



Offering Memorandum



Brindlee Mountain Self Storage

9582 HEART OF DIXIE HIGHWAY, ARAB, AL 35016
US-231 & AL-53



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

TABLE OF CONTENTS

Disclaimer	2
Property Summary	4
Property Highlights	5
Property Photos	6
Additional Photos	7
LOCATION INFORMATION	8
Location Description	9
Regional Map	10
Aerial Map	11
Income_and_Expense_PDF_OM.pdf	12
Occ_Report_OM.pdf	13
DEMOGRAPHICS	14
Demographics Map & Report	15
THE TEAM	16
Meet The Team	17



PROPERTY SUMMARY

BRINDLEE MOUNTAIN STORAGE

9582 HEART OF DIXIE HIGHWAY
ARAB, AL 35016

OFFERING SUMMARY

SALE PRICE:	\$549,000
BUILDING SIZE:	15,500 SF
UNITS:	106
LOT SIZE:	0.9 Acres
CURRENT NOI:	\$30,000
PRO-FORMA NOI:	\$56,000
OCCUPANCY:	55%

CAP RATE:

0%

Brindlee Mountain Self Storage is a well-located, value-add storage facility situated along the highly traveled Heart of Dixie Highway in Arab. **This four-lane commuter corridor serves as a primary connection between Arab and Huntsville, providing excellent visibility, accessibility, and consistent daily traffic—ideal for both residential and commercial storage users.** The property spans 0.90 acres and includes 15,500 SF, featuring 103 units along with one commercial office space and two on-site apartments, creating a diversified income stream with immediate in-place revenue. The facility fenced, and gated, offering drive-up access to all units. A variety of unit sizes—including 5'x5', 10'x10', and 10'x30'—caters to a broad customer base. With **strong visibility on a major commuter route to Huntsville**, multiple income streams, and clear upside through lease-up and management, Brindlee Mountain Self Storage presents an excellent opportunity to acquire a well-positioned, value-add asset in a growing North Alabama market.



PROPERTY HIGHLIGHTS

- ONLY 10 SF per capita supply within a 4-mile radius
- Significant revenue growth potential through lease-up
- Fenced and Gated
- Includes Commercial Office plus 2 Apartments!
- Average household income of \$82,500 within three miles
- Only 25 minutes south of Huntsville, AL
- Located directly on US-231 & AL-53



**Household Income
over \$80,000**



Growing Population



**Huntsville Commuter
Town**

PROPERTY PHOTOS



ADDITIONAL PHOTOS





Location Information

LOCATION DESCRIPTION

Located along the high-visibility corridor of Heart of Dixie Highway in the growing community of Arab, this self-storage facility sits in the economic heart of Marshall County—a region known for steady population growth, strong blue-collar employment, and expanding residential development.

