

INVESTMENT
OPPORTUNITY



ACME BRICK COMPANY

29946 AL-59, Loxley, AL 36551

ACRE
PARTNERS

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Disclaimer:

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Investment Summary

AiCRE Partners is Pleased to Exclusively Present for Sale the 14,000 SF (9,000 SF Warehouse Space & 5,040, SF Showroom) Single Tenant, Free Standing Building Leased to Acme Brick Company located at Hwy 59 in Baldwin County, Alabama.

This Deal Includes a Long Term 15 Year Modified Triple Net (NNN) Lease With Zero Landlord Responsibilities and a Corporate Guarantee.

Address	29946 AL-59, Loxley, AL 36551
County	Baldwin
Building Area	14,000 SF (2 Building)
Land Area	6.90 ac
Year Built	2025



\$5,961,200
LIST PRICE



6.00%
CAP RATE



\$357,672
NOI



\$425.80
PRICE PER SF



CORPORATE
GUARANTOR

Investment Highlights

» BRAND NEW CONSTRUCTION

Acme Brick Company Opening January 2025

» LONG-TERM LEASE SECURITY

15-Year Modified Triple Net (NNN) Lease With Zero Landlord Responsibilities

» ANNUAL RENTAL GROWTH

1.25% Annual Rental Increases Beginning Year 3 and Three, Five-Year Option Periods

» CORPORATE GUARANTEE

» STRONG PARENT COMPANY

Acme Brick Company is a Subsidiary of Berkshire Hathaway (NYSE: BRK)

» BERKSHIRE HATHAWAY FINANCIAL STRENGTH

Reported \$369.893 Billion in Revenues for the Twelve Months Ending September 30, 2024, Marking a 5.93% Yearly Increase

» EXTENSIVE OPERATIONAL NETWORK

Acme Brick Company Operates Over 200 Sales Locations and 50 Sales Offices Nationwide



» STRATEGIC LOCATION

Loxley Positioned as a Gateway to Alabama's Gulf Coast Along Interstate 10 and U.S. Highway 59

» ROBUST MANUFACTURING AND DISTRIBUTION

70 Facilities Across 13 States Supporting Nationwide Supply Chain

» BALDWIN COUNTY OVERVIEW

Gulf Coast Location, Fourth-Most Populous County in Alabama With Over 253,000 Residents

» WAREHOUSE SPECIFICATIONS

20 Ft Ceiling Height, Pre-Engineered Metal Building With Brick Veneer, 400 Amps at 120/240V, Two 12 x 12 Roll-Up Doors, and 7-Inch Thick Concrete Apron

» INDUSTRIAL HUB

Located in HWY 59 Industrial/Distribution Corridor with Major Neighboring Tenants (Ace Hardware, Speedway, Love's Travel Center, and More)

Lease Summary



Tenant	Acme Brick Company
Premises	A Building Consisting of 14,000 SF (2 Buildings)
Lease Commencement	Jan-25
Lease Expiration	15 Years from Lease Commencement
Lease Term	15 Years
Renewal Options	3 x 5 Year
Rent Increases	1.25% Annually - Beginning Year 3
Lease Type	Modified Triple Net (NNN)
Use	Industrial/Warehouse/Office
Annual Base Rent	\$357,672

Responsibilities	Tenant	Landlord
Property Taxes	X	
Insurance	X	X*
Common Area	X	
Roof & Structure	X	
Parking	X	
Repairs & Maintenance	X	
HVAC	X	
Utilities	X	

* Lease requires both LL and T to maintain Commercial General Liability coverage of \$1,000,000 per occurrence and \$2,000,000 aggregate



59





KEYPORT
WAREHOUSING
Warehouse

ALDI
Distribution
Center

MingleDorff's
INC.
Trucking Company

GULF COAST PAINT MFG., INC.
Manufacturers of High Performance Industrial Coatings

