

SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



RECENTLY EXERCISED OPTION | ANNUAL RENTAL INCREASES | AHHI OF MORE THAN \$103,900 (1-MILE RADIUS)



2927 Ross Clark Circle

DOTHAN ALABAMA

ACTUAL SITE



EXCLUSIVELY MARKETED BY



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NATIONAL NET LEASE

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



Westgate Plaza

Northside Plaza

Shops On The Circle

AT&T

bealls

BAUMAN DR
 PEOPLESOUTH BANK
 Domino's Pizza

ROSS CLARK CIR 34,500 VPD



BRACKIN
APPLANCE
McDonald's
CANTONLANDS
RESTAURANT

DOUBLE TREE
by Hilton
VW
CARMAX

ACE
The helpful place
Bojangles
LOWE'S
STORAGE

THREELINGER

DYNAMIC
Yoga & Wellness
InTown
SUITES
KING'S
FURNITURE & APPLIANCES

DOLLAR GENERAL

EconoLodge

WAFLE
HOUSE
BAYMONT
INN & SUITES

Barstone Apartments

Domino's Pizza

TA

PEOPLESOUTH BANK

EconoLodge

DAYBREAK SUITES
Extended Stay

6

BAUMAN DR

34,500 VPD

ROSS CLARK CIR

OUTBACK
STEAKHOUSE
AMERICAN
SELF STORAGE

AT&T

CAMPING
WORLD

231

210

Quick Labs

ups

FIT-CULTURE
BE STRONG. LIVE WELL



OFFERING SUMMARY



OFFERING

Pricing	\$1,751,000
Net Operating Income	\$113,820
Cap Rate	6.50%

PROPERTY SPECIFICATIONS

Property Address	2927 Ross Clark Circle, Dothan, Alabama 36301
Rentable Area	5,500 SF
Land Area	0.98 AC
Year Built	1997
Tenant	AT&T
Lease Signature	Authorized Retailer (Alliance Mobile - 300+ locations)
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Term	6 Years
Increases	2% Annual Increases
Options	2 (5-Year)
Rent Commencement	May 1, 1996
Lease Expiration	January 31, 2032

[CLICK HERE FOR A FINANCING QUOTE](#)

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5,786

LOCATIONS
NATIONALLY

\$125B

TOTAL
SALES

S&P: BB

CREDIT
RATING



Tenant Name	Square Feet	LEASE TERM		RENTAL RATES				
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
AT&T	5,500	5/1/1996	1/31/2032	Current	2%	\$9,485	\$113,820	2 (5-Year)
				2/1/2027	2%	\$10,065	\$120,780	

2% Annual Increases Throughout Each Option Term

Recently Extended Lease | Options To Extend | Annual Rental Increase | Established Tenant

- AT&T recently exercised its option and extended the lease through 2032
- Established credit tenant operating at the site since 1996
- Lease features 2% annual rental increases, steadily growing NOI and providing a hedge against inflation

Absolute NNN | 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

Nearby National Credit Tenants | High Traffic Counts | Excellent Visibility & Access

- The site is located within a dominant retail corridor featuring major national tenants including HomeGoods, Office Depot, Lowe’s Home Improvement, Sam’s Club, Hobby Lobby, Publix, and more
- The property benefits from direct frontage and visibility along Ross Clark Circle, which sees an average of 34,000 vehicles per day, making it one of Dothan’s primary thoroughfares
- AT&T also benefits from the strong traffic counts along W Main Street (Highway 84), which sees an average of 45,000 vehicles per day

New Amazon Distribution Facility | Strong Regional Connectivity | New Developments | Infrastructure Improvements

- New Amazon 90,000-SF distribution facility represents a \$30 Million investment expected to improve regional delivery times, create new jobs, and further strengthen the local economy ([Article Link](#))
- The city continues to expand with a 23.8-acre mixed-use development opportunity positioned at the signalized intersection of Ross Clark Circle and Highway 84, featuring flexible MUD4 zoning that allows for a wide variety of mixed-use development opportunities
- ALDOT’s planned roadway expansion along Ross Clark Circle and US-231 is expected to improve accessibility and support continued commercial growth throughout one of Dothan’s primary retail corridors ([Article Link](#))
- The city’s strategic location along Highway 84 and Highway 231 provides strong regional connectivity between Southeast Alabama, Southwest Georgia, and the Florida Panhandle

Strong Demographics In Immediate Trade Area

- More than 72,000 residents and 55,000 employees support the trade area
- \$83,165 average household income