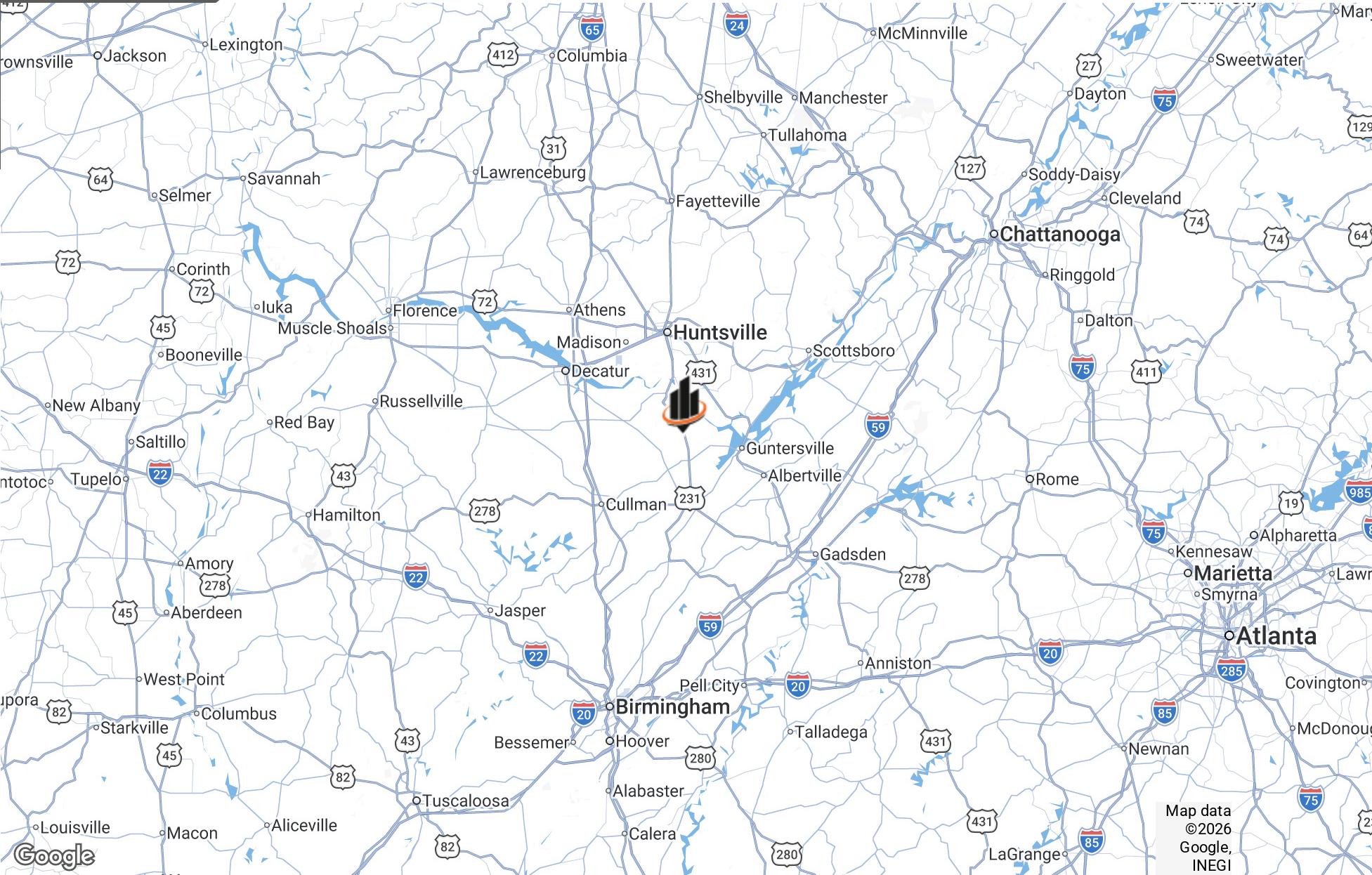
Positioned on a primary commuter route, the property benefits from consistent daily traffic connecting residents to nearby employment hubs in Huntsville and Guntersville. The location is surrounded by a stable base of major regional employers, including Marshall Medical Centers, Wayne Farms, and Tyson Foods, all of which support a dependable workforce with ongoing storage needs.

Arab itself is a fast-growing bedroom community for Huntsville's booming aerospace and defense economy, anchored by employers such as Redstone Arsenal and NASA Marshall Space Flight Center. This spillover growth fuels continued housing expansion, household formation, and long-term demand for convenient, secure storage solutions.

