

COBB PLAZA SHOPPING CENTER

24716 US-31, JEMISON, AL 35085

312 CATOMA STREET, SUITE 200
MONTGOMERY, AL 36104
334.262.1958
MOORECOMPANYREALTY.COM



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PROPERTY INFORMATION

SECTION 1

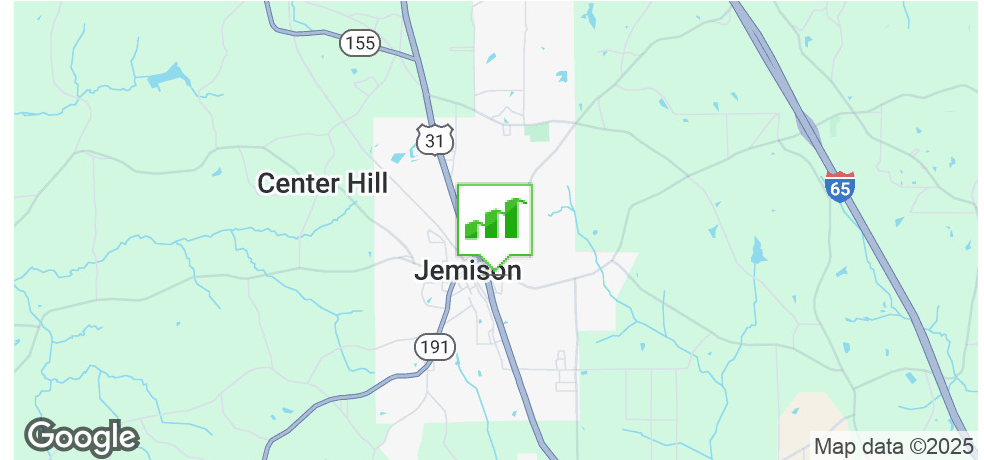
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COBB PLAZA SHOPPING CENTER

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Executive Summary



OFFERING SUMMARY

Sale Price:	\$2,800,000
Cap Rate:	4.91%
NOI:	\$137,411
Lot Size:	5.77 Acres
Year Built:	1972
Building Size:	60,235
Zoning:	Commercial
Price / SF:	\$46.48

PROPERTY HIGHLIGHTS

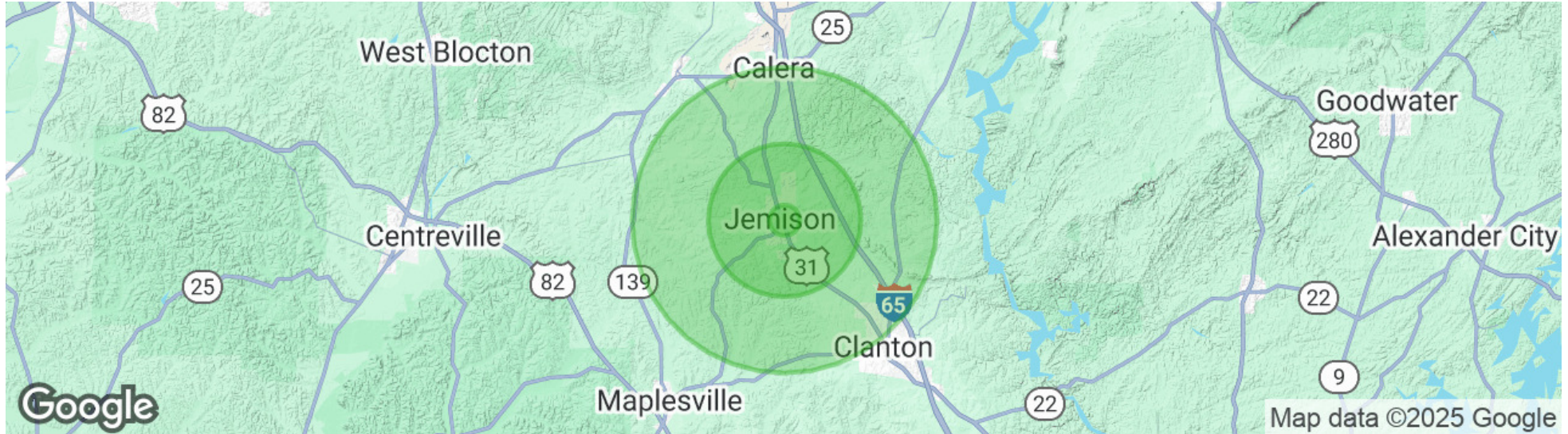
- Excellent investment opportunity Shopping Center with Credit Tenants
- Credit Tenants: O'Reilly Auto Parts & Piggly Wiggly
- Located on a Major Thoroughfare in Jemison
- On-site parking for Employees & Customers
- Located on US-31 with local traffic counts of $\pm 10,242$
- 3.8 \pm Miles from I-65
- 15 minute commute to Clanton, AL
- 30 minute commute to Hoover, AL



