

7% CAP | National Tenant  Mr. Electric™
a neighborly company

1110 Emory Folmar Blvd – **FOR SALE**

Montgomery, AL 36110



Table of Contents

- 03 Property Overview
- 04 Property Highlights
- 05 Property Aerial
- 06 Property Photos
- 08 Tenant Profile
- 09 Market overview / Demographics
- 10 Retail Map
- 11 Disclaimer



Perry Patino
334-531-0125
ppatino@mcrmpm.com



PROPERTY OVERVIEW

1110 Emory Folmar Blvd presents a compelling investment opportunity in one of Montgomery’s most established industrial parks. This well-maintained warehouse property is leased to a strong credit tenant, Mr. Electric, and offers stable cash flow with approximately four years remaining on the current lease.

The property generates an **NOI of \$116,765** and is offered at a **7% cap rate**, with clear upside through **below market rents**. Designed for functionality and efficiency, the building features a high percentage of climate-controlled warehouse space, multiple loading options, and robust power capabilities to support a variety of industrial users.


Strategically located with convenient access to Northern Blvd, I-65, and I-85, this asset combines strong in-place income with long-term growth potential in a proven industrial corridor.



\$1,668,071
SALE PRICE



7% CAP
CAP RATE



\$116,765
NOI

Address	1110 EMORY FOLMAR BLVD, MONTGOMERY, AL 36110
Sale Price:	\$1,668,071
Building Size	± 21,230 SF
Land Size	± 3.05 Acres
Year Built	2001
Zoning	M-1
Loading Docks/Drive Ins	4 Loading Docks, 1 Drive In Door
Occupancy	100% (Financials available upon request)



PROPERTY HIGHLIGHTS

- **NOI of \$116,765 | 7% cap rate**
- **Below market rents create clear upside**
- **Leased to Mr. Electric-** National tenant with established operations and strong credit profile **~4 years of remaining lease term**
- **High-quality industrial functionality** ±85% HVAC warehouse supporting a broad range of users and higher rent potential
- **4 dock-high doors plus 1 roll-in door, ideal for distribution and service operations**
- **Power and infrastructure in place** 480V / 3-phase power suitable for light manufacturing and industrial users
- **Desirable clear heights** 17'–21' ceilings accommodate flexible racking and storage configurations
- **Site utility and expansion flexibility** - Yard space provides additional functionality and long-term adaptability
- **Located in a proven industrial corridor** - One of Montgomery's strongest industrial parks with consistent tenant demand
- **Strong regional connectivity**
 ±1 mile to Northern Blvd
 ±6.5 miles to I-65
 ±7.5 miles to I-85



PROPERTY AERIAL



*Boundaries are approximate

 **PROPERTY PHOTOS**



 **PROPERTY PHOTOS**



TENANT PROFILE

Mr. Electric is a well-established, national electrical services provider specializing in both residential and commercial installation, maintenance, and repair. Founded in **1994**, the company has over **30 years of operating history** and has grown into one of the most recognized brands in the electrical services industry.

The company operates as a **franchise-based platform** under Neighborly, a leading global provider of home and commercial service brands. This affiliation provides strong operational support, brand recognition, and a proven business model across all locations.

Today, Mr. Electric has **approximately 160–200 locations worldwide**, serving a broad customer base that includes homeowners, small businesses, and large commercial clients. The company employs a network of trained, licensed electricians and maintains a reputation for consistent service quality, safety standards, and transparent pricing.

Headquartered in **Waco, Texas**, the brand is part of a larger platform of service companies and benefits from shared systems, training programs, and national marketing initiatives.

Key Facts:

- **Founded:** 1994
- **Years in Business:** ~30+ years
- **Locations:** ~160–200 worldwide
- **Parent Company:** Neighborly
- **Headquarters:** Waco, Texas
- **Employees:** Estimated 1,000–5,000 across franchise network
- **Services:** Electrical installation, repair, upgrades, lighting, EV charging, and safety solutions for residential and commercial users
- **Website:** <https://mrelectric.com>



MONTGOMERY, AL

Montgomery, the state capital and a key economic hub, offers a diverse and resilient economy anchored by government, healthcare, manufacturing, and retail sectors. The city is home to Maxwell-Gunter Air Force Base, a major military installation providing significant employment, and the Montgomery Regional Airport, supporting commercial and cargo operations. Montgomery also hosts the Equal Justice Initiative (EJI), attracting educational and cultural tourism, and vibrant commercial areas such as the Shoppes at Eastchase, a premier retail and mixed-use destination.

The city's downtown, anchored by the Alabama State Capitol, provides a stable government-driven economy, while cultural and recreational assets like Montgomery Whitewater, Civil Rights landmarks, and historic sites enhance tourism and community engagement.




Montgomery benefits from excellent connectivity via major highways and corridors, including Interstate 65 (I-65), Interstate 85 (I-85), U.S. Highway 80, and U.S. Highway 231, along with key arterial roads such as Bell Road, East Boulevard, and Eastern Boulevard, linking residential, commercial, and industrial areas across the region.

With its strategic location, robust infrastructure, diverse economy, and a blend of cultural, historical, and recreational assets, Montgomery provides a dynamic and attractive market for long-term investment opportunities.

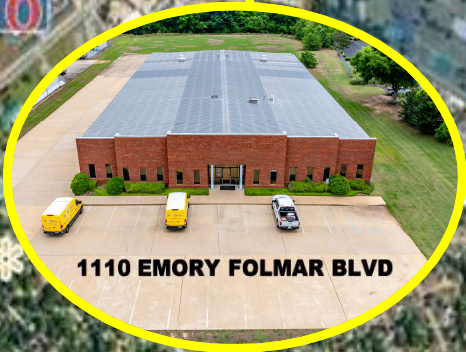
DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,223	35,494	83,862
Average Age	34	40	38
Average Age (Male)	35	38	38
Average Age (Female)	36	42	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Average HH Income	\$79,126	\$60,550	\$67,657
Average House Value	\$103,403	\$135,197	\$187,978

		
± 47,526	± 35,494	\$60,550 +
VPD Eastern Blvd	People Within 3 Miles	Average HH Income

RETAIL MAP



1110 EMORY FOLMAR BLVD

Disclaimer

All materials and information received or derived from Moore Company Realty its directors, officers, agents, advisors, affiliates and/or any third-party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Moore Company Realty its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Moore Company Realty will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed upon in writing.

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

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Moore Company Realty makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Moore Company Realty does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

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.

COPYRIGHT INFORMATION:

This license is strictly limited to the terms and conditions below and governed by the Copyright laws of the United States, as specified in Title 17 of the United States Code.



Perry Patino
334-531-0125
ppatino@mcrmpm.com

