

7% CAP | Below Market Rent | National Tenant

Mr. Electric<sup>™</sup>  
a Neighborly company

# 1110 Emory Folmar Blvd – **FOR SALE**

Montgomery, AL 36110



 **MOORE**  
MANAGEMENT | BROKERAGE | INVESTMENT

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# 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

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



# PROPERTY HIGHLIGHTS

- **NOI of \$116,765 | 7% cap rate**
- **Below market rent-** CURRENT RATE IS \$5.50/SF, Market Rents are \$6.50 - \$7.00
- **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



EMORY FOLMAR BLVD

\*Boundaries are approximate

 **PROPERTY PHOTOS**



 **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

 <b>± 47,526</b> VPD Eastern Blvd	 <b>± 35,494</b> People Within 3 Miles	 <b>\$60,550 +</b> Average HH Income
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# RETAIL MAP



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