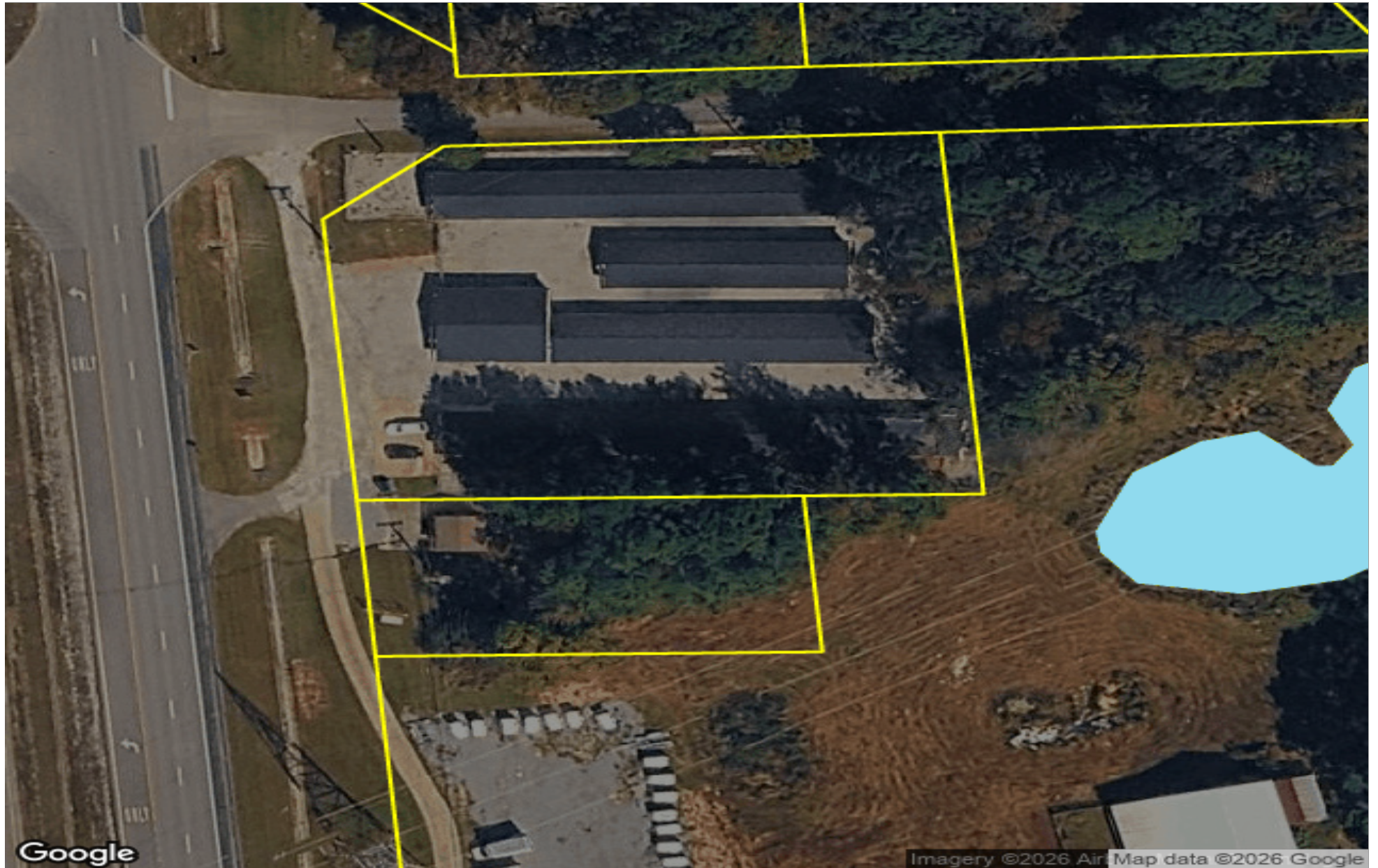
- Growth trend: Steady long-term growth (8,400+ today)
- Positioned as a bedroom community to Huntsville
- Income has increased ~6-7% since 2020
- Cost of living below national average (~93 index)
- ~70% homeownership rate
- Median home values ~\$190K-\$230K range
- Increasing residential development tied to regional job growth
- ~10%+ of residents move annually



REGIONAL MAP



AERIAL MAP



Profit and Loss

Brindlee Mountain Storage

	Current Snap Shot Income and Expense*	Pro-Forma
	TOTAL	TOTAL
Income		
Apartment Rental Income	9,550.00	9,550.00
Loft Rental Income	6,050.00	6,050.00
Storage Facility Rental Income	48,000.00	75,012.00
Total for Income	\$63,600.00	\$90,612.00
Gross Profit	\$63,600.00	\$90,612.00
Expenses		
Advertising & Marketing	800.00	1,500.00
Bank Charges & Fees	312.95	312.95
Computer/Software Expense	1,236.00	1,236.00
Contract Labor	5,000.00	5,000.00
Management Fees	3,708.00	3,708.00
Merchant Account Fees	1,060.08	1,060.08
Professional Fees	2,420.00	2,420.00
Repairs & Maintenance	3,410.00	3,410.00
Supplies	160.46	160.46
Taxes & Licenses	146.96	146.96
Tenant Protection Fees	1,365.04	1,365.04
Property Insurance	2,500.00	2,500.00
Property Taxes	3,396.75	3,396.75
Utilities	8,000.00	8,000.00
Total for Expenses	\$33,516.24	\$34,216.24
Net Operating Income	\$30,083.76	\$56,395.76

