

# Mobile Portfolio



**MAJORS**  
MANAGEMENT

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# Notice to Recipients

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**Majors Management, LLC** (“Company”) is offering for sale the **Mobile Portfolio**. This Confidential Information Memorandum (“CIM”) is intended solely for the recipient’s use (“Buyer”) in evaluating a possible transaction with the Company.

While this CIM was produced by representatives of the Company, it does not purport to be all-inclusive, nor to contain all the information that may be required. Neither the Company nor any of its directors, officers, employees, representatives, or controlling persons make any representations or warranties, expressed or implied, as to the accuracy or completeness of this CIM or any of its contents, nor shall any of the foregoing have any liability resulting from the use of the information contained herein or otherwise supplied.

This CIM, as well as any documents, materials, or other information provided by the Company, shall be promptly destroyed or returned to the Company upon any termination of consideration for this transaction. The CIM and its contents and any other information provided by the Company relating to this transaction shall be used solely for evaluation purposes and shall be treated confidentially and not disclosed to any other person or entity without specific prior written approval from the Company. The release of the CIM and other documents, materials, and information relating to the Company is governed by a Non-Disclosure Agreement.

The Company reserves the right to negotiate with one or more prospective parties at any time and to enter into a definitive agreement for any transaction related to the Company without prior notice to the recipient or other prospective party. The Company also reserves the right to terminate, at any time, further participation in the investigation, proposal, and negotiation process by or with any party and to modify any procedures without giving advance notice or providing any reason.

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# Transaction Summary

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Majors Management, LLC is offering three (3) company-owned convenience store locations strategically positioned throughout the Mobile, Alabama market. Collectively, these assets represent a compelling opportunity for buyers seeking to establish a presence or expand an existing footprint within a stable and well-established Gulf Coast retail market.

## **The proposed transaction will be structured as follows:**

- The proposed transaction will be structured as an asset sale. Buyers should assume a debt-free and cash-free balance sheet at closing. Inventory, supplies, and any applicable cash on hand will be transferred at actual cost, ensuring operational continuity while allowing the buyer to assume control of day-to-day operations upon closing.
- At closing, the buyer will enter into a fifteen (15) year fuel supply agreement with Majors Management, LLC or one of its affiliates. This agreement is intended to provide long-term supply stability and continuity for the locations while preserving flexibility for the buyer's in-store merchandising and operational strategy.

The Company's primary objective is the sale of these three convenience store locations as a discrete transaction. No other properties, stores, or assets owned by Majors Management, LLC or its affiliates are included. This divestment is part of a broader portfolio optimization strategy, allowing the Company to focus capital and operational resources on other strategic initiatives while providing buyers with a clearly defined and self-contained acquisition opportunity.

# Indication of Interest Procedures



Thank you for your interest in evaluating a potential acquisition of the Mobile Portfolio. We hope the Confidential Information Memorandum (“CIM”) is helpful in facilitating your review. The Company intends to conduct the sale process in a manner designed to maximize proceeds, enable an efficient closing, and minimize disruption to ongoing operations. Prospective buyers are strictly prohibited from contacting store-level employees, directly or indirectly. Any unauthorized contact will result in disqualification from further consideration.

**Please submit all Indications of Interest (“IOI’s”) no later than 5:00 p.m. Eastern Time on May 15, 2026, to John Gynnip at [jgynnip@majorsmgmt.com](mailto:jgynnip@majorsmgmt.com).** All IOI’s must be made in writing and should reflect the buyer’s best and most complete proposal based on the information provided, taking into consideration the following:

- **Purchase Price:** Total consideration the buyer is prepared to pay on a cash-free, debt-free basis. If expressed as a range, please provide a summary of what information is needed to finalize the valuation.
- **Sources of Capital:** A detailed description of the anticipated sources of funds (e.g., cash, debt, or other financing). Please include information regarding financing requirements, approval processes, estimated timing, and any commitment letters or other evidence necessary to secure funding for the transaction.
- **Due Diligence and Closing:** Proposed timing for completion of due diligence and closing following execution of a purchase and sale agreement. Please describe the scope and anticipated timing of environmental, financial, and legal diligence.
- **Conditions and Contingencies:** Disclosure of any material conditions, contingencies, or other considerations related to the proposal.
- **Property Selection:** Buyers may submit proposals for one, multiple, or all of the properties being offered.

Following the review of IOI’s, each buyer will be notified whether it has been selected to proceed in the transaction process. Buyers not selected will be notified accordingly. At the Company’s sole discretion, selected parties may be provided with additional diligence materials and invited to participate in further discussions or a management presentation as part of the next phase of the process.



**7102 Cottage Hill Rd**  
**Mobile, AL**



**MAJORS**  
**MANAGEMENT**

# Offering Overview

- Majors Management, LLC is pleased to present a neighborhood-oriented convenience store for sale located along Cottage Hill Road in Mobile, Alabama. The property is situated on one of West Mobile's primary east-west thoroughfares, providing strong visibility and convenient access for area residents and daily commuters.
- The store serves a well-established residential area supported by nearby neighborhoods, schools, retail centers, medical offices, and service businesses. Cottage Hill Road experiences consistent daily traffic from local residents and commuters, creating dependable demand for fuel and in-store convenience items. The location benefits from repeat customer traffic and a stable neighborhood-scale operating profile.
- With its central placement in West Mobile and proximity to major commercial nodes and employment centers, the Cottage Hill Road location is well positioned to capture steady local and commuter traffic. This property represents a durable neighborhood convenience retail asset supported by consistent consumer demand and a strong surrounding residential base.



# Location Summary

## Location Advantages

- .88 Acres - High visibility and easy accessibility for drivers
- Average daily traffic:
  - Cottage Hill Rd - 29,931 vehicles
  - Cody Rd – 12,977
- Within 3-mile radius:
  - Population: 58,000
  - Average household income: \$75,000
  - Median age: 37
- Strong local customer base and consistent demand for fuel and food services

