

# SINGLE TENANT ABSOLUTE NNN

C-Store & Gas Station Investment Opportunity



Brand New 15-Year Lease at COE | Annual Rental Increases

QUALIFIES FOR  
100% BONUS  
DEPRECIATION

1284 McQueen Smith Road S

**PRATTVILLE ALABAMA**

ACTUAL SITE

**ARONOV**

**SRS** | CAPITAL  
MARKETS

EXCLUSIVELY MARKETED BY



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**ARONOV**



CAPITAL  
MARKETS

NATIONAL NET LEASE

Qualifying Broker: Martin Smith, SRS Real Estate Partners, LLC | AL License No. 000070431



Prattville East Shopping Center  
Quality AUTO PARTS  
ZAXBY'S  
Arbys

HARBOR FREIGHT  
ALDI  
AutoZone  
Pop Tarts  
Auto Service & Tires

Premiere Place  
Walmart Supercenter  
bealls OUTLET  
Cato  
Michael's  
SALLY.

Smith Center

Daniel Pratt Elementary School

Centerpoint Fellowship Church

7tec

MAJOR AVENUE

MCQUEEN SMITH RD S 11,400 YPD





CIRCLE K



SPACE SAVERS CLIMATE STORAGE



32,800 VPD



MAJOR AVENUE

MCQUEEN SMITH RD S 11,400 VPD

Centerpoint Fellowship Church





Daniel Pratt Elementary School

Smith Center

Prattville East Shopping Center

O'Reilly AUTO PARTS  
ZAXBY'S Arby's

AutoZone  
Pep Boys  
Auto Service & Tires

HARBOR FREIGHT

ALDI

Premiere Place

Walmart Supercenter  
bealls OUTLET  
MICHAEL'S SALLY! CATO

Centerpoint Fellowship Church

Ztec

MAJOR AVENUE

MCQUEEN SMITH RD S 11,400 VPD





## OFFERING

<b>Pricing</b>	\$6,829,000
<b>Net Operating Income</b>	\$492,000
<b>Cap Rate</b>	7.20%

## PROPERTY SPECIFICATIONS

<b>Property Address</b>	1284 McQueen Smith Road S, Prattville, Alabama 36066
<b>Rentable Area</b>	7,287 SF
<b>Land Area</b>	TBD
<b>Year Built</b>	2025
<b>Tenant</b>	Ztec Fuel
<b>Guaranty</b>	Personal
<b>Lease Type</b>	Absolute NNN
<b>Landlord Responsibilities</b>	None
<b>Lease Term</b>	15 Years
<b>Increases</b>	2% Annual Increases
<b>Options</b>	3 (5-Year)
<b>Rent Commencement</b>	COE
<b>Lease Expiration</b>	15-Year Term
<b>ROFO/ROFR</b>	No

Tenant Name	Square Feet	LEASE TERM			RENTAL RATES			
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
Ztec Fuel	7,287	COE	15-Year Term	Year 1	-	\$41,000	\$492,000	3 (5-Year)
(Personal Guaranty)				Year 2	2%	\$41,820	\$501,840	
				Year 3	2%	\$42,656	\$511,877	
2% Annual Increases Throughout Initial Term and Options Thereafter								

### Brand New 15-Year Lease | Annual Rental Increases | Options to Extend

- The tenant will enter at close of escrow into a brand new 15-year lease with 3 (5-year) options, demonstrating their commitment to the site
- The lease features 2% annual rental increases throughout the initial term and options thereafter, growing NOI and hedging against inflation

### Absolute NNN Sale-Leaseback | Fee Simple Ownership | Zero Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment for a passive investor

### Strong Demographics in 5-mile Trade Area

- More than 48,000 residents and 18,000 employees support the trade area
- \$93,084 average household income

### Prattville Town Center (430,000+ SF) | Dense Retail Corridor | Strong National/Credit Tenant Presence

- The site is near Prattville Town Center, a 430,000+ SF shopping center, that is anchored by Home Depot, Target, Petsmart, Office Depot, T.J. Maxx and more
- Other nearby national/credit tenants include Publix, Aldi, Walmart Supercenter, Hobby Lobby, Academy, Michael's and many more
- Strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover store exposure to the site

### Near Signalized, Hard Corner Intersection | Interstate 65 | Excellent Visibility & Access

- The asset is near the signalized, hard corner intersection of State Rd 82 and McQueen Smith Rd S which combined average 44,200 VPD
- The site benefits from nearby direct on/off ramp access to Interstate 65, a major thoroughfare that averages 70,400 vehicles passing by daily
- The asset has excellent visibility and multiple points of ingress/egress





