



1735 ROSS CLARK CIR | DOTHAN, AL 36301



INTERACTIVE OFFERING MEMORANDUM

FLOWERS BAKERY

1735 Ross Clark Cir | Dothan, AL 36301

EXCLUSIVELY LISTED BY



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±6,165 SF
GLA



1989
Year Built



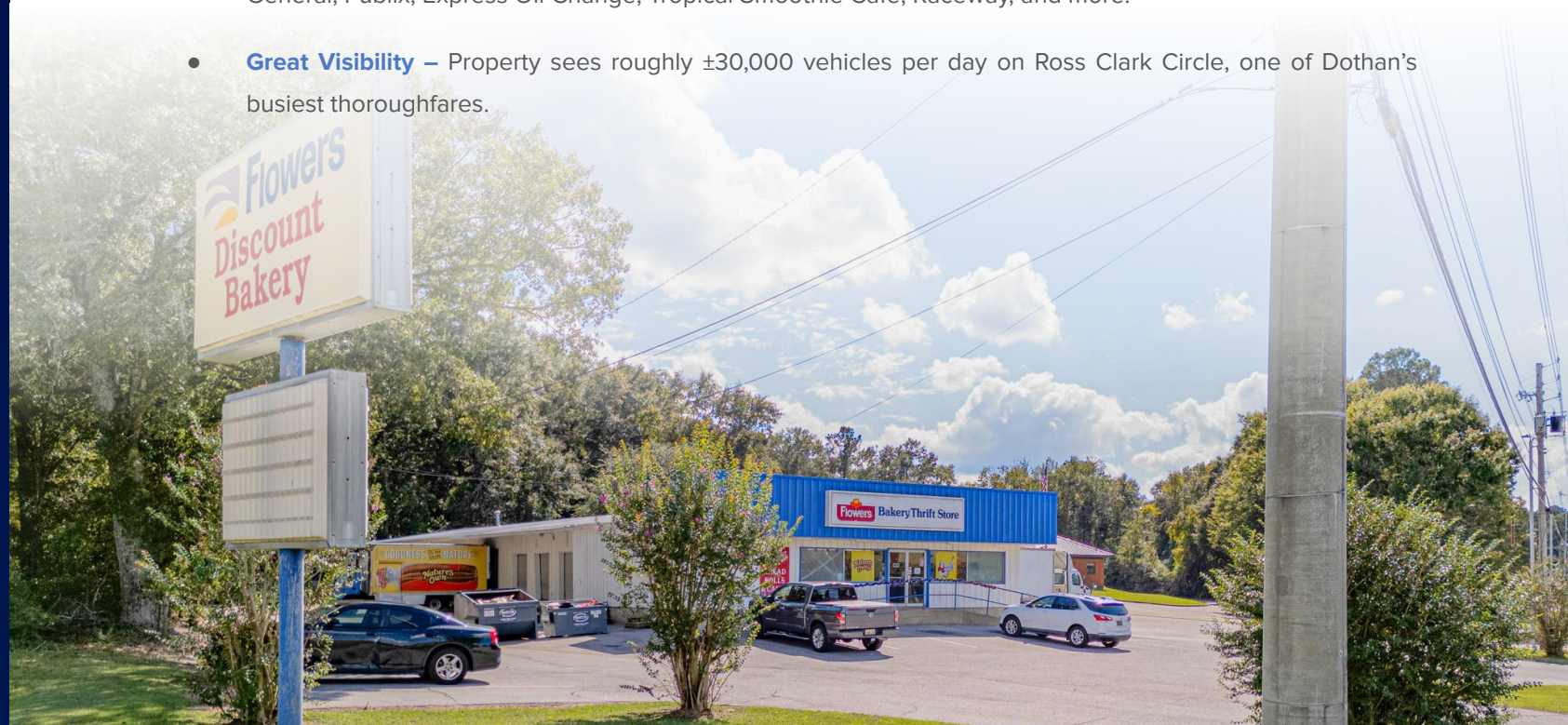
±30,000
Vehicles Per Day



NN
Lease Type

PROPERTY OVERVIEW

- **Long Operating History** – Flowers Bakery has been operating at this location since 2005, exercising a 5-year extension in 2023 showing their continued commitment to the site.
- **Corporate Guaranty** – Flowers Foods currently operates 45 locations across the company and is the 2nd largest distributor of packaged bakery foods across the United States.
- **Investment Grade Credit** – Flowers Foods (NYSE: FLO) has a credit rating of BBB per S&P, considered investment grade.
- **Large Revenue** – In 2023, Flowers Foods did \$5.1 Billion in sales.
- **Sizeable Population** – Property has a population upwards of 54,000 in a 5-mile Radius
- **Replaceable Rent** – Tenant pays \$7.95/SF in rent.
- **Attractive Rent Increase** – Rent in option period is based upon Consumer Price Index (CPI), with a cap at 2.5% on an annualized basis.
- **Close Proximity to Other National Retailers** – Property is less than ½ mile from tenants such as KFC, Dollar General, Publix, Express Oil Change, Tropical Smoothie Cafe, Raceway, and more.
- **Great Visibility** – Property sees roughly ±30,000 vehicles per day on Ross Clark Circle, one of Dothan's busiest thoroughfares.



FINANCIAL SUMMARY