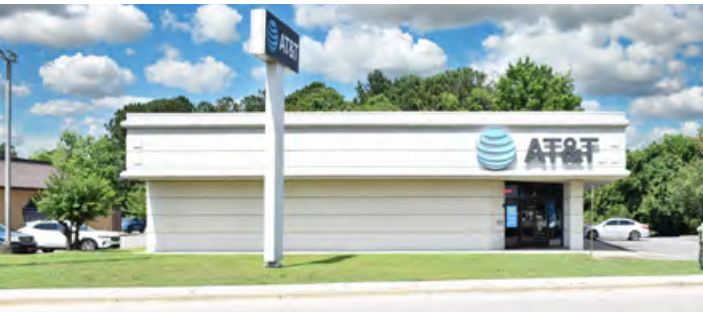
PROPERTY PHOTOS



WATCH DRONE VIDEO



PROPERTY PHOTOS



BRAND PROFILE



AT&T

att.com

Company Type: Public (NYSE: T)

Locations: 5,786+

2025 Employees: 132,590

2025 Revenue: \$125.65 Billion

2025 Net Income: \$21.95 Billion

2025 Assets: \$420.20 Billion

2025 Equity: \$110.53 Billion

Credit Rating: S&P: BB

AT&T Inc. provides telecommunications and technology services worldwide. The company operates through two segments, Communications and Latin America. The Communications segment offers wireless voice and data communications services; and sells handsets, wireless data cards, wireless computing devices, carrying cases/protective covers, and wireless chargers through its own company-owned stores, agents, and third-party retail stores. It helps more than 100 million U.S. families, friends and neighbors, plus nearly 2.5 million businesses, connect to greater possibility. From the first phone call 150+ years ago to their 5G wireless and multi-gig internet offerings today, AT&T innovate to improve lives. There are 5,786 AT & T locations in the United States as of May 04, 2026.

Source: about.att.com, finance.yahoo.com

PROPERTY OVERVIEW



LOCATION



Dothan, Alabama
Houston, Dale & Henry County

ACCESS



Ross Clark Circle/U.S. Highway 231: 1 Access Point

TRAFFIC COUNTS



Ross Clark Circle/U.S. Highway 231: 34,500 VPD
Fortner Street: 7,800 VPD
W. Main Street/U.S. Highway 84: 45,000 VPD

IMPROVEMENTS



There is approximately 5,500 SF of existing building area

PARKING



There are approximately 35 parking spaces on the owned parcel.
The parking ratio is approximately 6.23 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 09-05-22-3-002-002-003
Acres: 0.98
Square Feet: 42,623

