

LONGHORN STEAKHOUSE GROUND LEASE

10170 U.S. 431, ALBERTVILLE (HUNTSVILLE MSA), AL 35950



Actual Site



BRAND NEW 10-YR GROUND
LEASE, ZERO LANDLORD
RESPONSIBILITIES



EXCELLENT ACCESS AND
VISIBILITY TO 30,814 VPD
ALONG MAIN RETAIL CORRIDOR



73,319 RESIDENTS IN PRIMARY
TRADE AREA, \$87,462 AVERAGE
HOUSEHOLD INCOME

Walmart

2.3M ANNUAL VISITORS

BIG SPRINGS VILLAGE SHOPPING CENTER

belk



DOLLAR TREE



O'Reilly AUTO PARTS

Auto Zone



MURPHY USA

DOLLAR GENERAL



Chick-fil-A

Staples
Spectrum

STARBUCKS®
Great Clips®

ZAXBY'S



LOWE'S



Hardee's

SAND MOUNTAIN MARKETPLACE



HomeGoods
Burlington



30,814 VPD



US HIGHWAY 431

SUBJECT
PROPERTY

GEORGE WALLACE DR

Fairfield
BY MARRIOTT

46.1K ANNUAL VISITORS



RESIDENTIAL
COMMUNITIES
73,319 RESIDENTS IN
PRIMARY TRADE AREA

HUNTSVILLE
40 MILES



HOBBY LOBBY HIBBETT
SPORTS
PETSMART ROSS
DRESS FOR LESS

Arby's Bojangles

Culver's

M
MARATHON

NISSAN

FIREHOUSE
SUBS
SONIC
America's
Drive-In

TACO
BELL Wendy's

TOYOTA



SAND MOUNTAIN PARK & AMPHITHEATER
130-ACRE REGIONAL DESTINATION WITH
WATERPARK, AQUATIC CENTER AND
CAMPGROUNDS

30,814 VPD

Fairfield
BY MARRIOTT

46.1K ANNUAL VISITORS

Ford

SUBJECT
PROPERTY

US HIGHWAY 431

RESIDENTIAL
COMMUNITIES
73,319 RESIDENTS IN
PRIMARY TRADE AREA

OFFERING SUMMARY



\$3,451,000

PRICE

5.65%

CAP RATE

PROPERTY DETAILS

ADDRESS	10170 U.S. 431, Albertville, AL 35950
TENANT	Longhorn Steakhouse
BUILDING SIZE	5,780 SF
LOT SIZE	1.87 AC
RENT COMMENCEMENT	11/10/2025
RENT EXPIRATION	11/30/2035
TERM REMAINING	9+ Years
LEASE TYPE	Abs NNN Ground Lease
OPTIONS	Four, 5-Year
ROOF & STRUCTURE	Tenant Responsible
NOI	\$195,000
INCREASES	10% Every 5 Years

RENT SUMMARY

TERM	MONTHLY	ANNUAL
YEARS 1-5	\$16,250.00	\$195,000.00
YEARS 6-10	\$17,875.00	\$214,500.00
OPTION 1	\$19,662.50	\$235,950.00
OPTION 2	\$21,628.75	\$259,545.00
OPTION 3	\$23,791.63	\$285,499.56
OPTION 4	\$26,170.79	\$314,049.48



SECURE STREAM OF INCOME

- **Brand New 10-Year Ground Lease**
Zero landlord responsibilities
- **Corporate Lease with Rare Hospitality International, Inc.**
\$3.423 billion total revenue for fiscal 2026 across 618 locations with plans to add over 20 locations in 2026
- **\$5,600,000 Average Unit Volume (AUV) for Fiscal 2026**
A 7.2% increase year-over-year and 3.48% implied rent to sales ratio
- **Longhorn Steakhouse is a Division of Darden Restaurants, Inc. (NYSE: DRI)**
Operating 2,196 restaurants with brands including Olive Garden, Ruth's Chris, Yard House, The Capital Grille, Cheddar's, Chuy's, Seasons 52, Eddie V's and Bahama Breeze Island Grille
- **Brand New 2025 Construction with Latest Prototype Design**
Large 1.87 acre parcel



PROXIMITY

- **Excellent Access and Visibility to 30,814 VPD Along Main Retail Corridor**

Nearby national tenants include Target, Walmart, McDonald's, Lowe's, Aldi, Burlington and Academy Sports

- **73,319 Residents in Primary Trade Area**

\$87,462 average household income within 3-mile radius

- **Strategically Located in Front of Fairfield by Marriott**

Nine hotels within 5-mile radius providing additional restaurant customer base

- **Over 40 Miles to Nearest National Steakhouse Competitor**

77,643 total daytime population

- **Minutes to Sand Mountain Park & Amphitheater with 500,000+ Annual Visitors**

A 130-acre regional destination concert venue, waterpark, aquatic center and campgrounds