## Industry Context

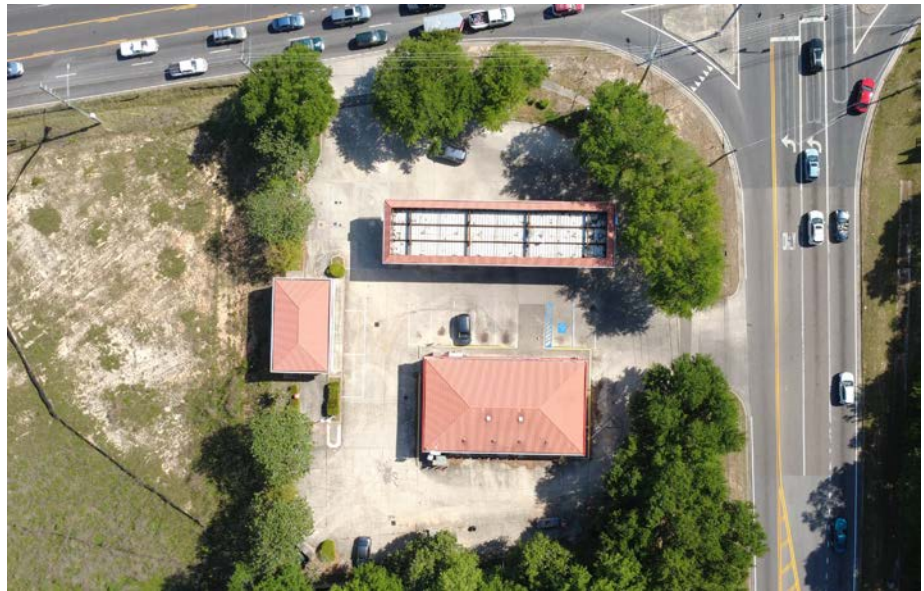
- Mobile, Alabama is a stable Gulf Coast market supported by a diversified economy that includes healthcare, port and maritime activity, manufacturing, aerospace, and education. As the economic hub of Coastal Alabama, Mobile benefits from steady employment, established commuter patterns, and long-standing residential neighborhoods that support consistent consumer activity.
- Cottage Hill Road is a well-traveled east–west corridor serving West Mobile and linking major residential areas with neighborhood retail, schools, and medical services. The corridor generates reliable daily traffic from nearby residents and commuters accessing surrounding commercial and employment centers.
- Neighborhood convenience stores in Mobile benefit from predictable, repeat customer demand driven by everyday needs such as fuel, food, and beverages. Dense surrounding residential neighborhoods and consistent daily traffic volumes support dependable in-store sales throughout the day. This Cottage Hill Road location is well positioned to serve local customers and commuters, making neighborhood-focused convenience retail a resilient and durable asset within the Mobile market.



# Store 618 – 7102 Cottage Hill Rd

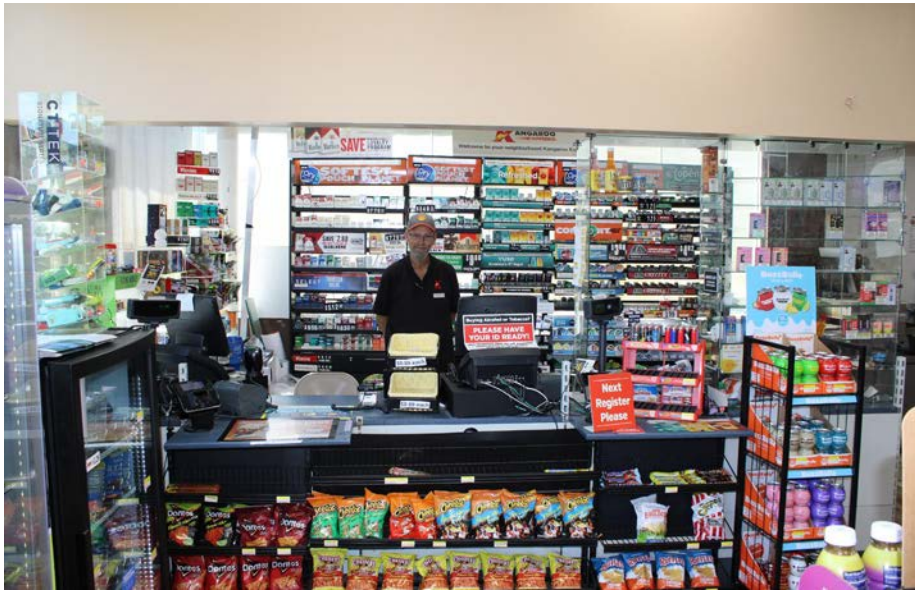
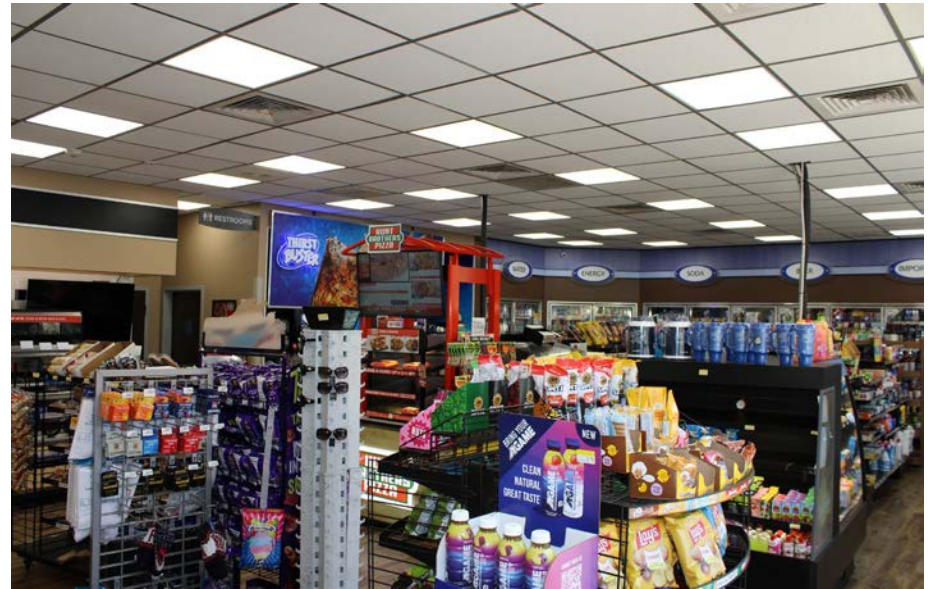


