

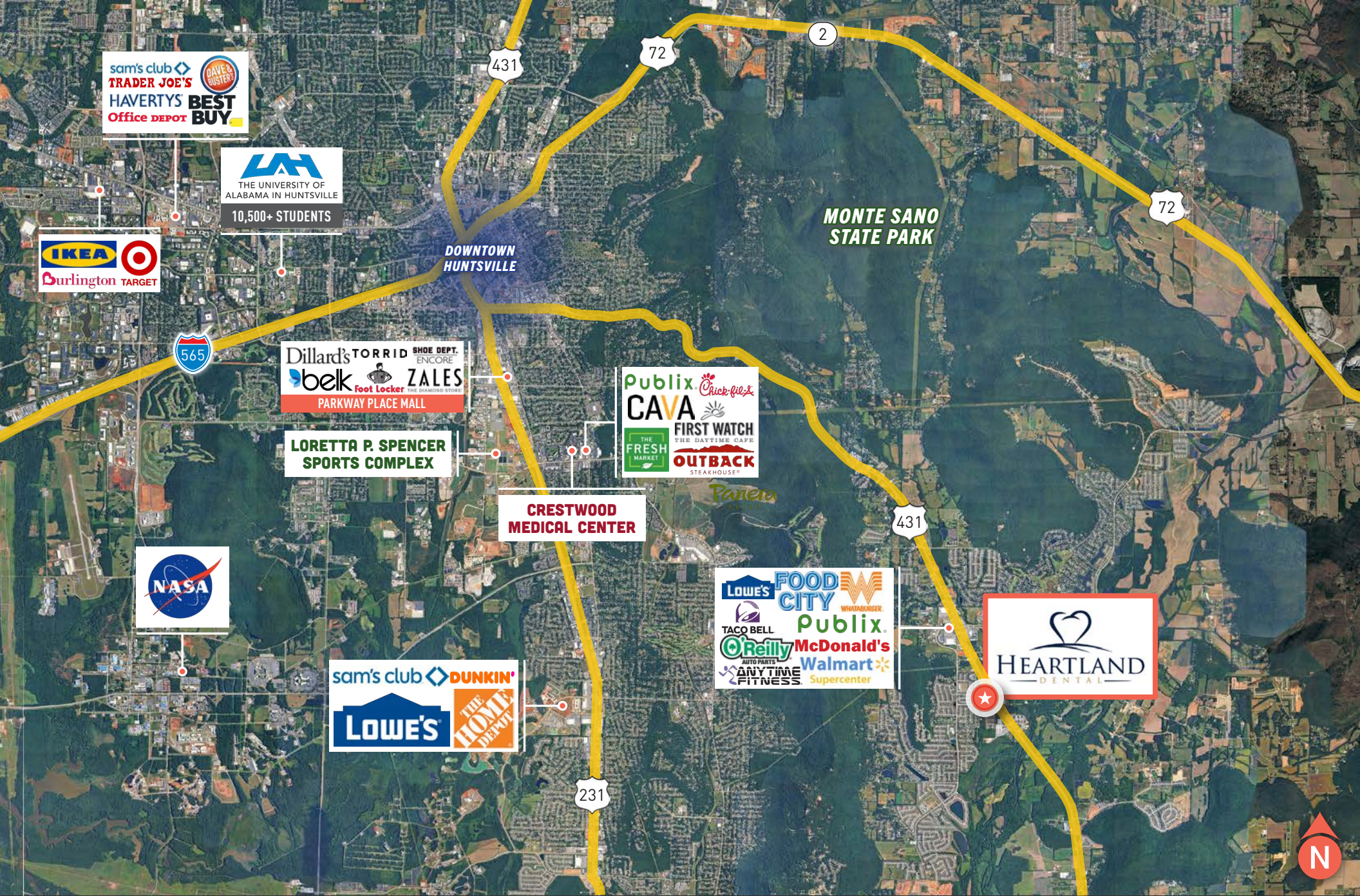
# HEARTLAND DENTAL

7064 HIGHWAY 431 S, OWENS CROSS ROADS, AL 35763 (HUNTSVILLE MSA)



OFFERING MEMORANDUM

Marcus & Millichap



sam's club  
TRADER JOE'S  
HAVERTY'S  
Office DEPOT  
DAVE & BUSTERS  
BEST BUY

THE UNIVERSITY OF ALABAMA IN HUNTSVILLE  
10,500+ STUDENTS

IKEA  
Burlington TARGET

DOWNTOWN HUNTSVILLE

MONTE SANO STATE PARK

Dillard's TORRID SHOE DEPT. ENCORE  
belk Foot Locker ZALES  
PARKWAY PLACE MALL

LORETTA P. SPENCER SPORTS COMPLEX

Publix Chick-fil-A  
CAVA FIRST WATCH THE DAYTIME CAFE  
THE FRESH MARKET OUTBACK STEAKHOUSE

CRESTWOOD MEDICAL CENTER

NASA

LOWE'S FOOD CITY WINDYBARGER  
TACO BELL Publix  
O'Reilly McDonald's  
AUTO PARTS ANY TIME FITNESS Walmart Supercenter

HEARTLAND DENTAL

sam's club DUNKIN'  
LOWE'S THE HOME DEPOT

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# Executive Summary

7064 Highway 431 S, Owens Cross Roads, AL 35763 (Huntsville MSA)

## FINANCIAL SUMMARY

<b>Price</b>	<b>\$3,579,600</b>
Cap Rate	5.50%
Building Size	4,000 SF
Net Cash Flow	5.50% \$196,880
Year Built	2026
Lot Size	1.36 Acres

## LEASE SUMMARY

Lease Type	Absolute Triple-Net (NNN) Lease
Roof & Structure	Tenant Responsible
