highway 1: 26,600 VPD
Memorial Parkway SW/U.S. Highway 231: 68,300 VPD

IMPROVEMENTS



There is approximately 10,000 SF of existing building area
+ 5,000 SF of play area

PARKING



There are approximately 40 parking spaces on the owned parcel.

PARCEL



Parcel Number: 18-07-25-0-004-040.000
Acres: 2.33
Square Feet: 101,495

CONSTRUCTION



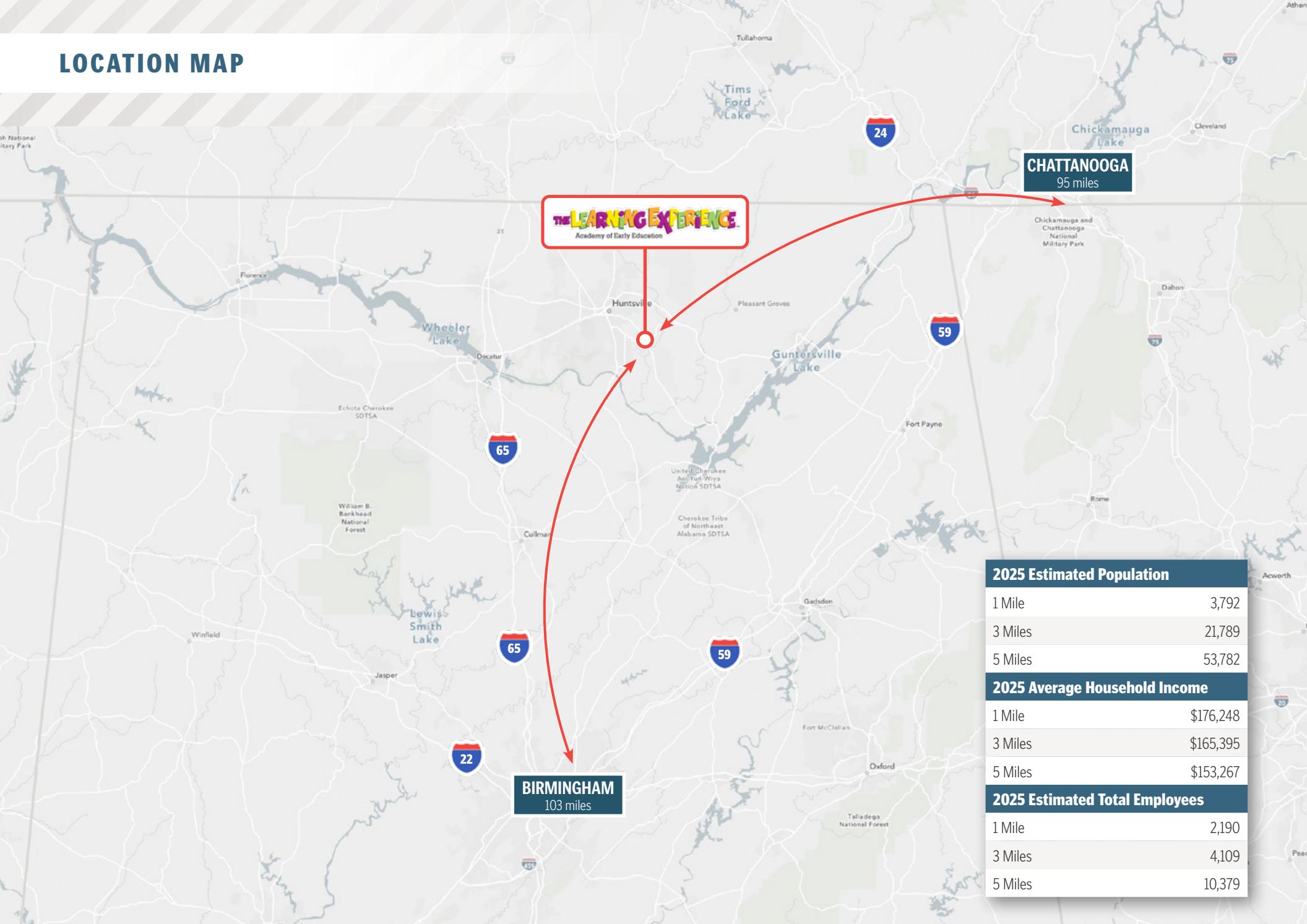
Year Built: 2025

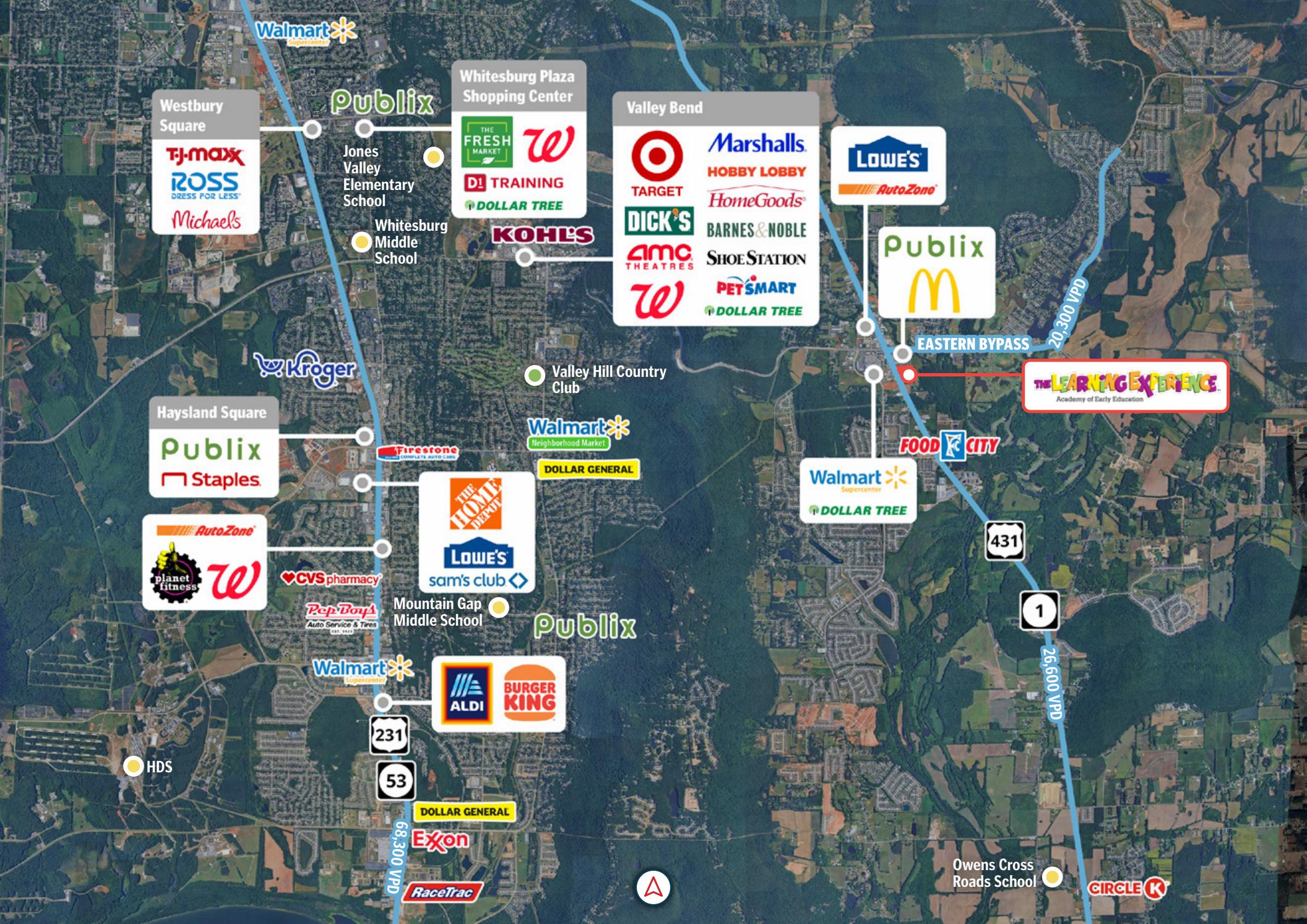
ZONING



Highway Business C-4 District

LOCATION MAP







	1 Mile	3 Miles	5 Miles
Population			
2025 Estimated Population	3,792	21,789	53,782
2030 Projected Population	4,134	22,916	55,245
2025 Median Age	39.4	41.3	43.5
Households & Growth			
2025 Estimated Households	1,323	8,247	21,376
2030 Projected Households	1,460	8,747	22,092
Income			
2025 Estimated Average Household Income	\$176,248	\$165,395	\$153,267
2025 Estimated Median Household Income	\$137,452	\$126,155	\$114,767
Businesses & Employees			
2025 Estimated Total Businesses	195	388	969
2025 Estimated Total Employees	2,190	4,109	10,379



OWENS CROSS ROADS, ALABAMA

Owens Cross Roads is a fast-growing city located in Madison County, Alabama, situated just southeast of Huntsville. Nestled in the scenic Hampton Cove area and surrounded by the foothills of the Appalachian Mountains, the city offers convenient access to the amenities of the greater Huntsville metropolitan region. The Town of Owens Cross Roads had a population of 2,958 as of July 1, 2025.