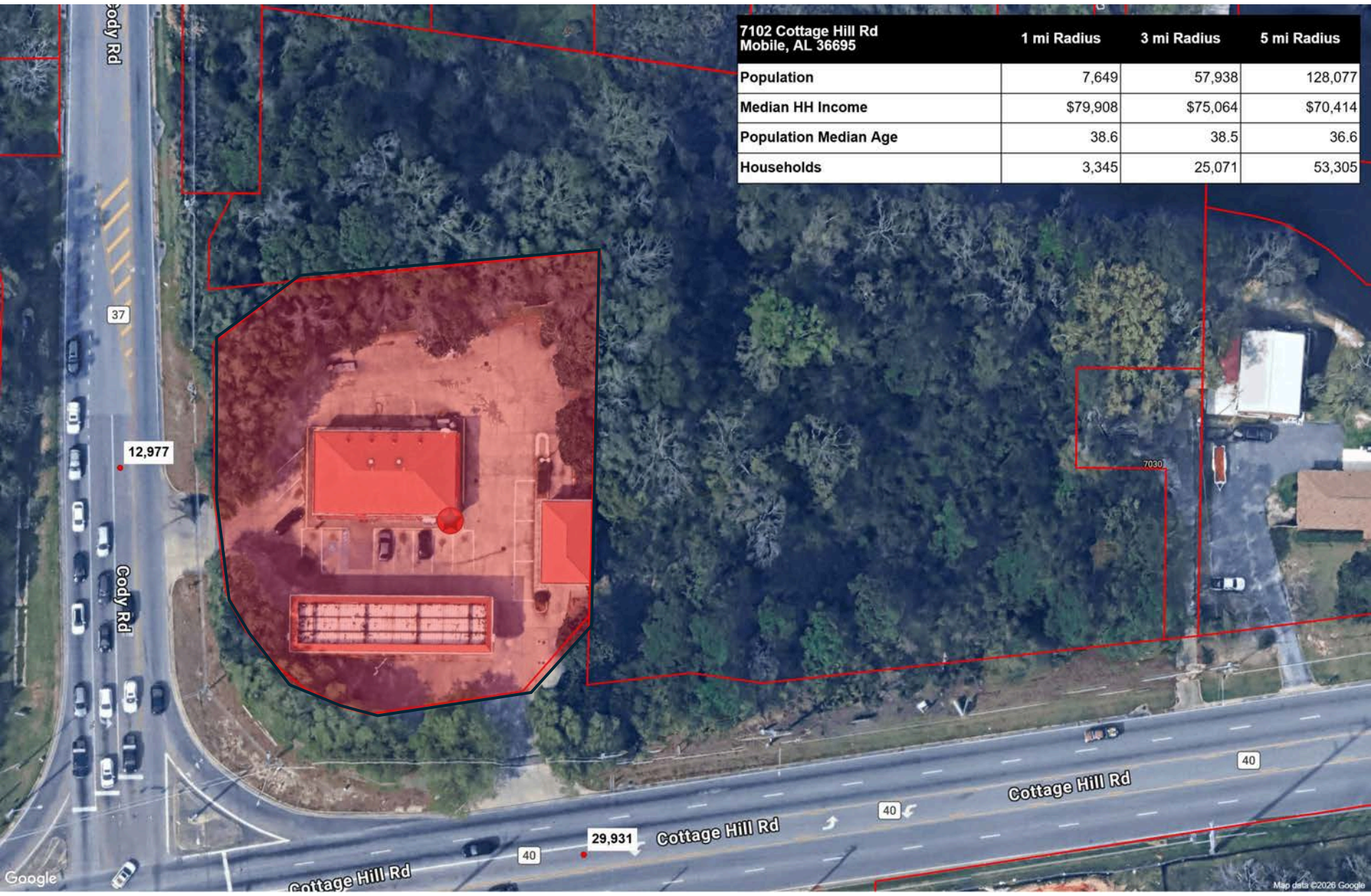
**4 YEAR FUEL  
VOLUME AVERAGE  
871,852  
GALLONS PER YEAR**





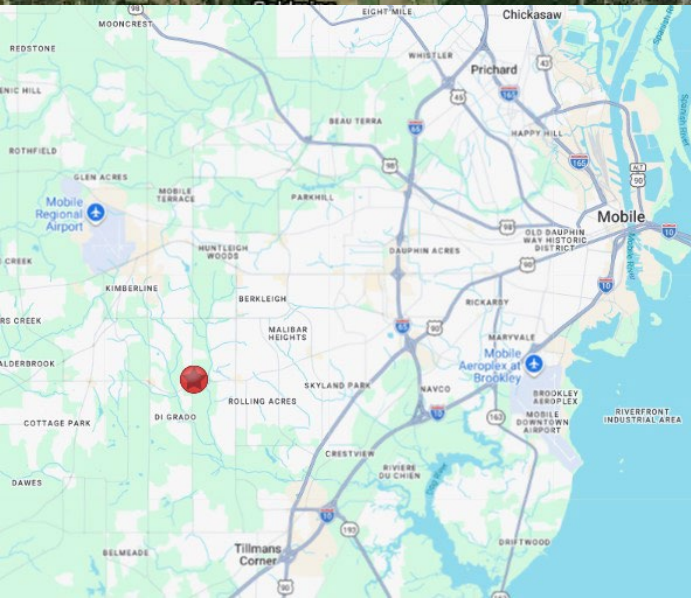
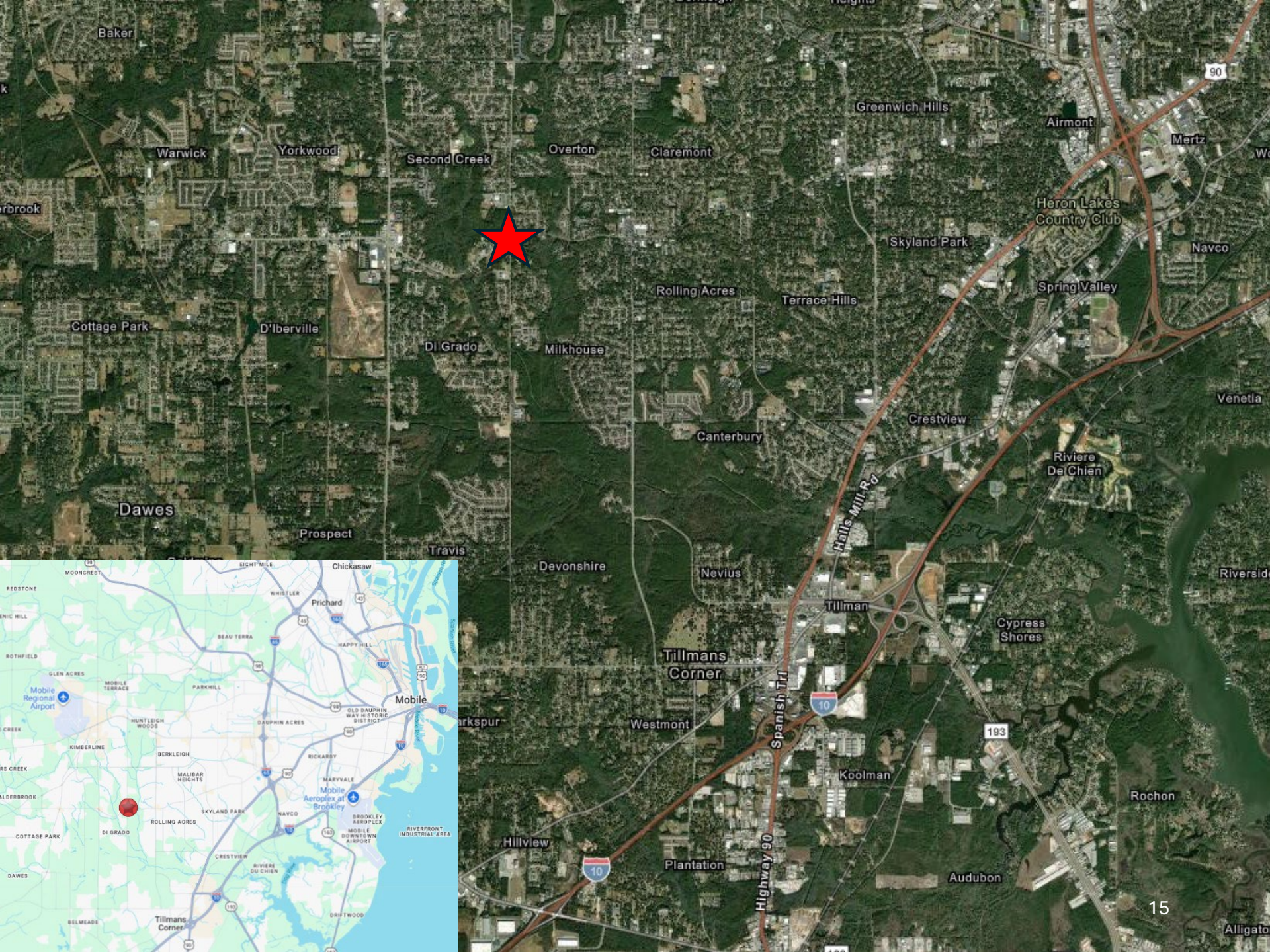






