

OFFERING MEMORANDUM

FULLY LEASED INDUSTRIAL

BELLCORNERSTONE
Commercial Real Estate

512 & 528 S Wilmer Ave Anniston, AL 36201

FOR SALE: \$1,200,000 | 8.3 % CAP | \$99,728 NET INCOME



16,952 SF | 1.9 ACRES | BUILT IN 1960

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OFFERING MEMORANDUM

512 & 528 S WILMER AVE

Anniston, AL 36201

DISCLAIMER

The information contained in the following Offering Memorandum has been prepared to provide a summary of unverified information to prospective buyers or tenants and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Prospect agrees that the proposed sale price and its terms, and any negotiations or discussions with respect to the transaction (collectively, "Confidential Information") are confidential. Prospect agrees that it shall, and that it shall cause Prospect's representatives to, maintain and protect the confidentiality of all Confidential Information. Further, Prospect agrees that it shall not, and that it shall cause its representatives to not, disclose any Confidential Information to anyone other than individuals working on Prospect's behalf directly or in connection with the proposed transaction who have agreed to be bound by the provisions of this paragraph.





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EXECUTIVE SUMMARY

512 & 528 S WILMER AVE

Anniston, AL 36201

The properties at 512 & 528 S Wilmer Ave in Anniston, AL offer a compelling investment sale opportunity on 1.94 acres with an approximately 16,952 SF transportation and maintenance facility. The site provides ample parking, 4 drive in doors, 14' clear height and a functional layout suitable for fleet operations, service users, or other industrial tenants. Its configuration supports efficient vehicle flow and operational versatility, enhancing long-term usability.

Positioned in the heart of Anniston's south side, the property benefits from strong accessibility and proximity to major local corridors and the regional transportation network. This strategic location boosts operational efficiency and tenant demand, making the asset an attractive option for investors seeking well-located industrial real estate.



MARKET OVERVIEW



Anniston, AL

Anniston, AL, located in Calhoun County, is a growing commercial real estate market with a strong focus on industrial and transportation sectors. The city's strategic location along major highways, including Interstate 20, enhances its accessibility for logistics and manufacturing businesses. With a mix of affordable industrial properties, Anniston is increasingly attracting businesses looking for cost-effective spaces with room for growth. The market benefits from its established infrastructure, proximity to key regional markets, and availability of large parcels for development. Overall, Anniston presents solid opportunities for investors in industrial, retail, and commercial real estate.



DEMOGRAPHIC SUMMARY

ANNISTON, AL

POPULATION

Anniston
21,400

State: Alabama 5.10 Million

MEDIAN AGE

Anniston
39.8 Years

State: Alabama 39.4 Years

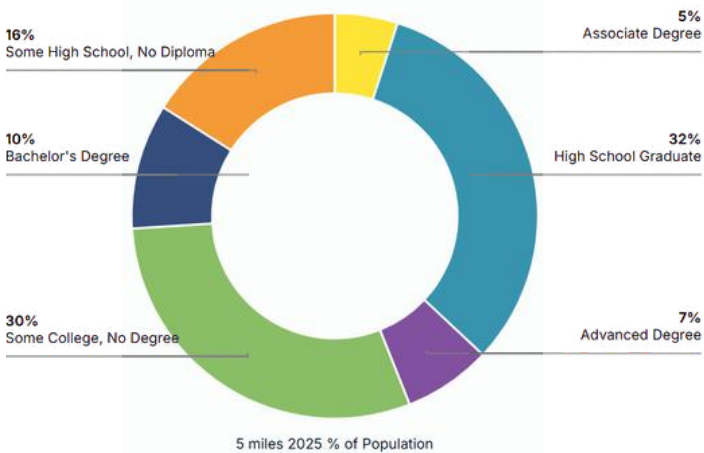
MEDIAN HOUSEHOLD INCOME

Anniston
\$39,820

State: Alabama \$59,609

EDUCATIONAL ATTAINMENT

Highest level of education among people aged 25 years and older as 80% more or less than Alabama at large.