# PROPERTY PHOTOS



## ACCELERATED DEPRECIATION FOR CONVENIENCE STORE PROPERTIES

Previously, the Tax Cuts and Jobs Act (TCJA) of 2017 included a phasedown schedule that would have reduced bonus depreciation to 40% for the entirety of 2025. This phaseout was eliminated by the One Big Beautiful Bill Act (OBBBA), which was signed into law on July 4, 2025. Due to this recent tax reform, 100% bonus depreciation is permanently reinstated for most qualified gas station properties acquired and placed in service after January 19, 2025. For the period between January 1 and January 19, 2025, a 40% bonus depreciation rate applies. The construction and equipment associated with these properties can be reclassified and depreciated over shorter time periods than the traditional 39 year life for commercial property. Due to the fee simple ownership of this property, an investor can receive greater deductions in the earlier years of the asset, thus minimizing taxable income. This enables anyone investing in these properties to lower their taxes and reduce their exposure in the earlier years of ownership while enjoying the benefits of a passive income stream that comes with owning a single tenant property.

SRS NNL recommends that the prospective purchaser(s) consult with their tax professional for advice related to your specific situation and how you can take advantage of accelerated bonus depreciation.



## TWO METHODS FOR C-STORE DEPRECIATION

<b>COST SEGREGATION ANALYSIS</b>	<b>15-YEAR STRAIGHT LINE SCHEDULE</b>
Cost segregation studies take into account each individual component of a property and place each piece on its own appropriate depreciation schedule (ex. gas pumps, HVACs, roof, etc). This process generally front-loads the depreciation of the property into the first few years of ownership, which can result in notable tax savings and may be ideal depending on the tax payer's yearly tax liability outside of this investment.	For some investors, it may make more sense to have the entire asset's depreciation spread out evenly using the 15-year straight line method. Qualified c-store equipment and property placed in service after Dec. 31, 2017 generally is depreciable using the straight line method over 15 years (shorter recovery period than the traditional 39 year life for commercial buildings).

## LOCATION



Prattville, Alabama  
Autauga, Elmore County  
Montgomery MSA

## ACCESS



McQueen Smith Road S: 1 Access Point  
Major Avenue: 2 Access Points

## TRAFFIC COUNTS



McQueen Smith Road S: 11,400 VPD  
State Highway 14/U.S. Highway 82: 32,800 VPD

## IMPROVEMENTS



There is approximately 7,287 SF of existing building area

## PARKING



There are approximately 28 parking spaces on the owned parcel.  
The parking ratio is approximately 3.84 stalls per 1,000 SF of leasable area.