Tenant	OCR Valley Dental Care
Guarantor	Heartland Dental (Corporate)
Rent Commencement Date	March 12, 2026
Lease Expiration Date	March 31, 2038
Lease Term	12 Years
Rental Increases	10% Every 5 Years and Each Option Period
Renewal Options	4, 5 Year Options
Right of First Refusal	N/A

## ANNUALIZED OPERATING DATA

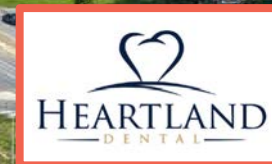
Lease Years	Annual Rent	Cap Rate
Current – 3/31/2031	\$196,880.00	5.50%
4/1/2031 – 3/31/2036	\$216,568.00	6.05%
4/1/2036 – 3/31/2038	\$238,224.80	6.66%
Renewal Options	Annual Rent	Cap Rate
Option 1 (4/1/2038 – 3/31/2043)	\$262,047.28	7.32%
Option 2 (4/1/2043 – 3/31/2048)	\$288,252.01	8.05%
Option 3 (4/1/2048 – 3/31/2053)	\$317,077.21	8.86%
Option 4 (4/1/2053 – 3/31/2058)	\$348,784.93	9.74%

<b>Base Rent</b>	<b>\$196,880</b>
<b>Net Operating Income</b>	<b>\$196,880</b>
<b>Total Return</b>	<b>5.50% \$196,880</b>





431 30,790+ CPD  
HWY 431



THE WATTS HAMPTON  
COVE APARTMENTS

Storage  
Sense™

HEARTLAND  
DENTAL

FIFTH THIRD BANK  
2026 CONSTRUCTION  
AVAILABLE FOR SALE -  
CONTACT AGENT FOR DETAILS

431 30,790+ CPD  
HWY 431

SPITZ  
Mediterranean Street Food  
Craft Beer · Sangria  
VSL NAIL SPA  
2026 CONSTRUCTION