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Demographics Map & Report



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	369	9,170	30,001
Average age	35.8	35.8	36.5
Average age (Male)	34.8	34.8	35.7
Average age (Female)	37.3	37.2	37.8

HOUSEHOLDS & INCOME

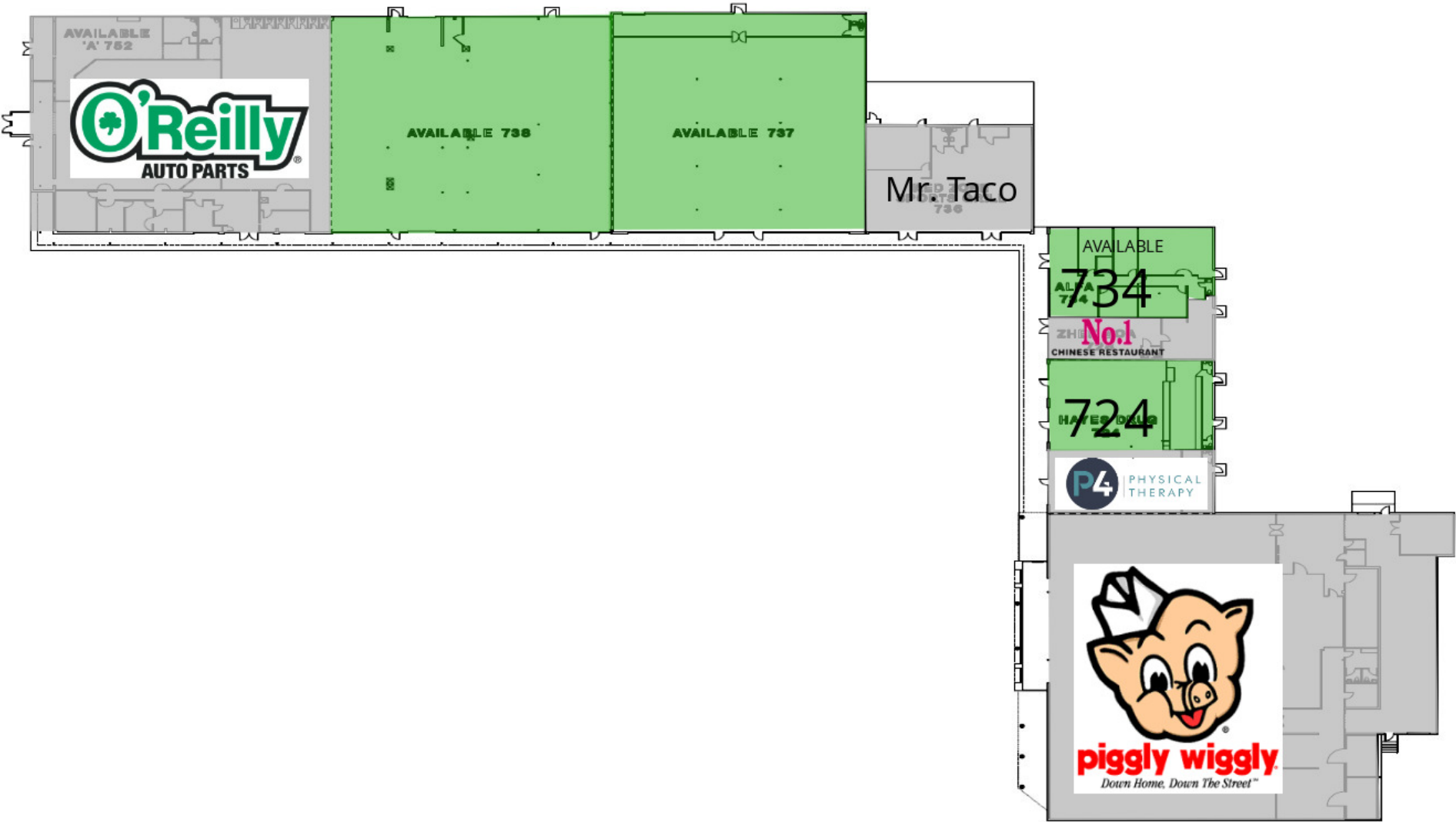
	1 MILE	5 MILES	10 MILES
Total households	132	3,300	11,310
# of persons per HH	2.8	2.8	2.7
Average HH income	\$56,655	\$56,395	\$56,104
Average house value	\$139,119	\$137,387	\$144,988