Notes: Based on February Gross Incomes

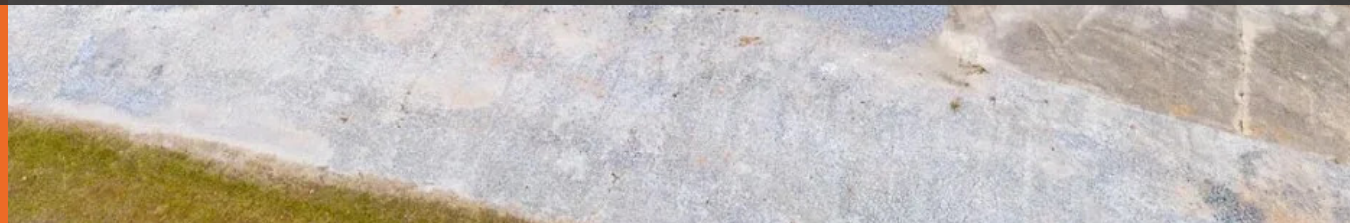
OCCUPANCY REPORT **BRINDLEE MOUNTAIN STORAGE**

Units						Monthly rates					Occupancy		
Unit Size	Area	Total Units	Occ	Occ Area	Total SF	Avg.		Gross Potential Rate	Gross Occupied Rate	Actual Occupied Rate	Unit Occ	Area Occ	Economic Occ
						Standard Rate	Occupancy Rate						
8x12	96	26	12	1152	2496	\$ 49.00	\$ 67.67	\$ 1,274.00	\$ 588.00	\$ 812.00	46.15%	46.15%	63.74%
12x24	288	15	8	2304	4320	\$ 96.00	\$ 96.00	\$ 1,440.00	\$ 768.00	\$ 768.00	53.33%	53.33%	53.33%
6x12	72	6	2	144	432	\$ 39.00	\$ 44.50	\$ 234.00	\$ 78.00	\$ 89.00	33.33%	33.33%	38.03%
12x12	144	26	15	2160	3744	\$ 55.00	\$ 63.87	\$ 1,430.00	\$ 825.00	\$ 958.00	57.69%	57.69%	66.99%
10x12	120	10	9	1080	1200	\$ 55.00	\$ 60.44	\$ 550.00	\$ 495.00	\$ 544.00	90.00%	90.00%	98.91%
6x6	36	20	4	144	720	\$ 19.00	\$ 26.00	\$ 380.00	\$ 76.00	\$ 104.00	20.00%	20.00%	27.37%
Total		103	50	6984	12912			\$ 5,308.00	\$ 2,830.00	\$ 3,275.00	48.54%	54.09%	61.70%