GAS'N GO  
2026 CONSTRUCTION

FOOD CITY  
2026 CONSTRUCTION



# Property Description



## INVESTMENT HIGHLIGHTS

- » **Brand New 12-Year Absolute NNN Lease with Corporate Guaranty by Heartland Dental**
- » 10% Rental Increases Every 5 Years with Multiple Renewal Options
- » **New High-Quality 2026 Construction**
- » Located in a Major Retail Corridor With National Tenants Including Walmart Supercenter, Lowe's Home Improvement, McDonald's, Anytime Fitness, and More
- » **Easily Accessible Location Along US Highway 431 (30,900+ Cars per Day), Owen Cross Roads' Primary Thoroughfare**
- » Situated in the Huntsville MSA, ±12 Minutes from Downtown Huntsville
- » **±20 Minutes from The University of Alabama in Huntsville (10,500+ Students)**



## DEMOGRAPHICS

1-mile

3-miles

5-miles

### Population

	1-mile	3-miles	5-miles
2030 Projection	4,693	20,747	53,702
2025 Estimate	4,350	19,719	51,741
Growth 2025 - 2030	7.89%	5.21%	3.79%

### Households

	1-mile	3-miles	5-miles
2030 Projections	1,699	7,715	21,789
2025 Estimate	1,575	7,316	20,899
Growth 2025 - 2030	7.91%	5.45%	4.26%

### Income

	1-mile	3-miles	5-miles
2025 Est. Average Household Income	\$147,645	\$161,628	\$150,476
2025 Est. Median Household Income	\$121,571	\$132,985	\$124,522

# Tenant Overview



**EFFINGHAM, ILLINOIS**

Headquarters



**1,800+**

Locations



**KKR & CO.**

Parent Company



**1997**

Founded



**HEARTLAND.COM**

Website

Heartland Dental operates as a dental practice management organization with headquarters in Effingham, Illinois. It provides support through continuing education; and management services, such as staffing, human relations, purchasing, administration, financial, marketing and information technology support. Heartland Dental is focused on positively impacting dentistry with the goal of offering dentists the freedom to focus on their craft. This culture is sustained with continuing education and ongoing leadership development at all levels of the organization.