- **Part of Huntsville-Decatur-Albertville MSA with 931,245 Residents**

40 miles to downtown Huntsville

ADDITIONAL PHOTOS



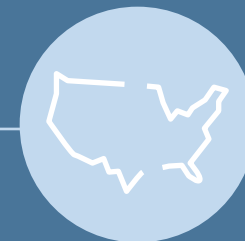
TENANT OVERVIEW

LONGHORN STEAKHOUSE

LongHorn Steakhouse has continued to strengthen its position as one of the nation's leading casual-dining steakhouse brands, supported by disciplined restaurant expansion, strong consumer demand, and consistent sales performance. As of 2026, the company operates approximately 618 locations across the United States and continues to pursue strategic growth in high-traffic suburban and regional markets, further reinforcing its broad national presence. LongHorn remains one of the top-performing brands within Darden Restaurants' portfolio, driven by strong systemwide sales and a loyal customer base. Its success is built on a compelling value proposition centered on expertly prepared, fire-grilled steaks, quality ingredients, reasonable pricing, and a welcoming Western-inspired dining experience.

Looking ahead, LongHorn Steakhouse is well positioned for continued growth through selective new restaurant development and ongoing menu innovation. The brand continues to enhance its offerings through limited-time promotions, operational improvements, and expanded digital and off-premise ordering capabilities. By combining brand consistency, operational excellence, and targeted market expansion, LongHorn Steakhouse remains well equipped to capitalize on evolving consumer preferences and maintain its leadership position within the competitive casual-dining sector.

WWW.LONGHORNSTEAKHOUSE.COM



TOTAL LOCATIONS
618



HEADQUARTERS
ORLANDO
FLORIDA



FISCAL 2026 REVENUE
\$3.423B

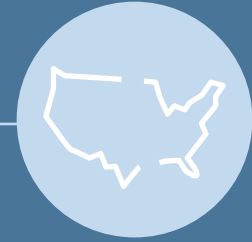
TENANT OVERVIEW

DARDEN RESTAURANTS

Darden Restaurants, Inc. has established itself as the nation's leading full-service restaurant operator through a diversified portfolio of highly recognizable dining brands, including Olive Garden, LongHorn Steakhouse, and several upscale concepts. Darden operates 2,196 restaurants across North America and continues to execute a disciplined growth strategy focused on high-quality sites in strong suburban and regional trade areas. The company's scale, brand diversity, and operational consistency have driven reliable guest traffic and resilient sales performance across economic cycles.

Darden's success is supported by strong unit-level economics, centralized operations, and a conservative financial profile highlighted by investment-grade credit and robust cash flow. The company typically commits to long-term, corporately backed leases and invests significantly in well-maintained, purpose-built real estate. With proven brand leadership, prudent expansion, and a focus on long-term site performance, Darden Restaurants remains one of the most desirable tenants within the casual-dining and net-lease retail landscape.

WWW.DARDEN.COM



TOTAL LOCATIONS
2,196



HEADQUARTERS
ORLANDO
FLORIDA



FISCAL 2026 REVENUE
\$13.21B

DEMOGRAPHICS ALBERTVILLE

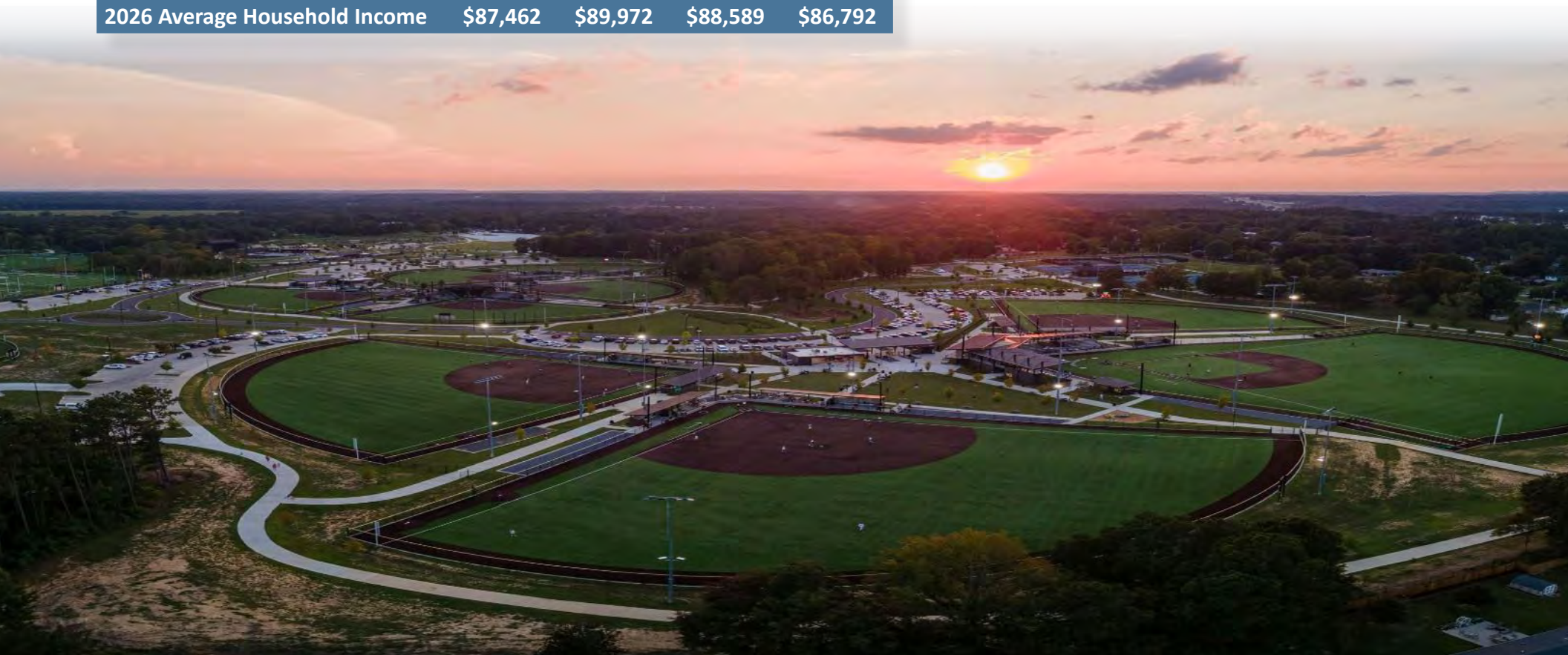
POPULATION	3 MI	5 MI	7 MI	10 MI
2026 Total	14,397	33,938	47,922	73,319
2020 Total	14,032	32,764	46,442	70,649
2010 Total	13,460	31,159	44,061	66,744
Total Daytime Population	17,219	40,727	56,494	77,643
HOUSEHOLDS	3 MI	5 MI	7 MI	10 MI
2026 Total Households	5,388	12,709	17,996	27,588
INCOME	3 MI	5 MI	7 MI	10 MI
2026 Median Household Income	\$65,818	\$72,368	\$70,618	\$67,882
2026 Average Household Income	\$87,462	\$89,972	\$88,589	\$86,792