The economy of Owens Cross Roads is closely tied to the booming Huntsville metropolitan economy, which is driven by aerospace, defense, technology, and advanced manufacturing. Many residents commute to nearby Huntsville employers such as NASA's Marshall Space Flight Center, Redstone Arsenal, and numerous private technology firms. Locally, the economy benefits from residential construction, retail development, and small businesses that support the growing population. Ongoing expansion in the Huntsville area continues to bring commercial opportunities to Owens Cross Roads and surrounding communities.

Owens Cross Roads offers access to a wide range of outdoor and recreational attractions. The city lies near Hampton Cove Golf Course, one of the premier courses on Alabama's Robert Trent Jones Golf Trail. The surrounding region features hiking, biking, and nature trails within Monte Sano State Park, Green Mountain Nature Trail, and Hays Nature Preserve. Residents also enjoy the scenic views of the Flint River and nearby lakes. Proximity to Downtown Huntsville provides additional dining, shopping, and cultural experiences, including museums, theaters, and festivals.

For higher education, residents benefit from proximity to The University of Alabama in Huntsville (UAH), Alabama A&M University, and Calhoun Community College. The nearest airport to Owens Cross Roads, AL, is Huntsville International Airport.



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CAPITAL MARKETS
TRANSACTION
VALUE
in 2024

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