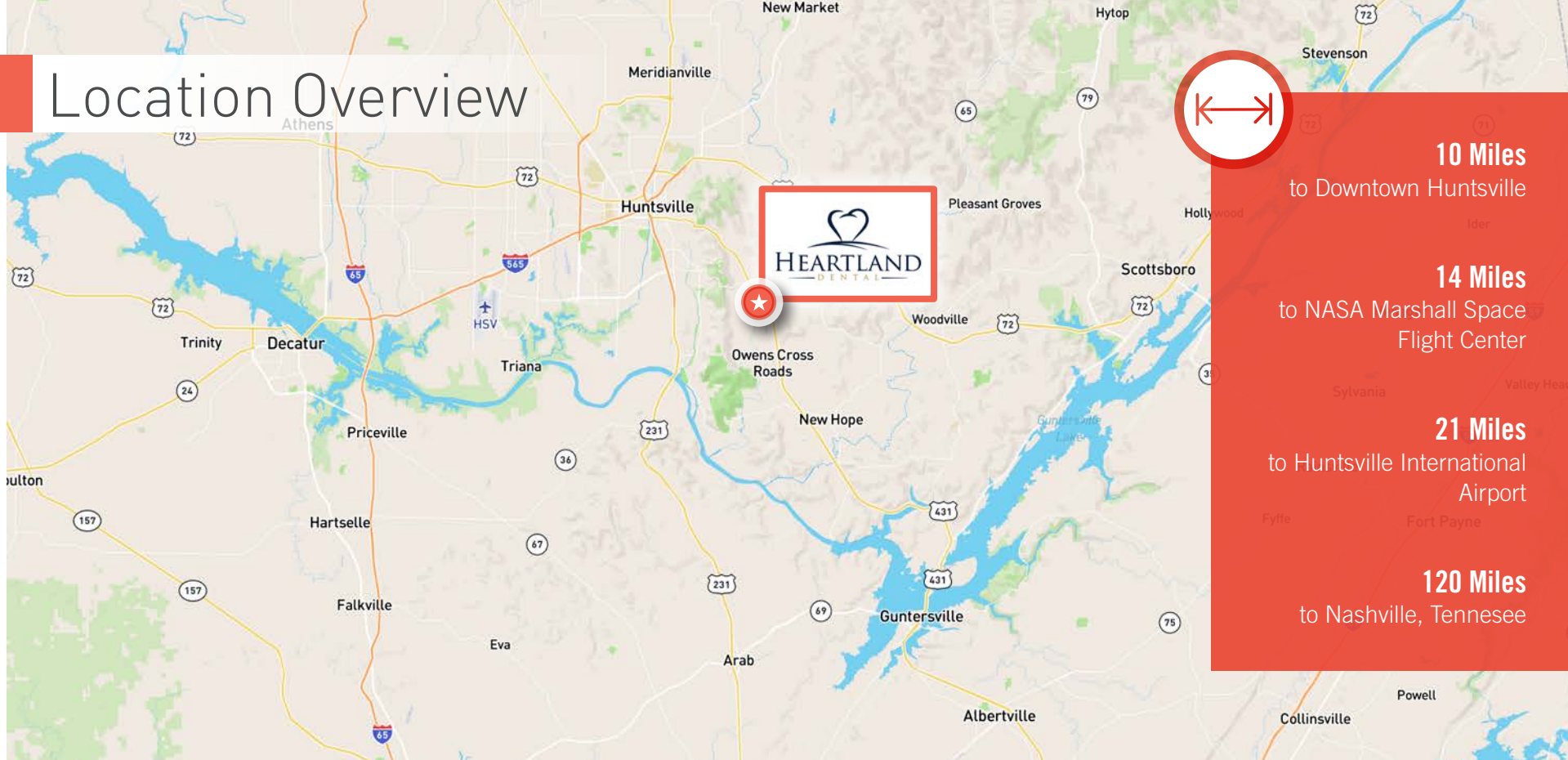
Heartland Dental has expanded to over 20,000 team members in over 1,800 supported office with over 2,400 supported doctors across 38 states. They are able to differentiate themselves from competition to become what they are today. They provide dentists, hygienists, and non-clinical team members with world-class non-clinical administrative and operational support to help them achieve sustainable professional and financial growth.

Heartland Dental has a mission to help dentists and their teams deliver the highest quality dental care and experience to the communities they serve. They do this while providing exceptional careers and creating value for our stakeholders.

# Property Photos



# Location Overview



Owens Cross Roads is a family-oriented community located at the foothills of the Appalachian Mountains, known for its quiet residential neighborhoods, scenic landscapes, and proximity to outdoor recreation. Residents enjoy easy access to hiking, biking, and wildlife areas, particularly within the nearby Monte Sano region and other preserved natural spaces that contribute to a high quality of life.

## HUNTSVILLE METROPOLITAN AREA

The Huntsville metropolitan area is one of the fastest-growing and most economically dynamic regions in the southeastern United States. Known for its strong foundation in science, technology, engineering, and defense, the region has earned a national reputation as a center for innovation and high-tech industry. With a metro population of over 500,000, the Huntsville area includes

surrounding communities such as Madison, Athens, and Decatur, contributing to a diverse and steadily expanding economic base.

Some key contributors to the region's growth are Redstone Arsenal, a major U.S. Army installation, and the NASA Marshall Space Flight Center. The Huntsville metro area offers a high quality of life with a relatively affordable cost of living compared to other technology-driven regions.

Conveniently located within a few hours' drive of major cities such as Birmingham, Nashville, and Chattanooga, the Huntsville metropolitan area combines regional accessibility with a more relaxed pace of life. Its continued population growth, strong job market, and emphasis on innovation make it an increasingly attractive destination for families, professionals, and businesses alike.

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For financing options, please reach out to:

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