HIGHLIGHTS

73,319 Total Population within 10 Miles

\$89,972 Average Income within 5 Miles

27,588 Total Households within 10 Miles



SITE OVERVIEW

LOT SIZE

1.87

ACRES

VPD

30,814

ALONG US HWY 431

PARKING

98

SPACES

NEARBY TENANTS

ALDI, TARGET, BURLINGTON,
HOMEGOODS, ACADEMY
SPORTS, LOWES AND MORE

DAYTIME POPULATION

77,643

TOTAL



ALBERTVILLE, ALABAMA



ALBERTVILLE

Albertville, AL is the largest city in Marshall County and is known as the “Heart of Sand Mountain.” The city offers a strong manufacturing and agricultural economy, affordable living, and easy access to outdoor recreation, including nearby Lake Guntersville. Its blend of small-town charm, community amenities, and steady growth makes it an attractive place to live and work in North Alabama.



ATTRACTIONS

Albertville offers a variety of recreational and entertainment attractions highlighted by Sand Mountain Park & Amphitheater, a premier regional destination featuring sports facilities, walking trails, an outdoor water park, and a major concert venue that hosts nationally recognized performers throughout the year. The city’s historic downtown district provides local dining, shopping, and community events, while nearby Lake Guntersville adds opportunities for boating, fishing, hiking, and outdoor recreation. Together, these amenities make Albertville a popular destination for both residents and visitors seeking a blend of small-town charm, family-friendly entertainment, and outdoor adventure.



ECONOMY

Albertville’s economy is anchored by a diverse industrial base that includes poultry processing, manufacturing, distribution, logistics, and transportation, supporting a strong employment market across northeast Alabama. Three industrial parks are home to dozens of companies, including major employers in the food production, automotive, aviation, and warehousing sectors, reflecting the city’s long-standing role as a regional business and industrial center. The poultry industry remains a key economic driver, with companies such as Tyson Foods, Wayne Farms, Emmaus Foods, and AlaTrade Foods contributing to local job growth and investment.



TRANSPORTATION

Albertville benefits from strong regional connectivity anchored by U.S. Highway 431 and Alabama Highway 75, two major transportation corridors that provide direct access to Huntsville, Gadsden, and communities throughout northeast Alabama. The city is also located within convenient reach of Interstates 59, 65, and 20, linking Albertville to Birmingham, Chattanooga, Nashville, and the broader Southeast. Huntsville International Airport, the region’s primary commercial aviation gateway, is located roughly one hour northwest, while an established network of state highways supports efficient local and regional travel for residents, businesses, and freight movement throughout Marshall County and beyond.



EDUCATION

Albertville is served by Albertville City Schools, a public school system recognized for its focus on student achievement, college readiness, and career-focused learning opportunities. Local educational options include Albertville High School, along with a network of elementary, middle, and early learning campuses that serve families throughout the community. For higher education, residents benefit from close proximity to Snead State Community College in nearby Boaz, which offers associate degree programs, workforce training, and dual enrollment opportunities, while additional four-year university options are available within the broader Huntsville and Birmingham regions.

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