**7102 Cottage Hill Rd  
Mobile, AL 36695**

|                              | 1 mi Radius | 3 mi Radius | 5 mi Radius |
|------------------------------|-------------|-------------|-------------|
| <b>Population</b>            | 7,649       | 57,938      | 128,077     |
| <b>Median HH Income</b>      | \$79,908    | \$75,064    | \$70,414    |
| <b>Population Median Age</b> | 38.6        | 38.5        | 36.6        |
| <b>Households</b>            | 3,345       | 25,071      | 53,305      |



# Mobile, Alabama Overview



## Mobile, Alabama Market Overview

Mobile is the economic and cultural center of Coastal Alabama, with a metro population of approximately 430,000 and a diverse economy supported by healthcare, port and maritime activity, manufacturing, aerospace, education, and tourism. The city benefits from long-established neighborhoods, stable population trends, and steady employment anchored by institutions such as the Port of Mobile, major healthcare systems, and regional employers. These fundamentals support consistent consumer demand for essential retail and neighborhood-serving businesses.

## Cottage Hill Road Retail Corridor

Cottage Hill Road is a well-established east-west commercial corridor in Mobile, serving as a key connector between residential neighborhoods, local retail centers, schools, and medical services. The roadway experiences steady daily traffic from area residents and commuters traveling between Midtown, West Mobile, and surrounding community hubs. Development along the corridor includes neighborhood-serving retail, restaurants, service businesses, and institutional uses that generate consistent, repeat trips.

The convenience store at 7102 Cottage Hill Road benefits from strong frontage, convenient ingress and egress, and a loyal neighborhood customer base. Its location within a densely populated residential area supports reliable fuel demand and in-store sales, positioning the property as a stable, service-oriented retail asset well suited for everyday consumer needs.



## 4362 Government Blvd, Mobile, AL



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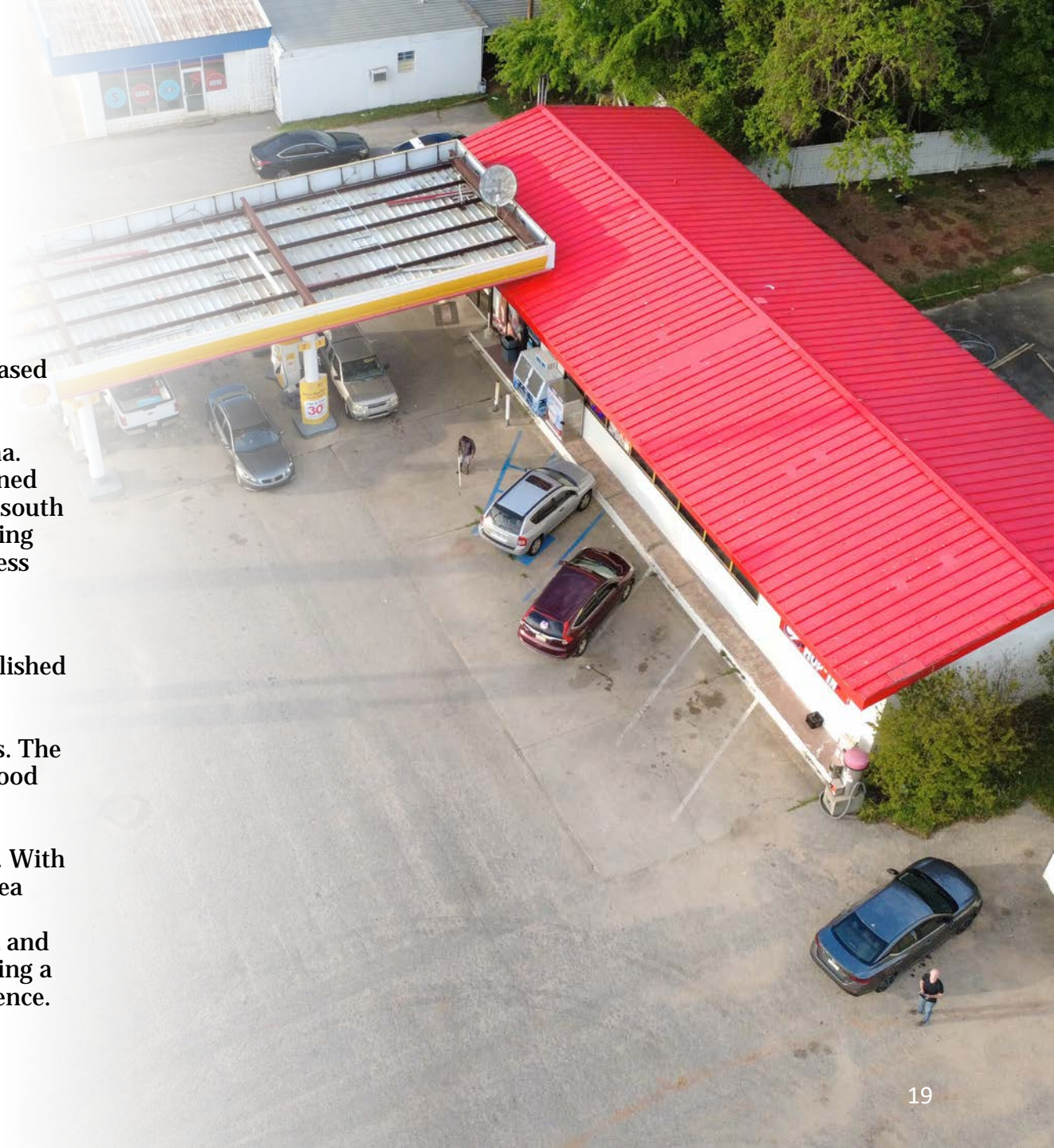
**303 South Hwy 31**  
**Bay Minette, AL**



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# Offering Overview

- Majors Management, LLC is pleased to present a neighborhood-oriented convenience store for sale at 303 S Highway 31 in Bay Minette, Alabama. The property is strategically positioned along Highway 31, a primary north-south corridor through Bay Minette, offering strong visibility and convenient access for both local residents and daily commuters.
- This location serves a well-established area of Bay Minette, surrounded by residential neighborhoods, local businesses, and community services. The site benefits from steady neighborhood traffic, repeat customer visits, and consistent demand for everyday convenience retail and fuel services. With close proximity to the downtown area and connectivity to major regional routes, the store captures both local and pass-through traffic while maintaining a community-focused operating presence.