2025 STATISTICS

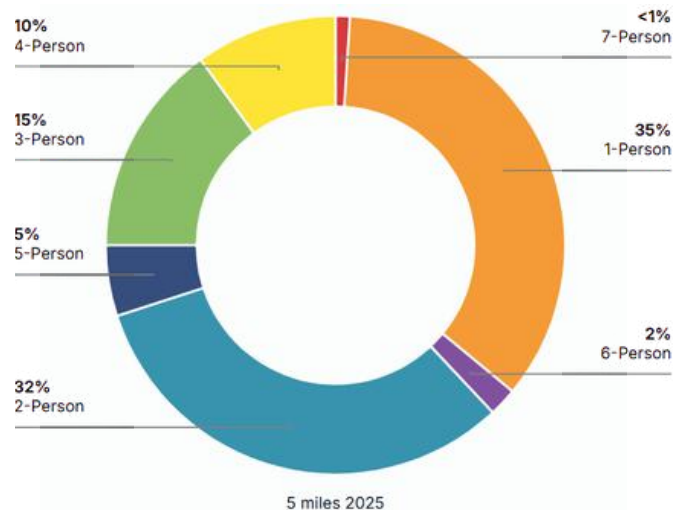
	2 Mile	5 Mile	10 Mile
Population 2025	13,817	46,781	81,188
Total Households	5,730	19,345	32,969
Avg Household Size	2.1	2.3	2.3
Avg Household Income	\$68,145	\$69,303	\$74,512

ECONOMIC INDICATORS

5.2% Anniston Unemployment Rate

4.1% U.S. Unemployment Rate

HOUSEHOLDS



Anniston
8,700

State: Alabama 2.06 Million



Average Household Size



LOCATION OVERVIEW



HIGHWAY ACCESS

I-20 – Major east-west interstate running directly through Anniston; connects Birmingham (west) and Atlanta (east), making it a critical corridor for regional logistics and commuting.

US-431 – Key north-south highway passing through Anniston; links the city to Gadsden (north) and Opelika (south), supporting regional connectivity across eastern Alabama.

AL-21 – North-south state route running through downtown Anniston; connects to Jacksonville and Oxford, providing local and regional access.

US-78 – Parallel route to I-20 running east-west; offers an alternative corridor for local traffic and access to surrounding communities.

AL-202 – Local connector route linking Anniston to I-20 and nearby commercial areas, supporting intra-city mobility.



AIRPORT PROXIMITY

Anniston Regional Airport (ANB):

Located approximately 5 miles southwest of downtown Anniston, this airport primarily serves general aviation and corporate travel. It supports local business activity but does not offer commercial passenger service.

Birmingham-Shuttlesworth International Airport (BHM):

Situated about 60 miles west of Anniston, this is the nearest major commercial airport. BHM provides a wide range of domestic flights with connections to major hubs such as Atlanta, Dallas, and Charlotte, making it the primary airport for commercial travel in the region.

Hartsfield-Jackson Atlanta International Airport (ATL):

Located roughly 90 miles east of Anniston, ATL is one of the busiest airports in the world and offers extensive domestic and international flight options. Its proximity significantly enhances Anniston's connectivity for global travel and business operations.

SITE OVERVIEW

SITE

Property Type:	Industrial
Parcel IDs:	2104172003044000 2104172003043000
Year Built/Renovated:	1960/1963
Zoning:	Industrial
Total SF:	16,952 SF
Acres:	1.9 AC
Clear Height:	14'
Drive Ins:	4



FINANCIAL SUMMARY

	IN PLACE (YEAR 3)	YEAR 4	YEAR 5
GROSS REVENUE			
BASE RENTAL REVENUE	\$99,728	\$102,613	\$105,584
TAX & INS; MANAGEMENT FEE	\$12,397	\$12,645	\$12,898
EFFECTIVE GROSS REVENUE	\$112,125	\$115,258	\$118,482
OPERATING EXPENSES			
PROPERTY TAX	\$4,085	\$4,167	\$4,250
INSURANCE	\$8,312	\$8,478	\$8,648
TOTAL OPERATING EXPENSES	\$12,397	\$12,645	\$12,898
NET OPERATING INCOME	\$99,728	\$102,613	\$105,584

RENT ROLL

UNIT TENANT NAME	SQFT	ANNUAL RENT	ANNUAL RENT/SQFT	LEASE FROM	LEASE TO
Space 1 First Student, Inc.	9,000	\$89,116	\$9.90/sqft	6/1/2023	5/31/2028
Space 2 Bradshaw & Pitts, LLC	7,952	\$10,612	\$1.33/sqft	8/1/2023	7/31/2028
TOTAL	16,952	\$99,728			

TENANT SUMMARY



First Student Inc. is a leading provider of student transportation services in North America, operating a fleet of over 40,000 school buses. The company delivers safe, reliable, and efficient transportation to millions of students across the U.S. and Canada, serving school districts and educational institutions with a strong focus on safety, technology, and customer service.