## PARCEL



Parcel Number: TBD  
Acres: TBD  
Square Feet: TBD

## CONSTRUCTION



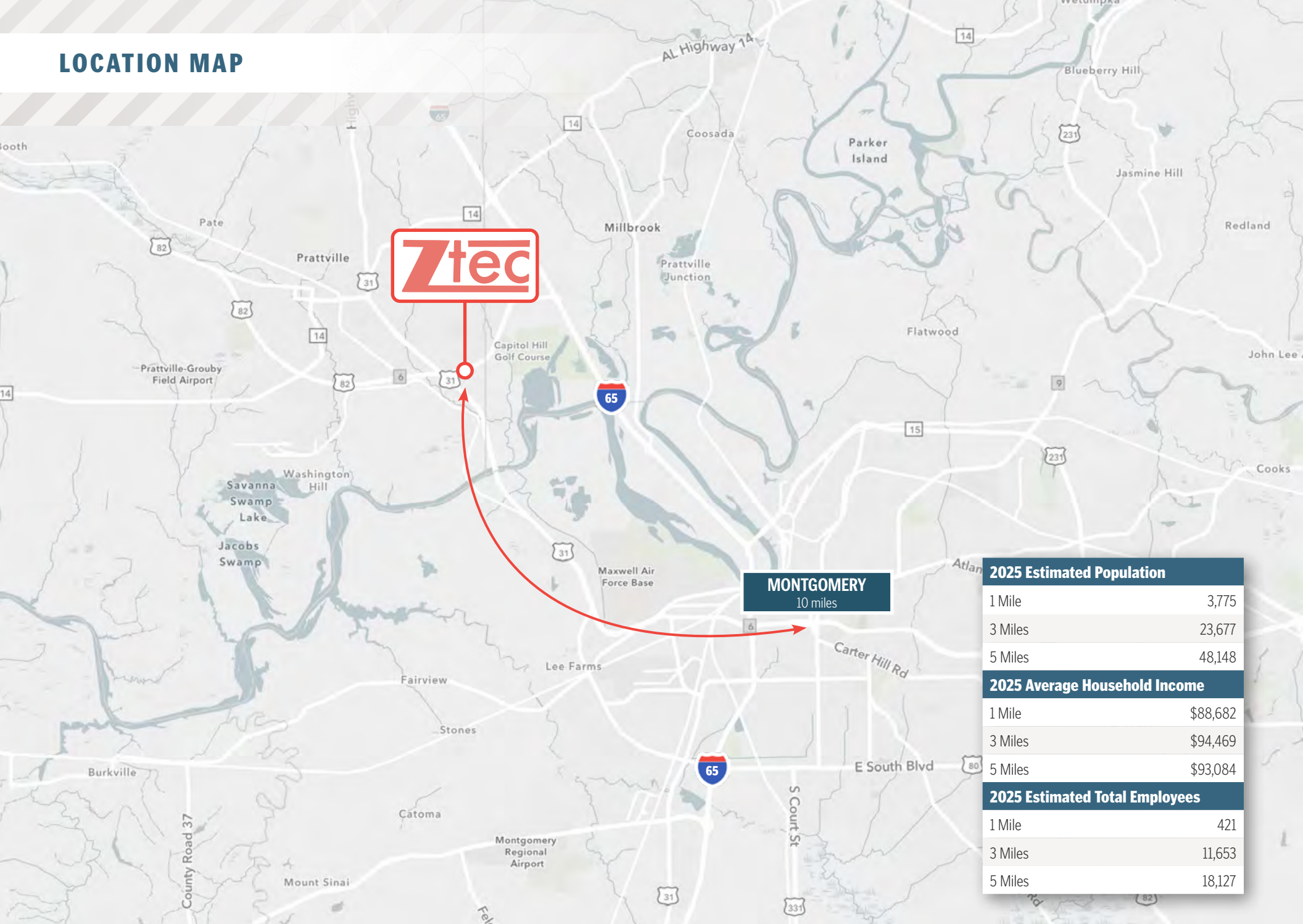
Year Built: 2025

## ZONING



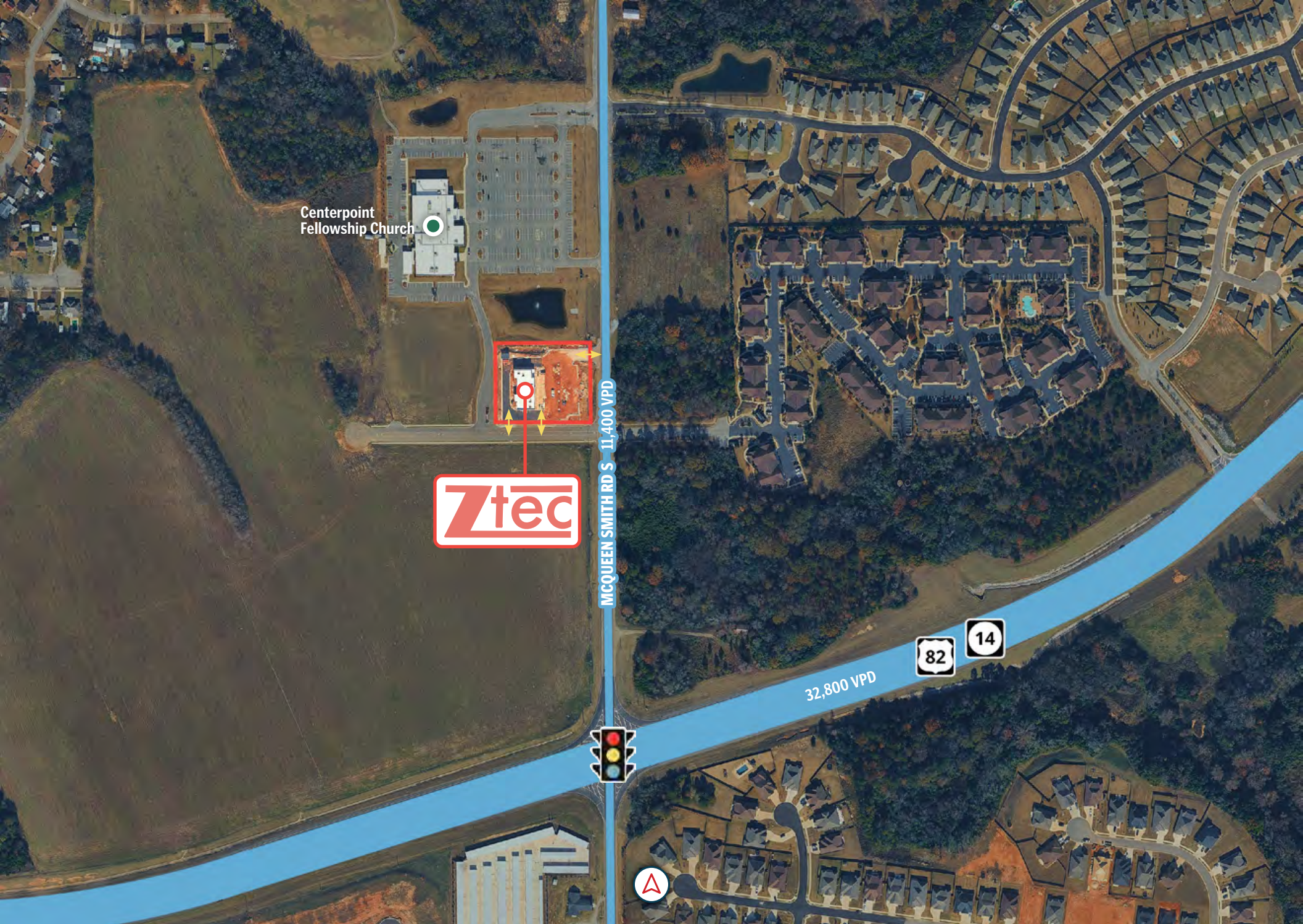
General Commercial

# LOCATION MAP



**MONTGOMERY**  
10 miles

2025 Estimated Population	
1 Mile	3,775
3 Miles	23,677
5 Miles	48,148
2025 Average Household Income	
1 Mile	\$88,682
3 Miles	\$94,469
5 Miles	\$93,084
2025 Estimated Total Employees	
1 Mile	421
3 Miles	11,653
5 Miles	18,127