# Location Summary

## Location Advantages

- 0.85-acre site offering strong roadway exposure and convenient ingress/egress for passing motorists
- Average daily traffic Hwy 31: 24,000 vehicles
- Within 5-mile radius:
  - Population: 13,600
  - Average household income: \$55,000
  - Median age: 39
- Established neighborhood setting with a reliable local customer base and consistent demand for fuel, food, and beverage offerings

## Industry Context

- Bay Minette, Alabama serves as the county seat of Baldwin County and represents a stable South Alabama market supported by diversified economic drivers, including government services, education, light manufacturing, and locally owned businesses. The presence of county offices, courthouse activity, and long-established residential neighborhoods contributes to steady employment levels and predictable daily traffic patterns throughout the community.
- Highway 31 functions as one of Bay Minette's primary commercial corridors, connecting residential areas with downtown amenities and regional transportation routes and generating consistent visitation from nearby residents, employees, and service providers. Convenience stores in Bay Minette benefit from repeat, needs-based customer behavior driven by everyday fuel, food, and beverage purchases, and the property at 303 S Highway 31 is well positioned to capture this demand due to its proximity to surrounding neighborhoods and key community destinations, supporting resilient, neighborhood-focused retail performance.



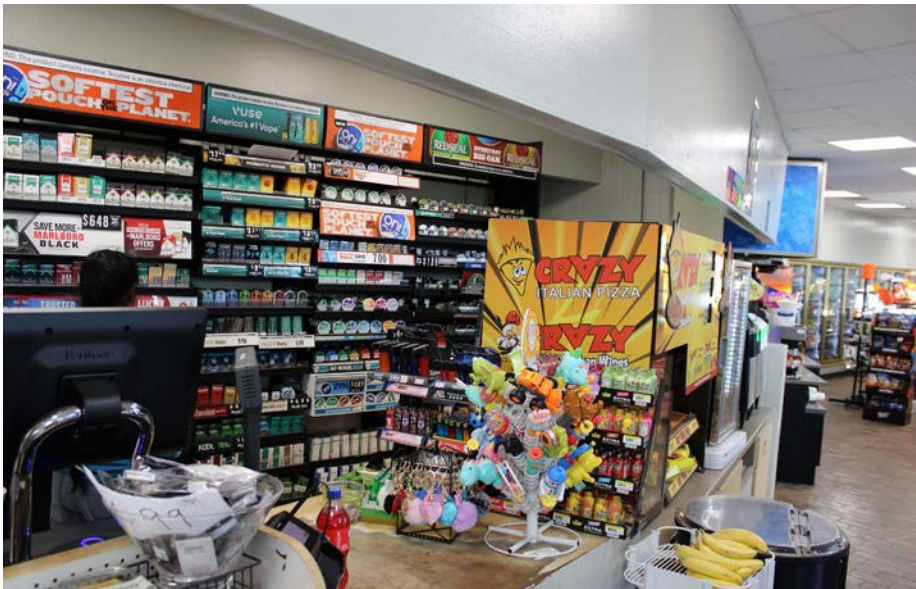
# Store 617 – 303 S. Hwy 31

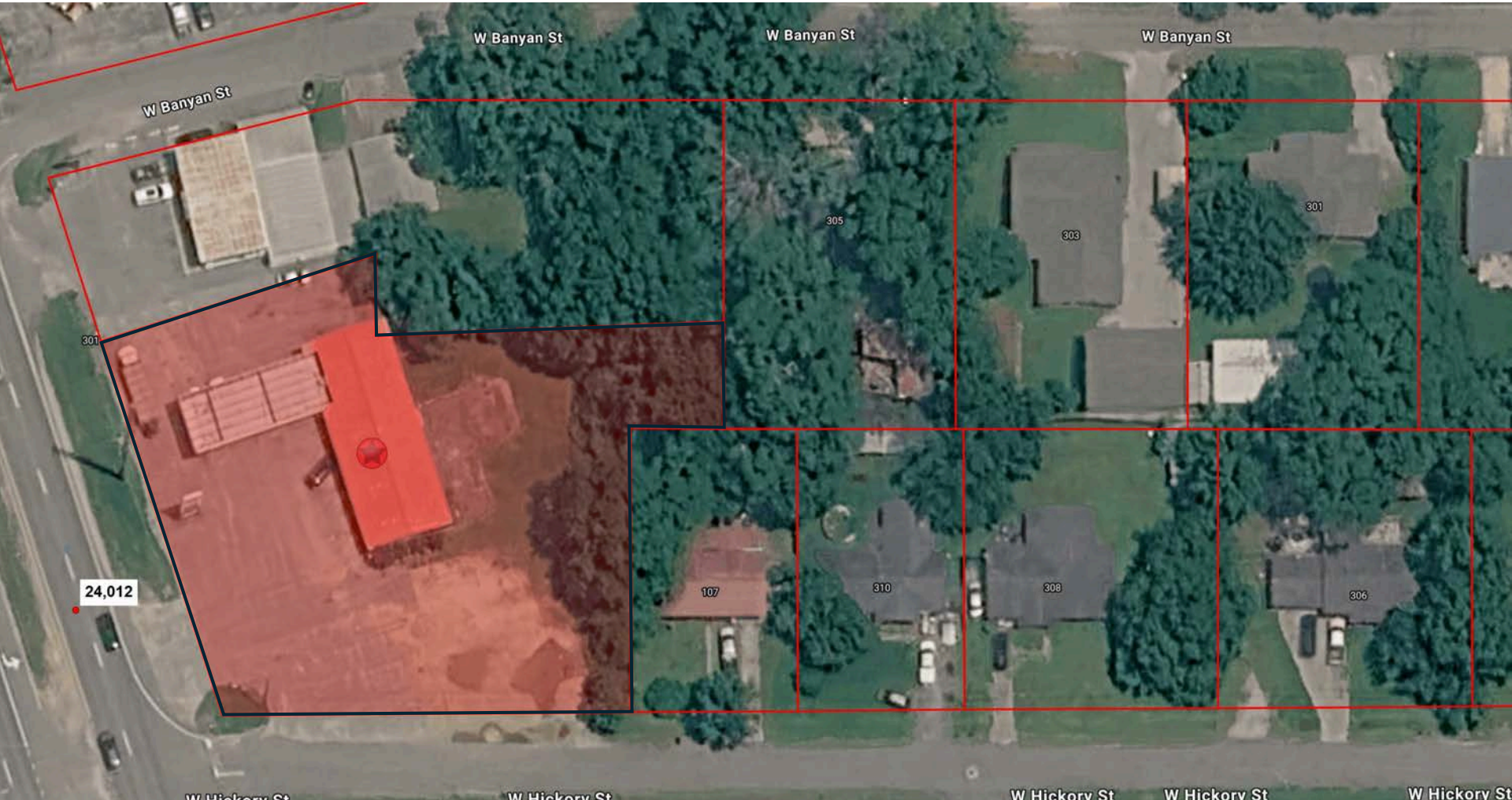




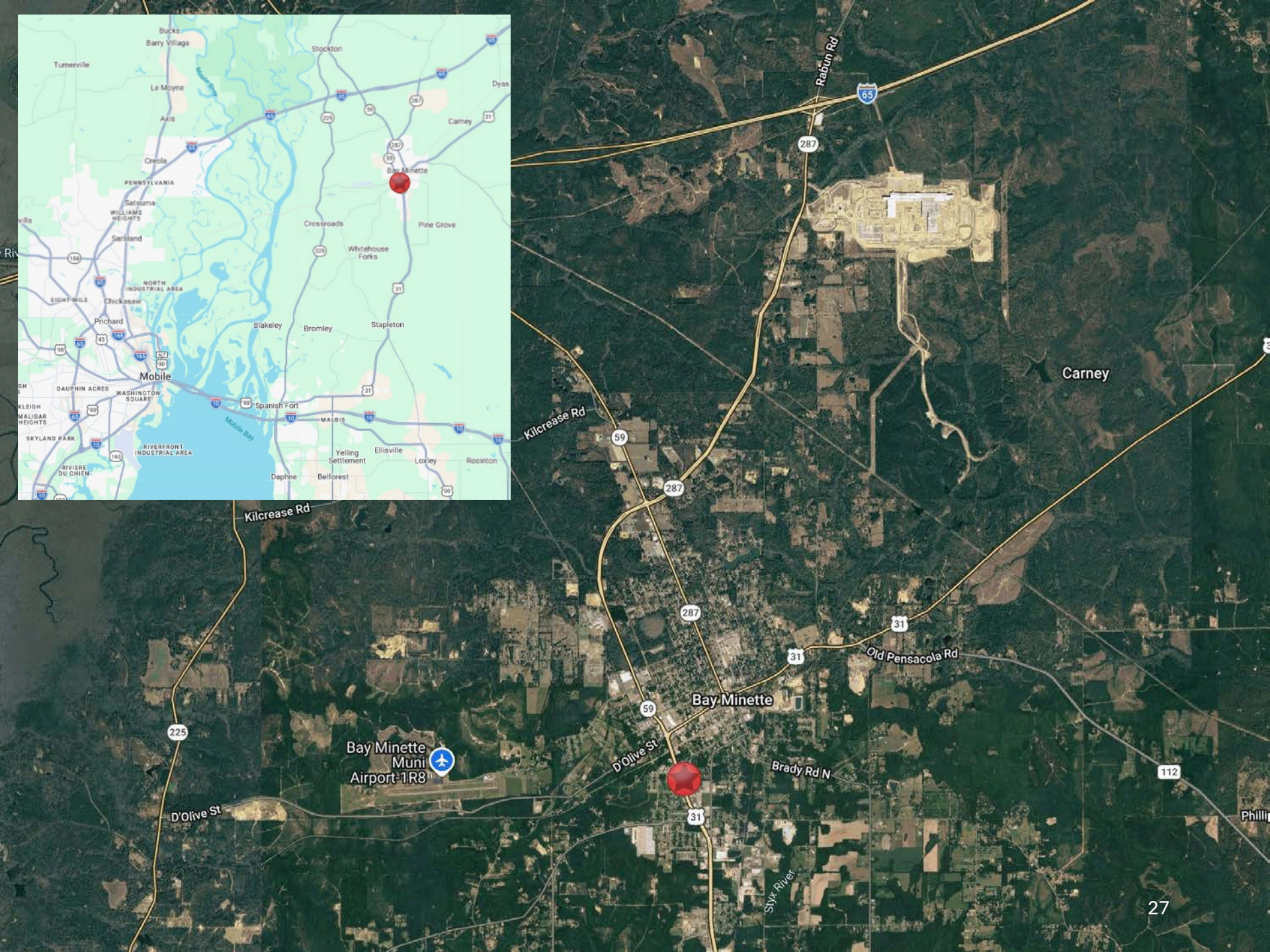