**ACME
BRICK**

PENSKE

FERGUSON

Ferrellgas

59

Boeschen's
Heating & Cooling LLC



59





Waffle House
Wind Chase Inn

McDonald's
Burger King
Circle K
Exxon

PORT ALABAMA
INDUSTRIAL CENTER

ACE
Hardware
Distribution Center

AMERICAN
METALS
SUPPLY
Aluminum Supplier

ImperialDade
Distribution Center

Loves
Bay Inn & Suites
Speedway

Boeschen's
Heating & Cooling

ACME
BRICK

THE
HOME
DEPOT
Distribution Center

GULF COAST PAINT MFG, INC.
Manufacturers of High Performance Industrial Coatings

59

INTERSTATE
10

Location

Loxley, AL

Loxley, Alabama, is a town located in Baldwin County, positioned along Interstate 10 and U.S. Highway 59. Known for its welcoming community and rural charm, Loxley serves as a gateway to Alabama's Gulf Coast. Its strategic location provides residents with easy access to nearby cities like Mobile and Pensacola, as well as popular beach destinations, making it an appealing place for families and professionals seeking a quieter lifestyle with modern conveniences.

Rich in agricultural history, Loxley has maintained its connection to farming while embracing growth and development. The town hosts the annual Baldwin County Strawberry Festival, a beloved event that celebrates its farming heritage and draws visitors from across the region. Local markets and farms contribute to the town's economy and add to its unique character. Outdoor enthusiasts enjoy the area's natural beauty, with proximity to parks, trails, and the Gulf Coast beaches.

In recent years, Loxley has experienced steady growth, with new housing developments and businesses catering to the needs of its growing population. Despite this expansion, the town has preserved its small-town charm and strong sense of community. With excellent schools, family-friendly events, and a balance of tradition and progress, Loxley offers a high quality of life for its residents.

LOCATION HIGHLIGHTS

» GROWING HOUSING MARKET

Loxley has experienced steady growth in recent years, with new housing developments catering to families, retirees, and professionals seeking a balance between small-town living and modern amenities.

» STRATEGIC LOCATION

Loxley is conveniently situated along Interstate 10 and U.S. Highway 59, making it a key gateway to Alabama's Gulf Coast. Its proximity to cities like Mobile and Pensacola, as well as popular beach destinations, provides easy access to urban amenities and recreational opportunities.

Industrial Market



MOBILE, ALABAMA

Baldwin County, Alabama, has experienced significant growth in its industrial sector, positioning itself as a key player in the Gulf Coast's economic landscape. The county's strategic location, coupled with its robust infrastructure, has attracted a diverse range of industries, including aerospace, manufacturing, distribution, and logistics.

KEY DEVELOPMENTS

» PORT ALABAMA INDUSTRIAL CENTER

In August 2024, the county celebrated the groundbreaking of the Port Alabama Industrial Center in Loxley. This expansive development spans over 900 acres and, upon completion, is projected to offer approximately 12 million square feet of Class A industrial space. Its proximity to Interstate 10 and the Port of Mobile enhances its appeal to businesses seeking efficient distribution and manufacturing solutions. [Click Link For Press Release](#)

» AEROSPACE INDUSTRY

Baldwin County is a significant hub for aerospace and aviation, hosting major companies such as Collins Aerospace and Segers Aero Corporation. Collins Aerospace, located in Foley, employs over 1,100 individuals and specializes in aerostructure assembly and maintenance, repair, and overhaul (MRO) services for large clients like Airbus and Boeing. Segers Aero, based in Fairhope, is an FAA-approved facility providing engine and propeller overhaul services with global partnerships. [Click Link For More](#)

» DISTRIBUTION AND LOGISTICS

The county's strategic location between Mobile, Alabama, and Pensacola, Florida, along with its access to major highways and the Port of Mobile, makes it an attractive destination for distribution and logistics companies. Notably, ALDI U.S. announced plans to construct a new regional headquarters and distribution center in Loxley, investing approximately \$100 million and creating 200 jobs. Additionally, the ACE Hardware Support Center in Loxley serves as one of the company's premier distribution hubs in the Gulf South, employing over 250 individuals.