Centerpoint Fellowship Church

Ztec

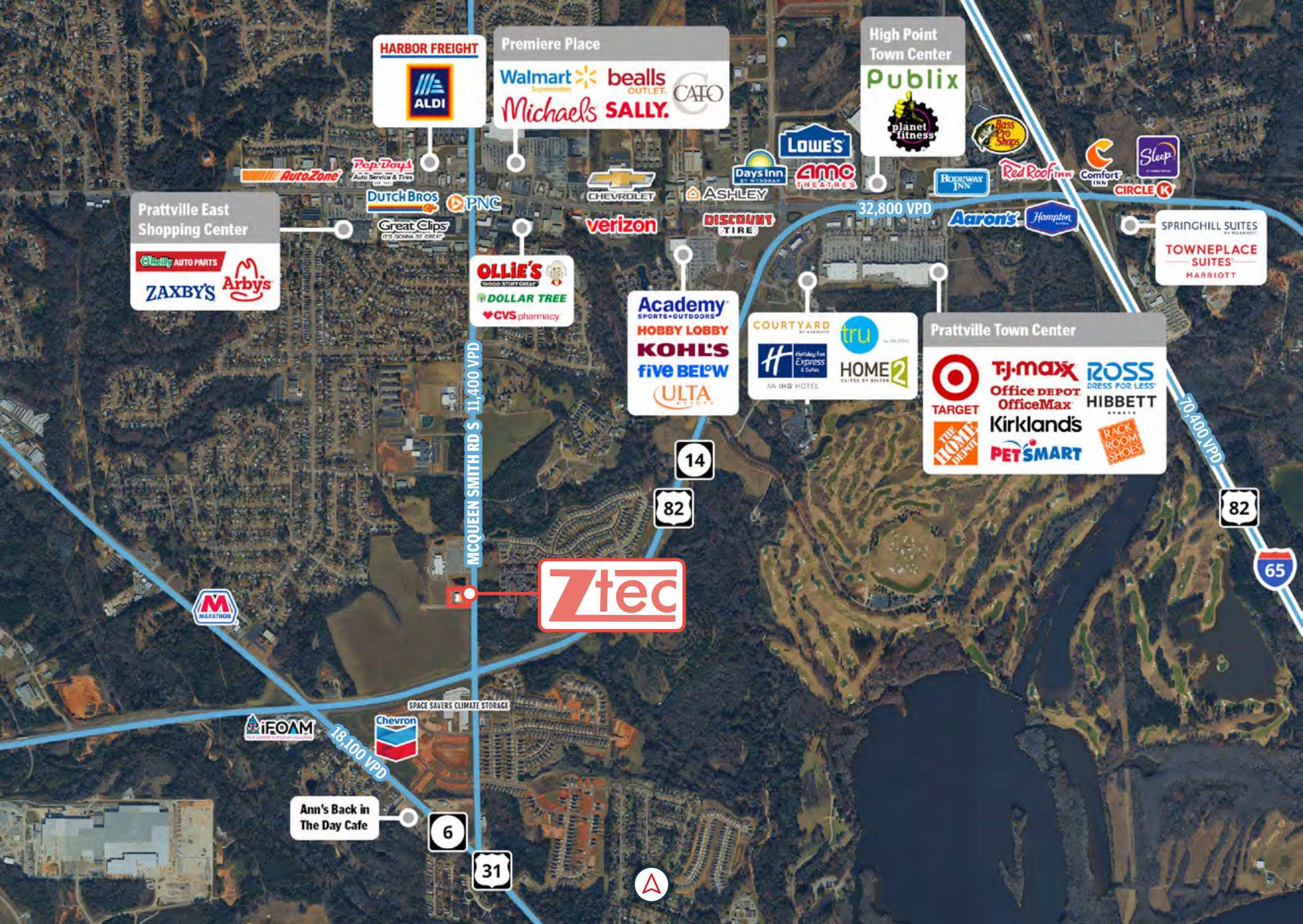
MCQUEEN SMITH RD S 11,400 VPD

32,800 VPD

82

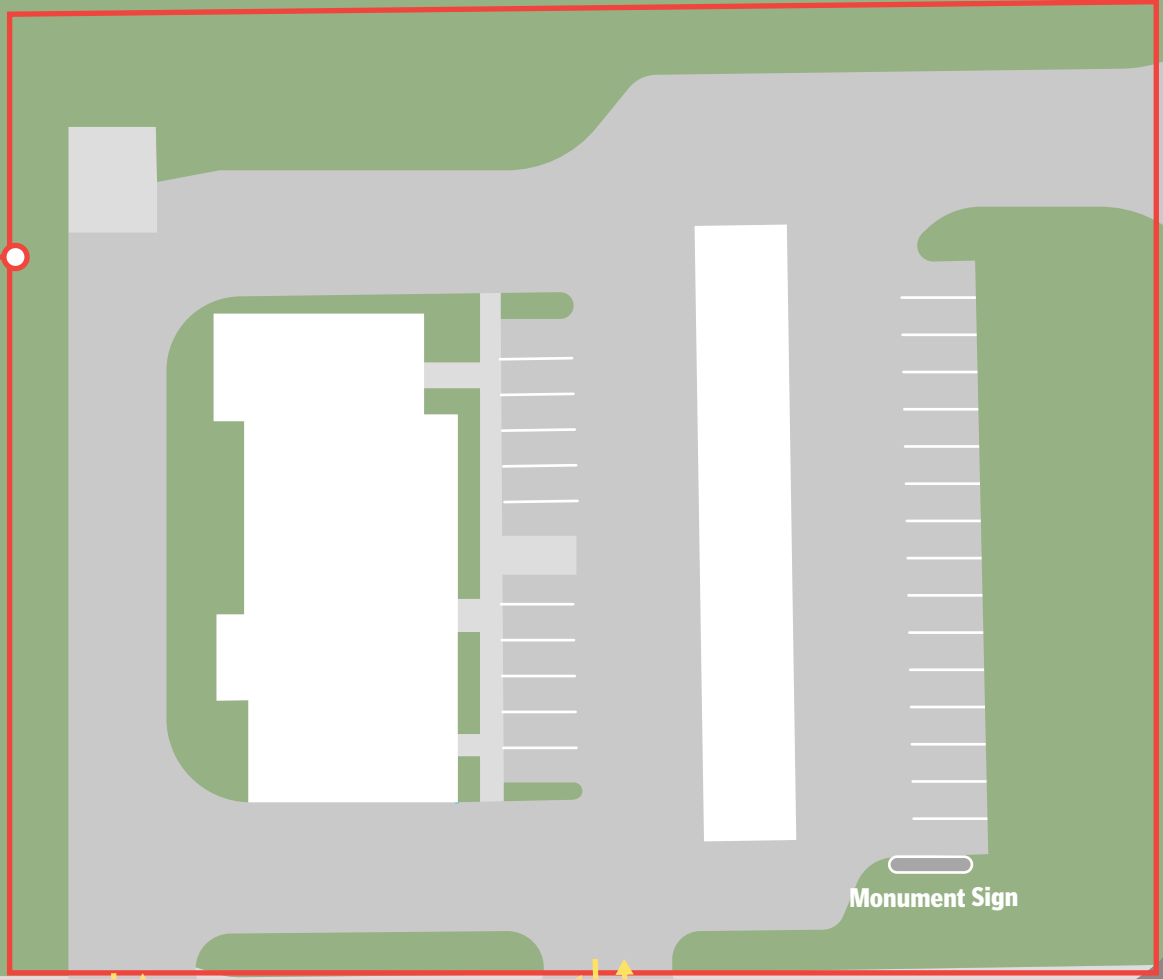
14







FLINT WILLIAMS AVENUE



Monument Sign

MAJOR AVENUE

MCQUEEN SMITH ROAD S 14,800 VPD



	1 Mile	3 Miles	5 Miles
<b>Population</b>			
2025 Estimated Population	3,775	23,677	48,148
2030 Projected Population	3,944	24,184	49,530
2025 Median Age	38.3	38.3	38.4
<b>Households &amp; Growth</b>			
2025 Estimated Households	1,567	9,947	18,838
2030 Projected Households	1,659	10,273	19,603
<b>Income</b>			
2025 Estimated Average Household Income	\$88,682	\$94,469	\$93,084
2025 Estimated Median Household Income	\$77,722	\$73,776	\$73,044
<b>Businesses &amp; Employees</b>			
2025 Estimated Total Businesses	46	1,059	1,745
2025 Estimated Total Employees	421	11,653	18,127



## PRATTVILLE, ALABAMA

Prattville is a city in Autauga and Elmore counties in the State of Alabama. Prattville has a 2026 population of 41,289. Nicknamed “The Fountain City” due to the many artesian wells in the area, Prattville is part of the Montgomery metropolitan statistical area and serves as the county seat of Autauga County.

Prattville is an affluent sub-market of the Montgomery, AL MSA. Montgomery is the 2nd largest City in Alabama and also the state capital. Capitol Hill, part of the Robert Trent Jones Golf Trail, features the Yokohama Tire LPGA Classic. Prattville has experienced explosive retail. Largest employers in the Montgomery MSA include: Maxwell-Gunter Air Force Base, the