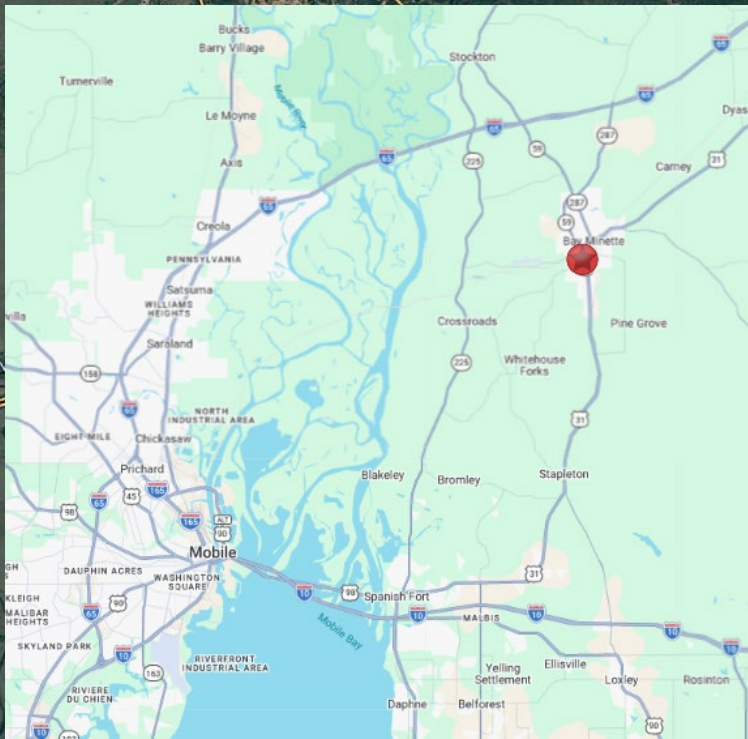








| <b>303 US-31<br/>Bay Minette, AL 36507</b> | <b>1 mi Radius</b> | <b>3 mi Radius</b> | <b>5 mi Radius</b> |
|--|--------------------|--------------------|--------------------|
| Population                                 | 3,413              | 10,315             | 13,602             |
| Median HH Income                           | \$35,242           | \$51,936           | \$54,631           |
| Population Median Age                      | 34.5               | 38.4               | 38.8               |
| Households                                 | 1,153              | 3,899              | 5,142              |



# Bay Minette, Alabama Overview

Bay Minette serves as the county seat of Baldwin County and functions as a key governmental and regional service center in North Baldwin. The city benefits from steady employment driven by county government offices, the Baldwin County Courthouse, healthcare services, education, and local industry. Its location along U.S. Highway 31 places Bay Minette at the crossroads of local residential traffic and regional travel connecting Mobile, Atmore, and rural North Baldwin communities. These factors support consistent daily consumer activity and dependable demand for convenience-oriented retail and fuel services.

Bay Minette's population stability, combined with continued residential growth in Baldwin County, reinforces the city's role as an essential stop for commuters, residents, and pass-through traffic. Everyday retail uses are well supported by the area's workforce, government presence, and surrounding suburban and rural neighborhoods.