ECONOMIC IMPACT

The industrial expansion in Baldwin County has led to the creation of numerous jobs and substantial investments. The Port Alabama Industrial Center alone is expected to generate significant employment opportunities and attract further investments, reinforcing the county's status as a burgeoning industrial hub in the southeastern United States.

[Click Link for Press Release](#)

In summary, Baldwin County's industrial market is characterized by strategic developments, a diverse industrial base, and a favorable location that collectively contribute to its economic vitality and growth.

For a visual overview of the Port Alabama Industrial Center and its anticipated impact on the region.

VISUAL OVERVIEW

Port Alabama Industrial Center

CLASS A INDUSTRIAL SPACE

BUILDING 1 SPECIFICATIONS

301,560 SF
Office SF - BTS
Cross-dock
36' clear height
Easy access to I-10
Visibility from Hwy 59
Will sub-divide

LOCATION

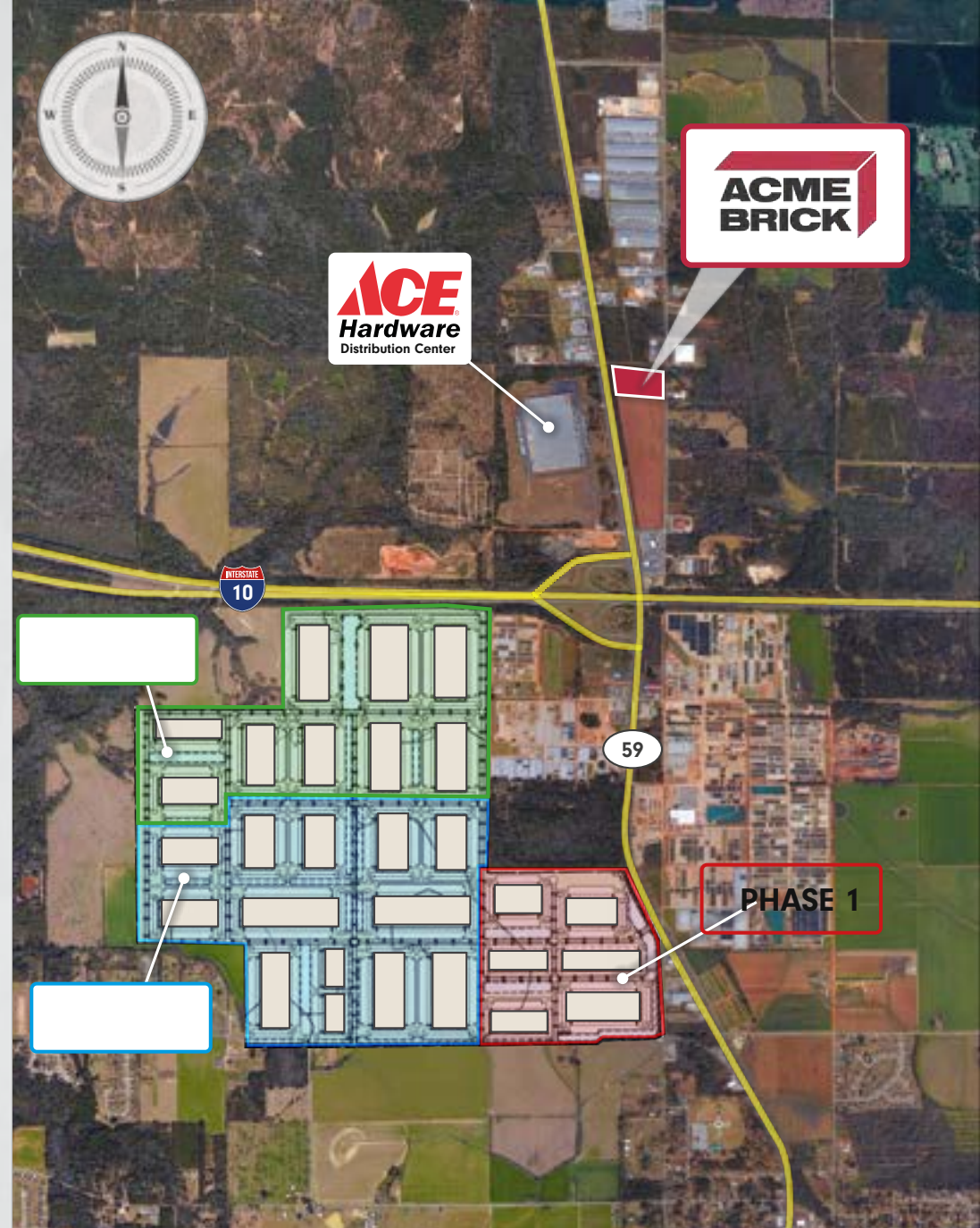
20 minute drive to:

- Port of Mobile
- Airbus HQ
- BFM Mobile International Airport

30 minutes to Pensacola, FL
Convenient access to I-10

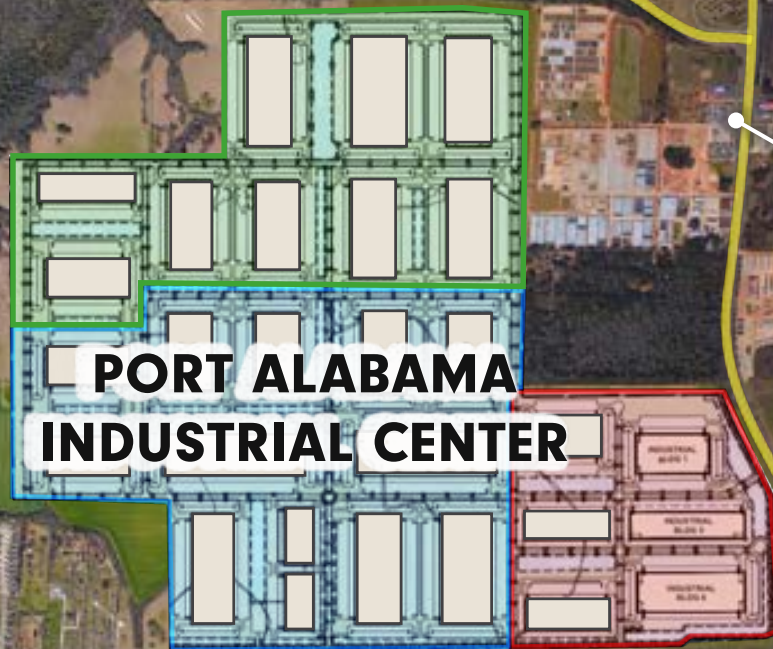
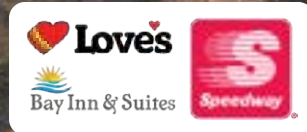
ADVANTAGES AND AMENITIES

Class A new construction
Abundant trailer parking
Access to I-10



PORT ALABAMA INDUSTRIAL CENTER

Spans over 900 acres and, upon completion, is projected to offer approximately 12 million square feet of Class A industrial space



Walmart * TARGET JOANN JCPenney
 Sam's Club Academy TJ-maxx Marshalls
 The Home Depot Lowe's Dillard's belk WORLD MARKET

225



Holly Hills Municipal
 Golf Course

31

HEADQUARTERS

VOLKERT foosackly's
 INTEGRITYMUSIC
 THE SOUND OF WORSHIP

Publix. PartyCity The Home Depot Sam's Club Starbucks
 Lowe's Office DEPOT HOBBY LOBBY DICK'S
 Dillard's belk TJ-maxx KOHL'S five BEL'W

EASTERN SHORE CENTRE

DOLLAR TREE ROSS DRESS FOR LESS BEST BUY Tuesday Morning
 Ashley HOMESTORE Michaels PET SMART GNC
 WORLD MARKET Brionettes OLD NAVY ZibaWood