CONSTRUCTION



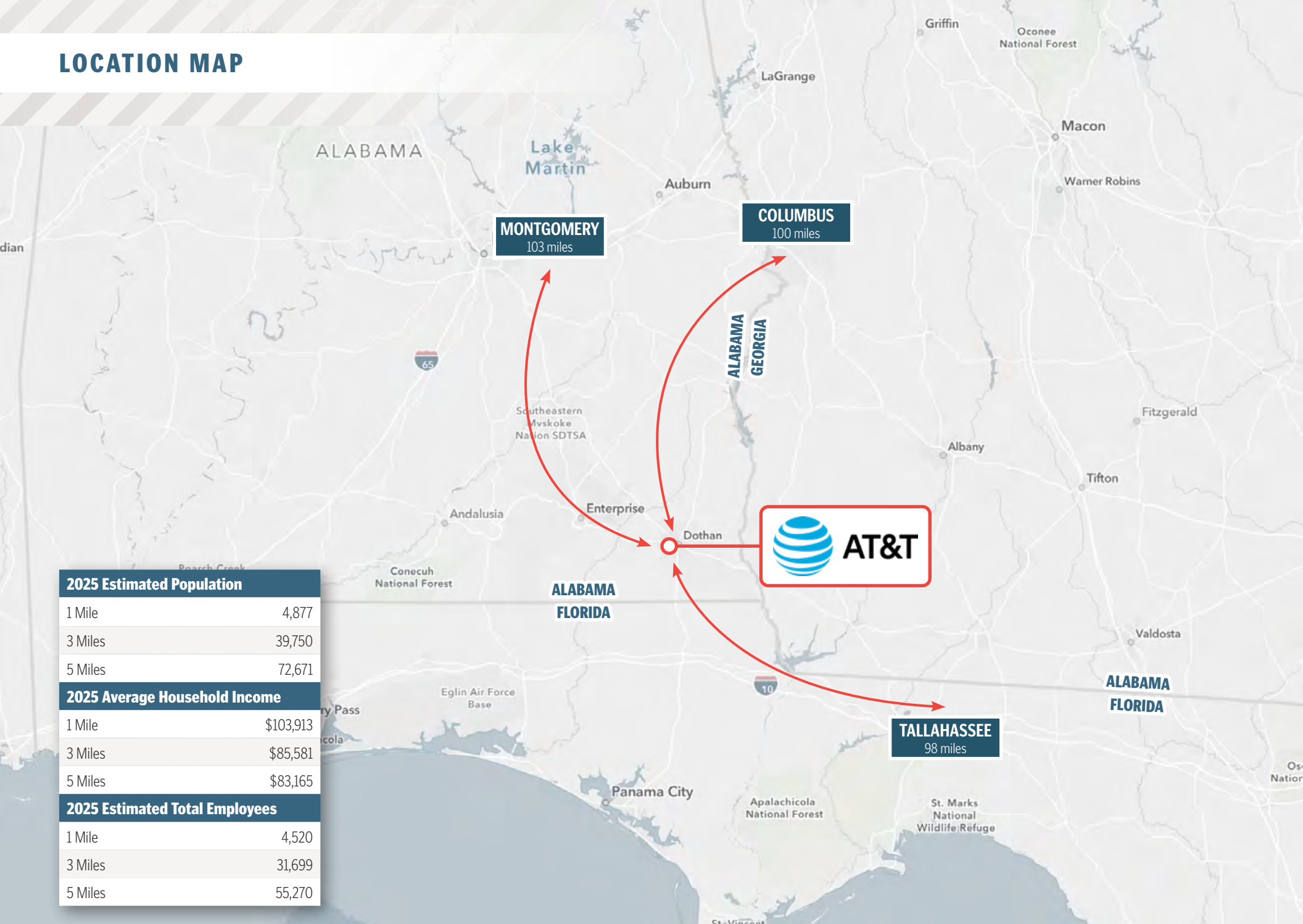
Year Built: 1997

ZONING



Commercial

LOCATION MAP



2025 Estimated Population

1 Mile	4,877
3 Miles	39,750
5 Miles	72,671

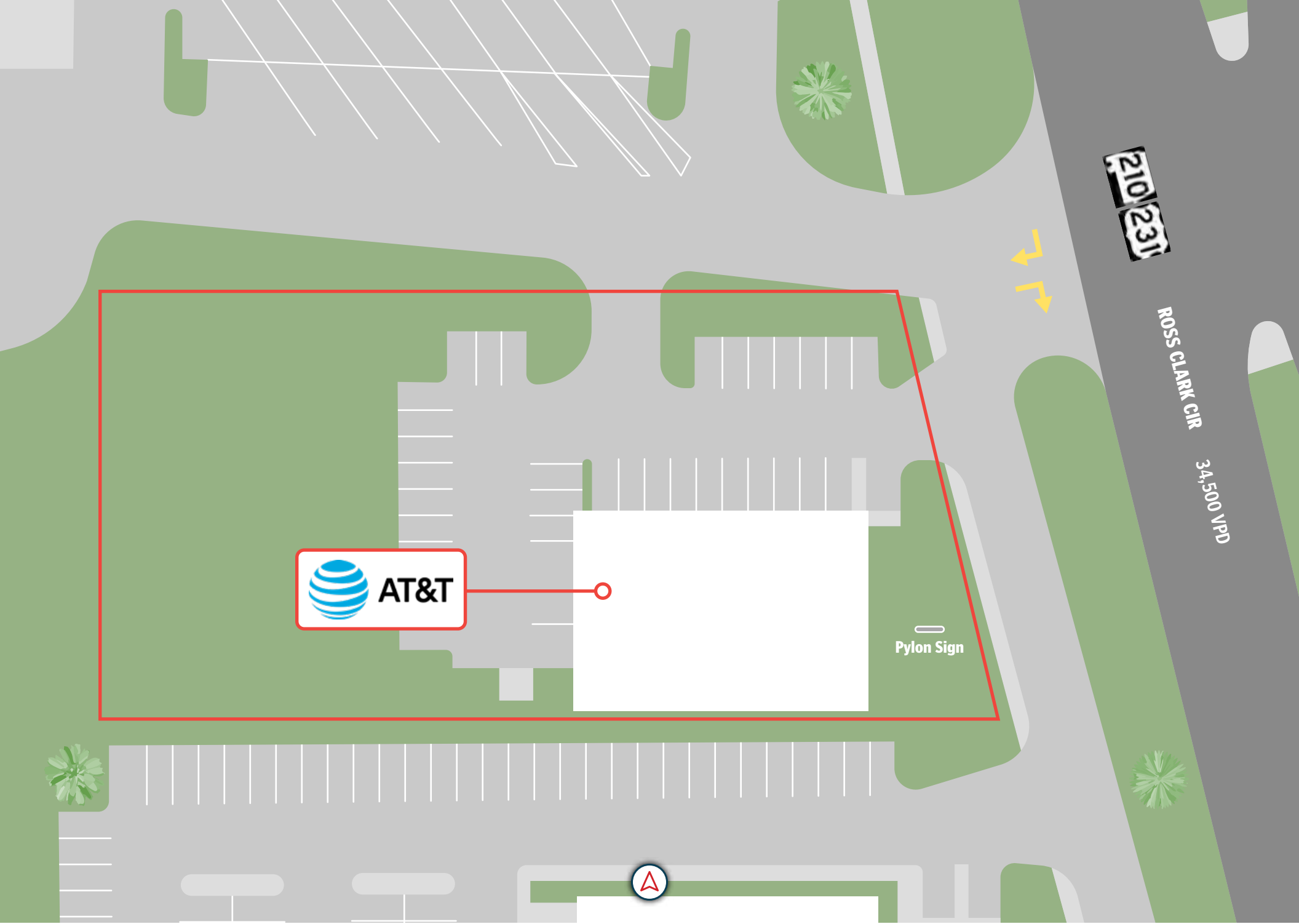
2025 Average Household Income

1 Mile	\$103,913
3 Miles	\$85,581
5 Miles	\$83,165

2025 Estimated Total Employees

1 Mile	4,520
3 Miles	31,699
5 Miles	55,270







	1 Mile	3 Miles	5 Miles
Population			
2025 Estimated Population	4,877	39,750	72,671
2030 Projected Population	4,926	39,993	73,001
2025 Median Age	44.9	41.1	40.7
Households & Growth			
2025 Estimated Households	2,323	17,818	31,344
2030 Projected Households	2,391	18,258	32,088
Income			
2025 Estimated Average Household Income	\$103,913	\$85,581	\$83,165
2025 Estimated Median Household Income	\$75,101	\$63,292	\$61,105
Businesses & Employees			
2025 Estimated Total Businesses	436	2,604	3,805
2025 Estimated Total Employees	4,520	31,699	55,270



DOTHAN, ALABAMA

Dothan is a city in Dale, Henry, and Houston counties in the U.S. state of Alabama. The City of Dothan had an estimated population of 71,582 as of 2025. The City of Dothan is located in the southeastern part of the State of Alabama approximately 20 miles west of the State of Georgia and 18 miles north of the State of Florida. The city is a rapidly growing and thriving community built around the landmarks of its past. In addition to being the center for recreation, business, industry, agriculture, healthcare and retail trade in the area, Dothan offers the charm and friendliness of the Deep South. Proclaimed “Peanut Capital of the World,” Dothan has become a melting pot due to its friendly atmosphere and southern hospitality.