state of Alabama, Montgomery Public Schools, Baptist Health, and Hyundai Motors. Prattville is the home to more than 6,200 businesses. Prattville is home to many local companies such as Daktronics Inc., Trustmark Bank, AllCare Pharmacy Solutions LLC, and Renewal by Anderson of Central AL. These businesses offer citizens plenty of job opportunities and help contribute to the growth of the local economy.

Prattville and nearby Attractions are Autauga County Heritage Center, Peoples Historical Museum, Wesleyan Church of Prattville, Prattville Plaza Shopping Center, Heritage Park. The city of Prattville is near several museums including the Peoples Historical Museum, the Buena Vista-Reservations, and the Autauga County Heritage Center. While in the city, one can also visit the local public libraries and churches. There are many parks that offer a range of recreational facilities. The Prattville East Shopping Center, Prattville Plaza Shopping Center, and Skyline Shopping Center are also popular tourist haunts.

The closest major airport to Prattville, Alabama is Montgomery Regional Airport. This airport is in Montgomery, Alabama and is 17 miles from the center of Prattville.



# THE EXCLUSIVE NATIONAL NET LEASE TEAM

of SRS Real Estate Partners

**300+**

TEAM  
MEMBERS

**29**

OFFICES

**\$6.5B+**

TRANSACTION  
VALUE  
company-wide  
in 2025

**930+**

CAPITAL MARKETS  
PROPERTIES  
SOLD  
in 2025

**\$3.5B+**

CAPITAL MARKETS  
TRANSACTION  
VALUE  
in 2025



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