M MOBILE
 ALABAMA

City of
Spanish Fort

INTERSTATE
 10

98

USA UNIVERSITY OF
 SOUTH ALABAMA
 13,992 students



Mobile
 Aeroplex at
 Brookley

ACE
 Hardware
 Distribution Center

**ACME
 BRICK**

INTERSTATE
 10

LOXLEY

piggly
 wiggly

90

Mobile Bay

163

Walmart * Publix.
 Winn/Dixie petsense
 CVS pharmacy BIG LOTS! piggly wiggly
 Arby's SONIC Smootheries



Fort Riel
 Armory

104

Walmart * TSC TRACTOR
 SUPPLY CO
 Greer's CVS pharmacy RITE AID Walgreens
 Auto Zone O'Reilly Advance Auto Parts REGIONS
 Wendy's Arby's SUBWAY HALLMARK SONIC

90

ROBERTSDALE

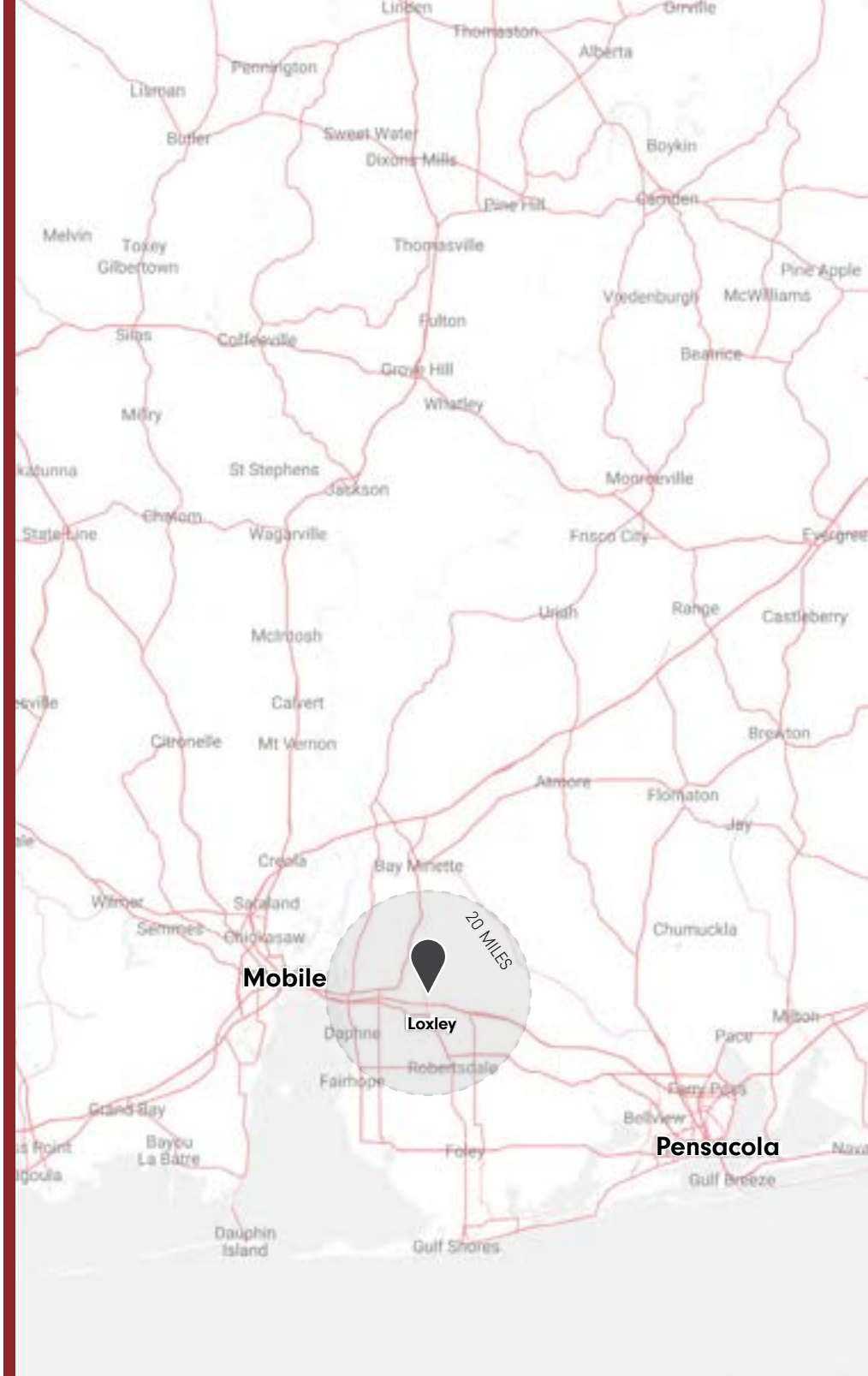
FAIRHOPE

Location Highlights



POPULATION	3 Miles	5 Miles	10 Miles
Population	3,554	15,633	82,429
Average Household Income	\$77,160	\$87,819	\$93,180

COLLECTION STREET	Cross Street	VPD
I-10	State Route 59 E	47,756
State Rte 59	Flying Rd N	17,784



Tenant Overview

» ACME BRICK COMPANY

founded in 1891 in Bennett, Texas, is a leading manufacturer and supplier of building materials in the United States. With over a century of experience, Acme has become synonymous with high-quality clay bricks and masonry products, serving residential, commercial, and industrial construction needs. The company operates as a subsidiary of Berkshire Hathaway, which acquired it in 2000, further solidifying its position in the industry.

» PRODUCTS

Acme specializes in clay bricks but also offers a wide range of building materials, including stone, concrete blocks, pavers, and fireplace systems.

» MANUFACTURING AND DISTRIBUTION

Acme operates numerous manufacturing plants and sales offices across the U.S., ensuring a robust supply chain and consistent product availability.

» MARKET PRESENCE