* Demographic data derived from 2020 ACS - US Census

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Site Plans



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Retail Map





FINANCIAL ANALYSIS

SECTION 2

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Financial Summary

INVESTMENT OVERVIEW

COBB PLAZA

Price	\$2,800,000
Price per SF	\$46.48
CAP Rate	4.91%
Cash-on-Cash Return (yr 1)	4.91 %
Total Return (yr 1)	\$137,411

OPERATING DATA

COBB PLAZA

Gross Scheduled Income	\$204,419
Total Scheduled Income	\$204,419
Gross Income	\$204,419
Operating Expenses	\$67,008
Net Operating Income	\$137,411
Pre-Tax Cash Flow	\$137,411

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Income & Expenses

INCOME SUMMARY

COBB PLAZA

Gross Income	\$204,419
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EXPENSE SUMMARY

COBB PLAZA

Taxes	\$19,014
Insurance	\$26,194
Lawn	\$20,000
Utilities	\$1,800
Gross Expenses	\$67,008
Net Operating Income	\$137,411

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Rent Roll

TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	LEASE END	ANNUAL RENT	% OF GLA	PRICE PER SF/YR
Piggly Wiggly	716	19,760	3/31/2027	\$90,303	32.8	\$4.57
VACANT	724	2,825		\$0	4.69	\$0.00
P4 Physical Therapy	724 A	1,800	6/30/2028	\$25,776	2.99	\$14.32
Jin Feng Lui (New China)	728	1,140	3/31/2028	\$16,200	1.89	\$14.21
Mr. Taco	736	3,020	11/30/2030	\$26,400	5.01	\$8.74
VACANT	734	2,440		\$0	4.05	\$0.00
O'Reilly's Auto	752	8,000	8/31/2032	\$45,740	13.28	\$5.72
VACANT	737	9,300		\$0	15.44	\$0.00
VACANT	738	10,100		\$0	16.77	\$0.00
EJ Carwash	Back of Building	0	Month-Month	\$0	0.0	
Totals/Averages		58,385		\$204,419		\$3.50



ADVISOR BIOS

SECTION 3

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Jon Masters, CCIM



JON MASTERS, CCIM

Vice President, Broker

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Direct: 334.387.2724 | Cell: 334.303.0070

PROFESSIONAL BACKGROUND

Jon Masters has established himself as a prominent figure in the commercial real estate sector, demonstrating remarkable success since joining Moore Company Realty in August 2016. His career trajectory showcases a blend of professional achievements and community engagement, reflecting a commitment to excellence and service.

Jon's accomplishments in commercial real estate are noteworthy. His impressive track record highlights his expertise and ability to navigate the complexities of the real estate market. Further solidifying his professional standing, Masters has obtained his Broker license and earned the prestigious CCIM (Certified Commercial Investment Member) designation. In 2025, his achievements were recognized with the Crexi Platinum Award for Sales and Leasing. Prior to his real estate career, Jon brought a wealth of experience from the motorsports industry. He leveraged 14 years of sales and management experience, including his role as General Manager of several successful motorsports stores. This background provided him with a strong foundation in sales, customer service, and business operations, skills that have undoubtedly contributed to his success in real estate.

EDUCATION

B.S. in Business Administration and Marketing from Troy University in 2007

MEMBERSHIPS

CCIM, ICSC

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