## Highway 31 Retail Corridor

South Highway 31 is Bay Minette's primary commercial artery, running directly through the city and serving as the main north-south route for both local and regional traffic. The corridor is lined with government buildings, schools, medical services, retail centers, and established residential neighborhoods, generating consistent vehicular flow throughout the day.

The convenience store at 303 S Highway 31 benefits from prominent frontage, central in-town positioning, and easy access for commuters and local residents alike. Its proximity to downtown Bay Minette, civic offices, and surrounding neighborhoods supports repeat visits and dependable fuel and in-store sales. The location is well positioned as a service-oriented retail asset that meets daily needs for both the immediate community and travelers moving through North Baldwin County.



**303 South Hwy 31, Bay Minette, AL**



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**4362 Government Blvd**  
**Mobile, AL**



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# Offering Overview

- Majors Management, LLC is pleased to present a neighborhood-oriented convenience store for sale at 4362 Government Boulevard in Mobile, Alabama. The property is strategically located along Government Boulevard (U.S. Highway 90), one of Mobile's most heavily traveled commercial corridors, providing excellent visibility and easy access for daily commuters and surrounding residential neighborhoods.
- This location serves a well-established area of Midtown Mobile, surrounded by dense residential communities, retail centers, medical services, and local businesses. The site benefits from consistent neighborhood traffic, repeat customers, and strong demand for everyday convenience retail and fuel services. With close proximity to Downtown Mobile and quick connectivity to Interstate 65 and Interstate 10, the store captures both local and pass-through traffic while maintaining a neighborhood-scale operating footprint.



## Location Summary

### Location Advantages

- .99 Acres - High visibility and easy accessibility for drivers
- Average daily traffic Hwy 90: 24,000 vehicles
- Within 3-mile radius:
  - Population: ~42,000
  - Average household income: \$65,000
  - Median age: 37
- Strong local customer base and consistent demand for fuel and food services

### Industry Context

- Mobile, Alabama is a stable Gulf Coast market supported by a diversified local economy that includes healthcare, port and maritime activity, manufacturing, aerospace, and education. As the economic center of Coastal Alabama, Mobile benefits from steady employment, consistent commuter patterns, and long-established residential neighborhoods. Government Boulevard (U.S. Highway 90) functions as one of the city's primary commercial corridors, generating reliable daily traffic from nearby residents, employees, and local businesses.
- Neighborhood convenience stores in Mobile benefit from predictable, repeat customer demand driven by everyday needs such as fuel, food, and beverages. Dense surrounding residential areas, combined with proximity to Downtown Mobile and major employment centers, support consistent in-store sales throughout the day. This location at 4362 Government Boulevard is well-positioned to serve local customers and commuters, making neighborhood-focused convenience retail a resilient and durable asset in this market.