Acme is one of the largest brick manufacturers in the country, serving customers in both the United States and select international markets.

» CORE VALUES AND COMMITMENT

Acme Brick Company is committed to sustainability, durability, and aesthetic appeal. Its products are designed to meet stringent quality standards while offering long-lasting performance and environmental benefits. The company is also known for its exceptional customer service, offering support to architects, builders, and homeowners.

» INNOVATION AND LEGACY

With a legacy spanning over 130 years, Acme continues to innovate in brick manufacturing and design, ensuring its products remain relevant in modern construction trends. Its iconic “Acme” brand is recognized for reliability and excellence, making it a trusted name in the building materials industry.



SINGLE TENANT
INDUSTRIAL/RETAIL (INDUSTRY)

**200+ SALES OFFICES & 70
MANUFACTURING AND
DISTRIBUTION FACILITIES**
LOCATIONS

1891
FOUNDED

**BERKSHIRE HATHAWAY
(NYSE: BRK)**
PARENT COMPANY

FORT WORTH, TX
HEADQUARTERS

\$370 BILLION
REVENUE

WWW.BRICK.COM
WEBSITE

Tenant Credit

Acme Brick Company, founded in 1891, is a leading manufacturer and supplier of bricks and related building materials in the United States. In 2000, it became a wholly-owned subsidiary of Berkshire Hathaway, Warren Buffett's multinational conglomerate.

As a subsidiary of Berkshire Hathaway, Acme Brick does not have an independent credit rating. Credit rating agencies, such as Standard & Poor's, Moody's, and Fitch, typically assess the parent company's overall creditworthiness rather than that of individual subsidiaries. Berkshire Hathaway boasts a strong credit profile, with an AA credit rating from Standard & Poor's, indicating a very high level of creditworthiness.

