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Sales Agent

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1820 RIDGEWAY E

MONTGOMERY, AL 36110

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



PROPERTY INFORMATION

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LOCATION INFORMATION

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FINANCIAL ANALYSIS

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Moore Company Realty in compliance with all applicable fair housing and equal opportunity laws.



MOORE COMPANY REALTY
COMMERCIAL REAL ESTATE

PROPERTY INFORMATION

SECTION 1

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PROPERTY HIGHLIGHTS

- Fully Leased Investment: Current tenant, Shearer Supply, with 3.5 years remaining on the lease
- Tenant and its predecessor company have occupied the property since 2006
- Tenant will agree to modify the lease to provide one 5 year renewal option.
- Property was expanded in 2012 by 4,000 and there is surplus property for further expansion or laydown yard.
- Functional Industrial Layout: 20' clear ceilings ideal for storage and distribution
- 2 roll-up doors and 2 dock highs, providing efficient loading and unloading
- Versatile Space Mix: Expansive warehouse area with 2,200± SF of office space
- ± 1 mile to the Northern Blvd
- ± 6.5 miles to I-65
- ± 7 miles to I-85

OFFERING SUMMARY

Sale Price:	\$1,700,000
Lot Size:	± 2.45 Acres
Building Size:	± 14,665 SF
NOI:	\$144,500.00
Cap Rate:	8.5%

POINTS OF INTEREST

New Frito Lay Facility	± 0.4 miles
New ABC Supply Facility	± 0.5 miles
Under Development Intermodal Facility	± 4.6 miles
Port of Mobile	± 174 miles



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Exterior Photos





MOORE COMPANY REALTY
COMMERCIAL REAL ESTATE

LOCATION INFORMATION

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ALABAMA PORT AUTHORITY INLAND DOCKS

LEGEND

- 1 BRIDGEPORT**
Mile 414 on the Tennessee River.

 - Approximately 14 acres of noncontiguous land
 - 50-foot x 60-foot reinforced concrete dock
 - 500 feet of water footage
 - Near U.S. Highway 72
 - Truck scales
 - Near CSX railroad
- 2 CORDOVA**
Mile 416.5 on the Mulberry Fork of the Black Warrior River.

 - 54-foot x 52-foot reinforced concrete dock with mooring dolphins
 - 24,000-square-foot steel frame, metal-clad warehouse
 - 50-acre industrial site
- 3 DEMOPOLIS**
Mile 215 on the Tombigbee River, approximately two miles downstream from the junction of the Tenn-Tom Waterway System.

 - 362,322-bushel capacity grain elevator
 - 60-foot x 30-foot reinforced barge dock with mooring dolphins
 - 60-ton truck scales
 - Norfolk Southern spur tracks
 - 15 acres of industrial site
- 4 SELMA**
Mile 218.8 on the Alabama River.

 - 65-foot x 60-foot reinforced concrete dock
 - 37 acres for industrial sites
 - 1,000-foot water frontage
- 5 MONTGOMERY**
Mile 289 on the Alabama River in the capital city of the state.

 - 594,429-bushel capacity grain elevator
 - CSXT rail spur on property
 - Near Alabama Highway 143 and Interstates 65 and 85
 - 65-foot x 60 foot open dock
- 6 EUFAULA**
Mile 91 on the Chattahoochee River.

 - 54-foot x 36-foot reinforced concrete dock
 - 24,000-square-foot, rigid frame warehouse
 - Office with 16-foot x 20-foot capacity
 - 40-foot x 24-foot garage
 - 50-ton truck scales
 - Norfolk Southern spur tracks
 - Approximately 12-acre industrial site with water frontage
- 7 COLUMBIA**
Mile 49.1 on the Chattahoochee River, 18 miles east of Dothan.

 - 572,160-bushel grain elevator
 - 210-foot x 52-foot reinforced concrete barge dock
 - 24,000-square-foot, rigid frame warehouse
 - 57-acre industrial site with frontage on the Chattahoochee River
 - Norfolk Southern spur tracks
 - 50-ton truck scales
- 8 AXIS**
Mile 25.1 on the Mobile River.

 - Access to Highway 43
 - Dock is 1,200 linear feet, which includes a barge haul system
 - Crane pad



P.O. Box 1588, Mobile, Alabama 36633
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Retail Map





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FINANCIAL ANALYSIS

SECTION 3

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INVESTMENT OVERVIEW

Price	\$1,700,000
Price per SF	\$116
CAP Rate	8.50%

OPERATING DATA

Net Operating Income	\$144,500
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Shearer Supply is a major independent HVAC distributor founded in 1983 and headquartered in Farmers Branch, Texas, serving thousands of residential and commercial contractors across the South. Known for offering leading product lines like American Standard, Ameristar, and Samsung HVAC, the company has expanded rapidly through acquisitions – including Partners Supply and Climatic Comfort Products – and through investments in logistics such as its new 85,000 SF Carrollton distribution center. Backed by private equity firm Investcorp since 2023, Shearer continues to grow its regional footprint, vendor relationships, and digital capabilities while maintaining its roots as a family-led business. Shearer Supply's strategic focus combines geographic expansion, enhanced inventory and logistics, and digital transformation to better serve its contractor base. With over 300 vendor partnerships and a broad product portfolio, the company positions itself as a one-stop solution for HVAC equipment, parts, and supplies. Its leadership, transitioning from founder Wayne Shearer to the next generation, emphasizes both operational excellence and company culture, fostering employee growth while navigating the challenges of integrating new acquisitions and managing a growing footprint in a competitive industry.

TENANT:	SHEARER SUPPLY
NUMBER OF LOCATIONS:	OVER 30 NATIONWIDE
ANNUAL REVENUES:	IN EXCESS OF \$350M
REMAINING LEASE TERM:	3.5 YEARS
LEASE RATE:	\$9.50 SF / YR
LEASE TYPE:	NNN





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PROFESSIONAL BACKGROUND

I have a diverse background in real estate and motorsports. Since entering the real estate industry 2 years ago, I have built a solid foundation focused on exceptional client experiences. Before this, I was a successful Racecar driver, achieving two regional championships and over 35 career wins, which honed my competitive spirit and skills in perseverance and strategic thinking. Outside of work, I actively seek thrilling adventures like skydiving and snowboarding, embracing new challenges and experiences.

EDUCATION

- \$17M in transaction volume
- \$1.6M sqft Sold & Leased

MEMBERSHIPS

- Racecar Driver at Rev Racing
- Current driver for Perry Patiño Motorsports

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