\$544,267
LIST PRICE



9.00%
CAP RATE



\$48,984
NOI

TENANT SUMMARY

| | |
|---------------------------|---|
| Tenant Trade Name | Flowers Bakery |
| Type of Ownership | Fee Simple |
| Lease Guarantor | Corporate |
| Year Built | 1989 |
| Lot Size | ±0.96 AC |
| Lease Type | NN |
| Landlord Responsibilities | Roof, HVAC, Exterior, Parking Lot, Driveway, Structural Integrity |
| Original Lease Term | ±12 Years |
| Rent Commencement Date | 02/01/2005 |
| Lease Expiration Date | 06/30/2028 |
| Term Remaining on Lease | ±3.75 Years |
| Increases | CPI (Cap at 2.5% Annualized) |
| Options | 1, 5 Year Option |

ANNUALIZED OPERATING DATA

| | MONTHLY RENT | ANNUAL RENT | RENT PSF | CAP RATE |
|---------------------|--------------|-------------|----------|----------|
| Current - 6/30/2028 | \$4,082 | \$48,984 | \$7.95 | 9.00% |
| Option 1 | CPI | CPI | CPI | CPI |





TENANT PROFILE

Flowers Foods, Inc. is one of the largest producers of packaged bakery goods in the United States. Founded in 1919 and headquartered in Thomasville, Georgia, the company operates bakeries across the country, producing a wide range of breads, buns, rolls, snack cakes, and other baked goods. Some of its well-known brands include Nature's Own, Wonder Bread, Tastykake, and Dave's Killer Bread.

Flowers Foods serves retail, foodservice, and vending customers, with products available in supermarkets, restaurants, and convenience stores nationwide. The company is known for its focus on quality, innovation, and sustainability in its operations.

