

INVESTMENT-GRADE AT&T | LOCATED ACROSS
FROM WALMART & THE HOME DEPOT

210 W Commerce St, Brownwood, TX 76801



edge



AT&T

**210 W Commerce St
Brownwood, Texas 76801**

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edge

PROPERTY

AT&T

LOCATION

210 W Commerce St, Brownwood, TX 76801

PRICE

\$2,348,000

CAP

6.35%

GLA

4,200 sf



- **Dominant Local AT&T Location:** Only store within 15 miles and among the top 40% of AT&T locations in Texas and nationwide by visits.
- **Investment-Grade Credit Tenant:** AT&T is rated “BBB” by S&P and “Baa2” by Moody’s, both considered investment-grade ratings. The company operates more than 5,900 stores nationally and generated more than \$122.3 billion in revenue in 2024.
- **Long-Term AT&T Occupancy:** AT&T has occupied the Property under a lease dating back to 2010, demonstrating a strong historical commitment to the location.
- **Recent Five-Year Lease Extension:** The lease has been extended through July 31, 2031, providing approximately five years of contractual income from the beginning of the new extension period.
- **Recognizable National Tenant:** The Property is leased to New Cingular Wireless PCS, LLC, doing business as AT&T Mobility, a nationally recognized telecommunications provider.
- **Stable In-Place Income:** Beginning August 1, 2026, the Property will generate annual fixed rent of \$149,100, or \$12,425 per month.
- **Strategic Retail Location:** The Property is positioned along Brownwood’s established Commerce Street corridor, surrounded by complementary retail and service-oriented uses.
- **Limited Near-Term Rollover Risk:** The recently executed lease extension reduces near-term leasing exposure and provides predictable cash flow through July 2031.

EXECUTIVE SUMMARY

PRICE	\$2,348,000
CAP	6.35%
GLA	4,200 sf
LAND	0.97 ac



Prime location off Hwy 84 across from Walmart & The Home Depot



#1 most visited mobile phone shop in 15-miles (Per Placer.ai)



Located in the Brownwood retail node, which experienced 6.3M visits in 2025



\$67,999 average household income within 5-miles

AT&T (the “Property”) is a single-tenant retail property located at 210 W Commerce Street in Brownwood, Texas. Positioned along one of Brownwood’s primary commercial corridors, the Property benefits from convenient access, strong visibility, and proximity to surrounding retail, restaurant, residential, and service-oriented uses.

The Property comprises approximately 4,200 rentable square feet and is fully occupied by New Cingular Wireless PCS, LLC, doing business as AT&T Mobility. AT&T has operated at the location under a lease originally executed in 2010, demonstrating a long-term commitment to the site. The tenant recently extended its lease through July 31, 2031, providing investors with stable in-place income and limited near-term rollover exposure.

This offering presents investors with the opportunity to acquire a fully occupied, single-tenant retail asset leased to one of the nation’s most recognizable telecommunications providers. The tenant’s operating history, recent lease extension, and established location position the Property as an attractive net lease investment in a regional Central Texas market.

MARKET OVERVIEW

Brownwood is a regional commercial and employment center serving Brown County and the surrounding Central Texas communities. The city functions as a retail, healthcare, education, and service hub for a broader rural trade area, supporting continued demand for well-located commercial properties.

The Property is situated along the Commerce Street retail corridor, one of Brownwood’s principal commercial thoroughfares. The surrounding area includes national and regional retailers, restaurants, financial institutions, hotels, and neighborhood services. This concentration of commercial activity generates consistent customer traffic and reinforces the location’s long-term viability for AT&T.

Brownwood’s central location, established infrastructure, and role as a regional service center make the market attractive to tenants seeking visibility, accessibility, and limited direct competition compared with larger metropolitan areas.

TENANT PROFILE



AT&T

Headquartered in Dallas, Texas, AT&T is one of the largest telecommunications and media conglomerates in the world, with a vast network of operations across mobile and broadband communications, pay television, and other related services. With over 5,900 stores across the United States, AT&T is ranked #74 on the Fortune 500 list and reported revenue in excess of \$122.3 billion in 2024. AT&T is the world's third largest telecommunications company by revenue and third largest wireless carrier in the United States with over 117.9 million subscribers. AT&T corporate credit is rated "BBB" by S&P and "Baa2" by Moody's, both considered investment grade.

WEBSITE:	www.att.com
FOUNDED:	1983
NUMBER OF LOCATIONS:	±5,900
NUMBER OF EMPLOYEES:	±133,000
STOCK SYMBOL:	T
HEADQUARTERS:	Dallas, Texas

The Property



PROPERTY DETAILS



PRICE

\$2,348,000



ADDRESS

**210 W Commerce St
Brownwood, TX 76801**



YEAR BUILT

2011



LAND AREA

0.97 Acres



BUILDING AREA/GLA

4,200 SF



ZONING TAX
AUTHORITY/ ID

Brown County / 54553



TAX ASSESSMENT/RATE

**\$941,590 /
2.13422%**



RETAIL ANCHORS

**Walmart & The Home Depot
±3.2M Visits in 2025**
Per Placer.ai



AERIAL



SURVEY