2 Apartments	2	
Office Space	1	2588
Total	106	15500



Demographics

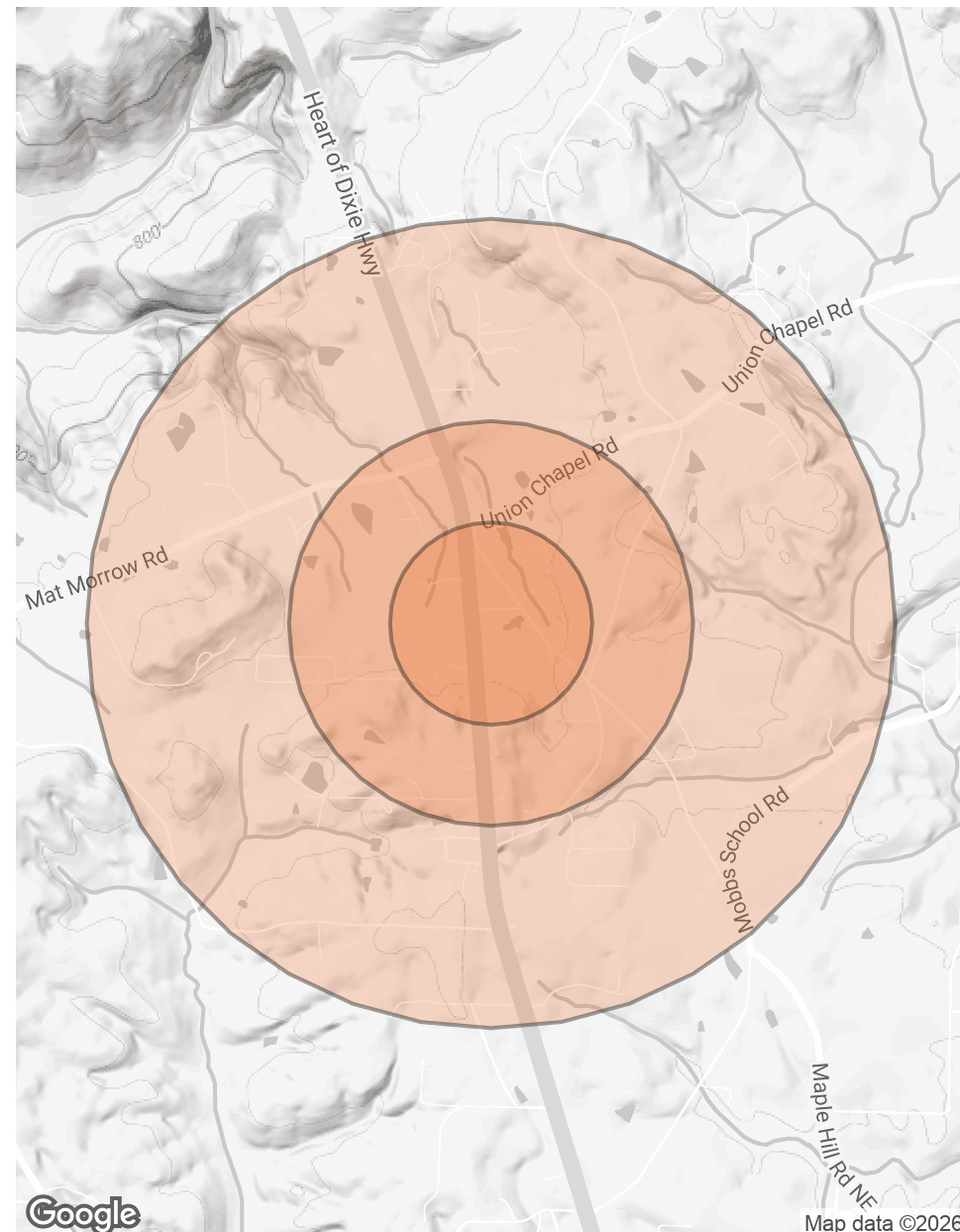


DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	25	101	408
AVERAGE AGE	49.1	49.3	49.3
AVERAGE AGE (MALE)	44.3	45	45.9
AVERAGE AGE (FEMALE)	51.3	50.9	50.1

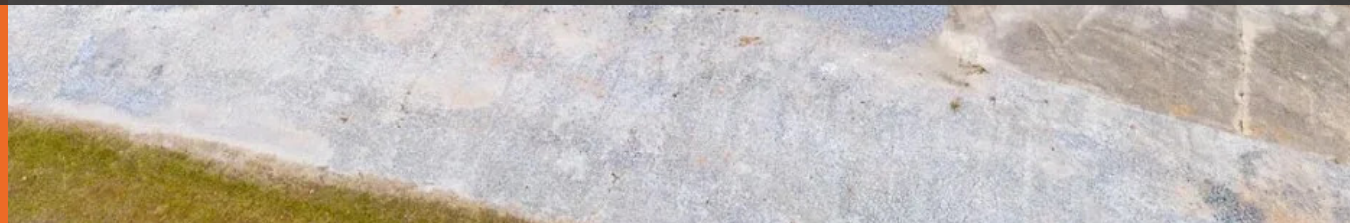
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	9	38	156
# OF PERSONS PER HH	2.8	2.7	2.6
AVERAGE HH INCOME	\$93,770	\$91,114	\$94,184
AVERAGE HOUSE VALUE	\$235,926	\$227,595	\$217,634

2023 American Community Survey (ACS)





The Team



MEET THE TEAM



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