HEADQUARTERS
THOMASVILLE, GA

YEAR FOUNDED
1919

OF EMPLOYEES
9,200



NE



SOUTHERN BONE & JOINT SPECIALISTS



HOUSTON COUNTY FARM CENTER

GRADY'S WALK APARTMENTS
56 UNITS



E COTTONWOOD RD ± 1,000 VPD

SUBJECT PROPERTY



PARRISH RENTALS

DOLLAR GENERAL

ROSS CLARK CIR ± 30,000 VPD

DOTHAN FIRE DEPARTMENT

AREA OVERVIEW

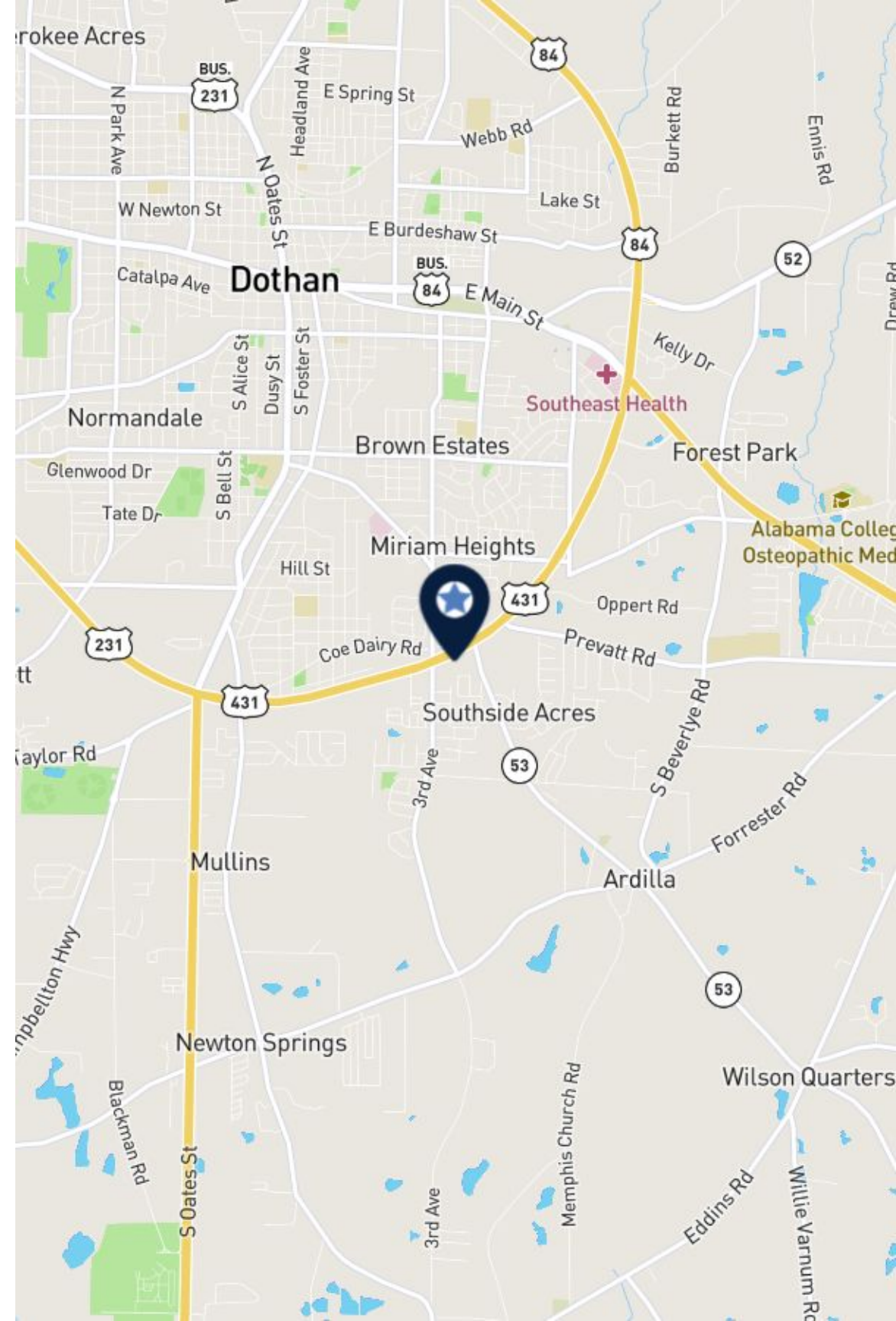
DOTHAN, AL

Dothan, Alabama, known as the “Peanut Capital of the World,” has a longstanding agricultural heritage, particularly in peanut farming. The city hosts the annual National Peanut Festival, which draws visitors from all over to celebrate this important aspect of its identity. In addition to its agricultural ties, Dothan features attractions like the Dothan Area Botanical Gardens, Landmark Park, and the Wiregrass Museum of Art, which showcases local and regional artwork. Visitors can also enjoy numerous parks and walking trails that highlight the area’s natural beauty.

Dothan’s economy has diversified over time, moving beyond its agricultural base to include key sectors such as healthcare, retail, and education. The Southeast Alabama Medical Center and other healthcare facilities serve as significant employers and provide critical services to the region. Retail centers and small businesses contribute to the city’s role as a commercial hub, benefiting from its location near the borders of Florida and Georgia, making it an important crossroads for trade and commerce in the Wiregrass region.

Culturally, Dothan is shaped by its historical background and southern traditions. The downtown area, adorned with murals and historic buildings, reflects the city’s past while embracing its modern growth. Festivals, community events, and a focus on the arts foster a lively cultural environment. Landmark Park also plays a significant role in preserving the area’s history through living history exhibits and educational programs.

| DEMOGRAPHICS | | | |
|--------------------------|----------|----------|----------|
| POPULATION | 1-MILE | 3-MILE | 5-MILE |
| Current Year Estimate | 5,971 | 29,821 | 54,016 |
| HOUSEHOLDS | 1-MILE | 3-MILE | 5-MILE |
| Current Year Estimate | 2,529 | 12,485 | 23,051 |
| INCOME | 1-MILE | 3-MILE | 5-MILE |
| Average Household Income | \$71,756 | \$63,498 | \$77,541 |



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **1735 Ross Clark Cir, Dothan, AL, 36301** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net (“N”), double net (“NN”), and triple net (“NNN”) leases. The distinctions between different types of leases or within the same type of leases, such as “Bondable NNN,” “Absolute NNN,” “True NNN,” or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant’s respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers’ particular needs.



MATTHEWS[™]
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