Dothan has a diverse economy. Agriculture is the largest industry, though retail sales and restaurants have experienced rapid growth in recent years. Peanut production remains a mainstay of the agricultural sector, but cotton is gaining in importance. Tomato production is significant as well, especially in the nearby town of Slocomb, which styles itself “the Tomato Capital of the World”. Wallace Community College serves as a catalyst for the area to support industry, healthcare, academics, business, adult education, and an array of workforce development support tailored to meet the needs of industry. Steady growth and stability have attracted diverse businesses and industries to the Dothan area in an array of industry sectors that include Aerospace/Aviation, Ag Tech and Food, Automotive, Bioscience, Metals and Advanced Materials, Forestry Products, Innovation, and Operations and Logistics.

While in Dothan, you can spend your leisure time at Solomon Park, Baumans Pond Park, Kelly Springs Recreation Area, Fairview Park, Landmark Park, and Murphys Mill Historical Site. The GW Carver Interpretive Museum and Wiregrass Museum of Art are also worth visiting. The Woodland Shopping Center, Parkway Plaza Shopping Center, Porter Square Mall Shopping Center, Northside Mall Shopping Center, Bel Aire Shopping Center, Parkway Plaza Shopping Center, and Wiregrass Mall Shopping Center are some of the local shopping centers.



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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