This robust credit rating reflects Berkshire Hathaway's diversified portfolio and prudent financial management, which, in turn, supports the financial stability of its subsidiaries, including Acme Brick Company. Therefore, while Acme Brick does not have a separate credit rating, it benefits from the solid financial foundation of its parent company.



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INDUSTRIAL/RETAIL (INDUSTRY)

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1891
FOUNDED

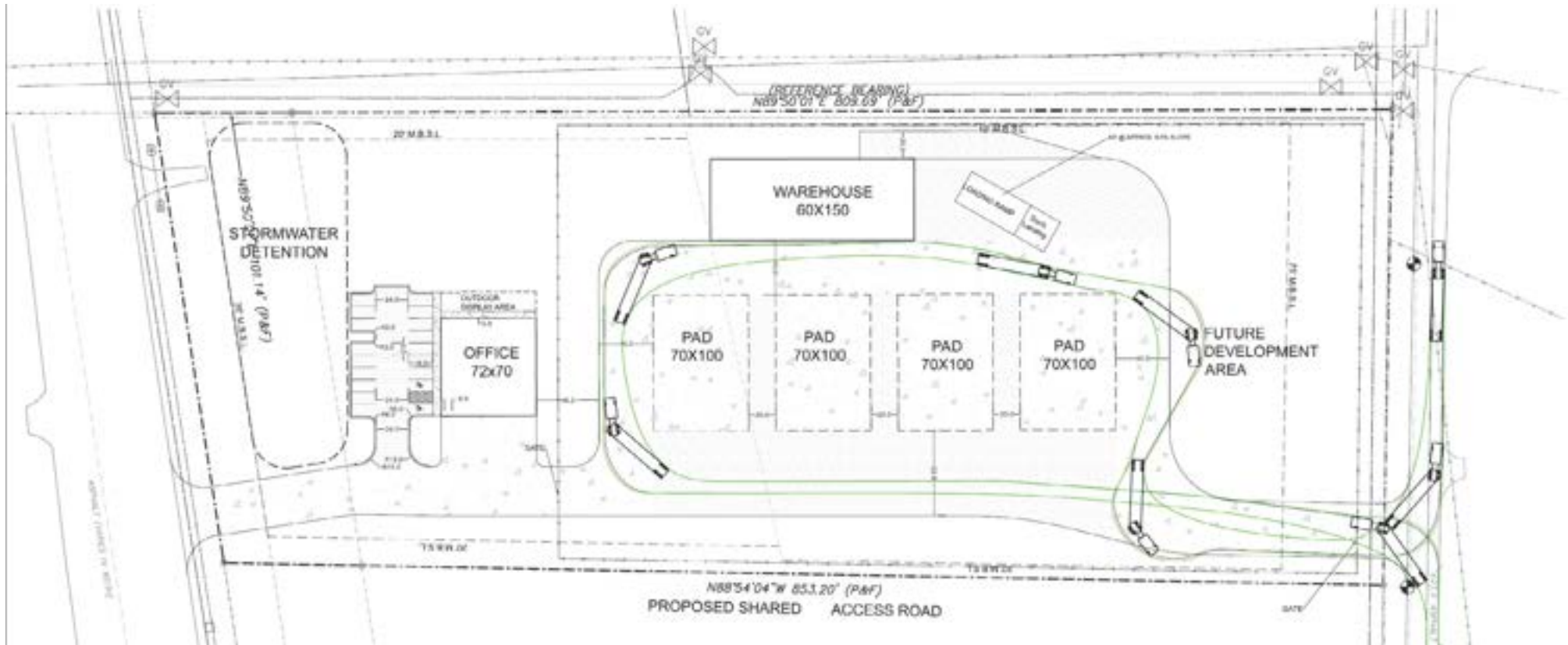
**BERKSHIRE HATHAWAY
(NYSE: BRK)**
PARENT COMPANY

FORT WORTH, TX
HEADQUARTERS

\$370 BILLION
REVENUE

WWW.BRICK.COM
WEBSITE

Site Plan



Floor Plan





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