# Store 616 – 4362 Government Blvd

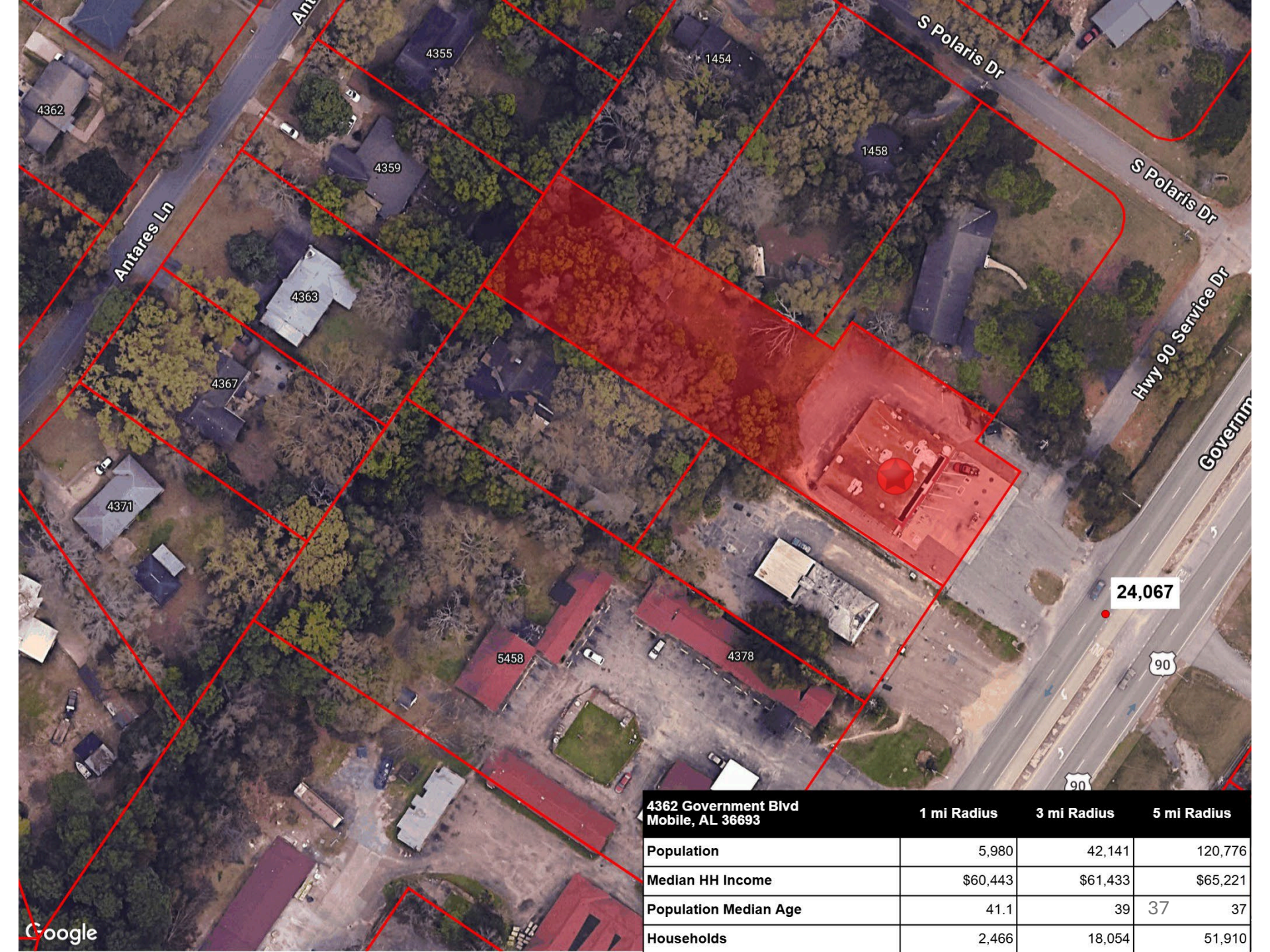


4 YEAR FUEL  
VOLUME AVERAGE  
**65,847**  
GALLONS PER YEAR

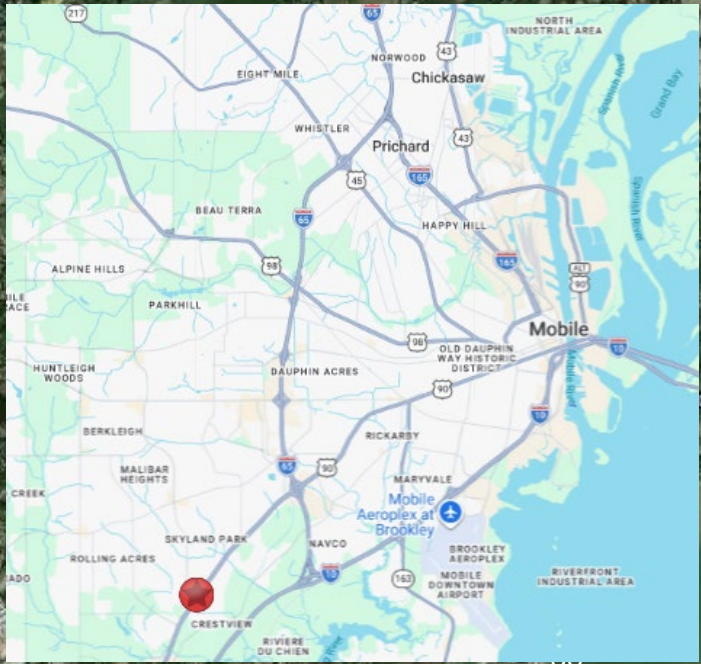
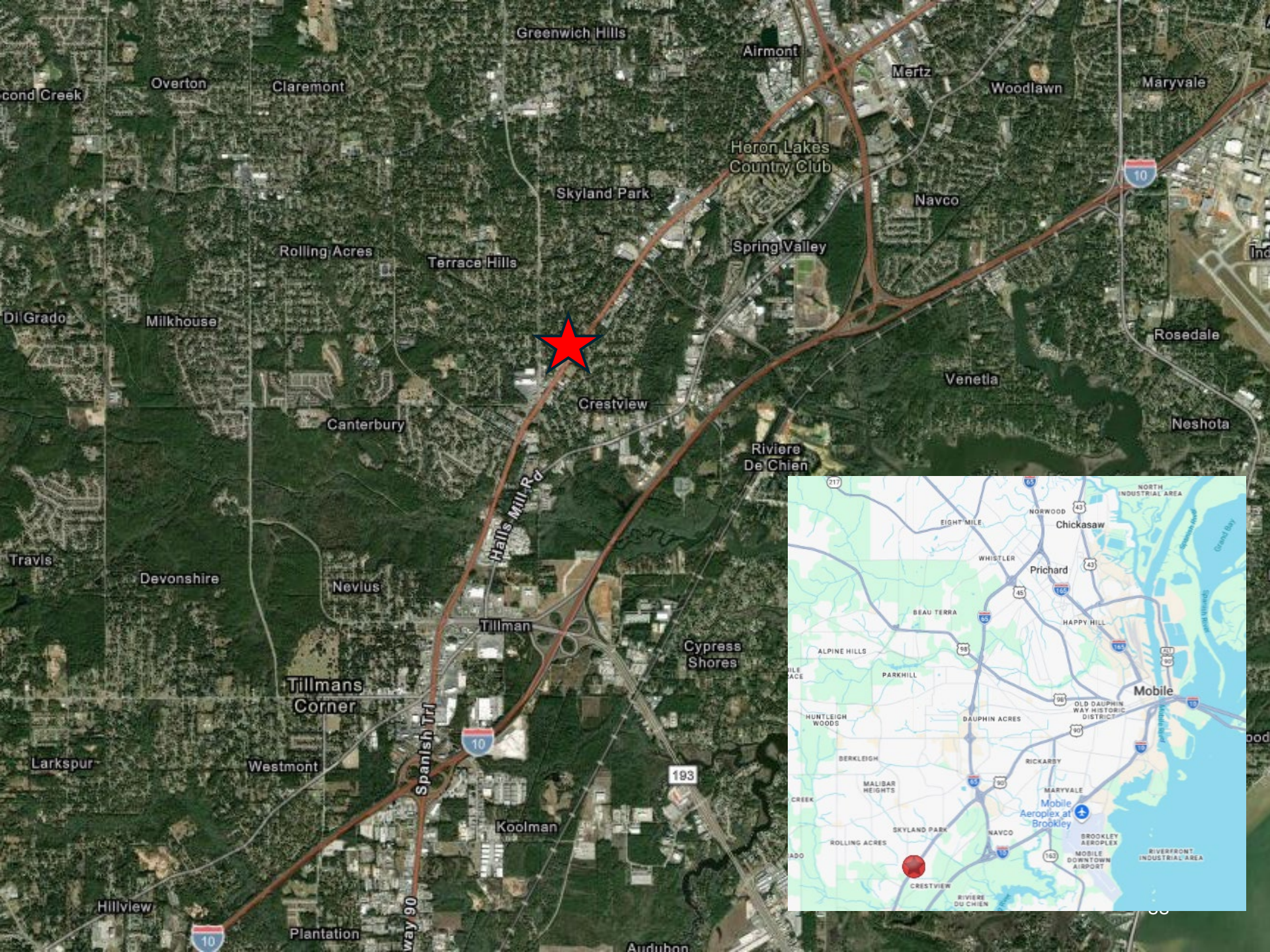








| 4362 Government Blvd<br>Mobile, AL 36693 | 1 mi Radius | 3 mi Radius | 5 mi Radius |
|--|-------------|-------------|-------------|
| Population                               | 5,980       | 42,141      | 120,776     |
| Median HH Income                         | \$60,443    | \$61,433    | \$65,221    |
| Population Median Age                    | 41.1        | 39          | 37          |
| Households                               | 2,466       | 18,054      | 51,910      |



# Mobile, Alabama Overview

An aerial photograph of the Mobile, Alabama skyline. The Chrysler Building is the central focus, with its distinctive Art Deco architecture and spire. To its left is a tall, modern skyscraper with a grid-like facade. To the right is another prominent building with a similar spire. The city extends to the water, with various industrial and commercial buildings visible. The sky is clear and blue.

## Mobile, Alabama Market Overview

Mobile is the economic and cultural center of Coastal Alabama, with a metro population of approximately 430,000 and a diverse economy supported by healthcare, port and maritime activity, manufacturing, aerospace, education, and tourism. The city benefits from long-established neighborhoods, stable population trends, and steady employment anchored by institutions such as the Port of Mobile, major healthcare systems, and regional employers. These fundamentals support consistent consumer demand for essential retail and neighborhood-serving businesses.

## Government Boulevard Retail Corridor

Government Boulevard (U.S. Highway 90) is one of Mobile's primary commercial corridors, connecting Midtown, Downtown, and surrounding residential areas while providing direct access to Interstate 65 and Interstate 10. The corridor is characterized by dense housing, retail centers, medical services, and local businesses, generating reliable daily traffic from residents and commuters. The convenience store at 4362 Government Boulevard benefits from strong visibility, easy access, and repeat neighborhood customers, positioning the property as a stable, service-oriented retail asset well suited for everyday fuel and in-store demand.



## 4362 Government Blvd, Mobile, AL



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