LEASE TYPE	Triple Net
LEASE COMMENCEMENT	6/1/2023
LEASE EXPIRATION	5/31/2028
BASE TERM REMAINING	3 years
OPTIONS	Two (2) Options to Extend for Five (5)
RENTAL INCREASE	3% annually



Bradshaw & Pitts, LLC, is a well-established general contracting firm located in northeastern Alabama; our seasoned staff has more than 50 years combined experience in the construction industry. Bradshaw & Pitts, LLC, has experienced steady growth since our company was formed, which we attribute to our commitment to provide quality services and the dedication of our staff. We have successfully completed projects in several states in the southeastern United States.

LEASE TYPE	Triple Net
LEASE COMMENCEMENT	8/1/2023
LEASE EXPIRATION	7/31/2028
BASE TERM REMAINING	3 years
RENTAL INCREASE	2% annually

SITE SURVEY

SOUTH NOBLE STREET

3" Pipe N 90°00'00" E 145.00'

ACCEPTED AS
NW CORNER
BLOCK 4
SOUTH ANNISTON
DIVISION ONE
Point of
Commencement

True & Begin

(50' ROW)

N 90°00'00" E 200.00'

Fence

0.5'

0.4'

Edge of Pavement

+/- 1.91 ACRES
LOTS 15 THRU 22 &
PART OF VACATED ALLEY
BLOCK 4
SOUTH ANNISTON
DIVISION ONE

Asphalt

Concrete
Fuel Tank MW
Diesel & Gas Pumps
Cover Plate
Vents

Building

Asphalt

Asphalt Gate

Concrete

Gravel

Building

Gravel Drive

Ramp

Agueduct

Power Line

Gate

EAST "G" STREET
(50' ROW)

SOUTH WILMER AVENUE
(70' ROW)

40 20 0 40

Scale: 1" = 40'

JOB NUMBER 23-173

ITEMS IN PARENTHESES
ARE AS RECORDED

* NOT VALID UNLESS SEALED WITH EMBOSSED
SEAL OR STAMPED WITH RED INK SEAL

LEGEND

- IRON PIN FOUND
- IRON PIN SET
(1/2" Capped Rebar)
- C Concrete
- G Guy Wire
- GM Gas Meter
- GP Guard Post
- HW Headwall
- L Landing
- MB Mailbox
- MW Monitor Well
- P Power Pole
- PM Power Meter
- SW Sidewalk
- WM Water Meter

Assumed

N

Deed Reference:
3243-214 & 230

20' Alley
N 00°01'36" E 415.00'

Fence
128.5'

Gate
0.5'

45.3'

45.3'

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Fence

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S 90°00'00" W 200.00'

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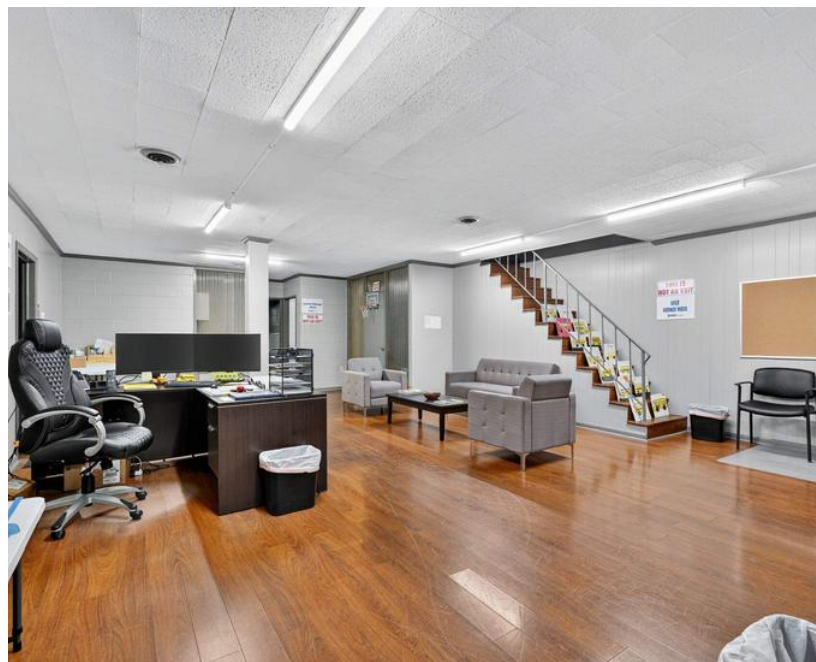
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7X TOP SALES
POWER
BROKER

BELLCORNERSTONE
Commercial Real Estate

2019 2020 2021 2022
2023 2024 2025

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