

EXECUTIVE SUMMARY

# AT&T - Lake Village, Arkansas

923 Highway 65 | Lake Village, Arkansas 71653



Marcus & Millichap

LAGOS-WOLANSKY RETAIL GROUP

## OFFERED EXCLUSIVELY BY



**Alex Wolansky, CCIM**  
Managing Director Investments  
713.452.4292  
alex.wolansky@marcusmillichap.com  
License: TX 702899



**Gus N. Lagos**  
Senior Managing Director Investments  
713.452.4257  
gus.lagos@marcusmillichap.com  
License: TX 419197

Broker of Record

**Steve Greer**  
10527 Kentshire Ct., Ste. B  
Baton Rouge, LA 70810  
225.376.6800  
License: BROK.995710346-ACT

Activity ID: ZAG0040566

# Marcus & Millichap

**WWW.LAGOSRETAIL.COM**

3 Riverway, Suite 800, Houston, Texas 77056

Real Estate Investment Sales • Financing • Research • Advisory Services

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## PROPERTY OVERVIEW

 **PRICE**  
**\$850,000**

Cap Rate:	7.06%
NOI:	\$60,000
Price/SF:	\$472.22
Building GLA:	1,800 SF
Total Land Area:	0.90 AC
Year Built:	2016
Lease Term Remaining:	Approximately 1.6 Years
Parcel ID:	030-00098-000

Marcus & Millichap is pleased to exclusively offer for sale a freestanding AT&T store operated by Prime Communications, the largest AT&T Authorized Retailer in the United States. The subject property is located at 923 Highway 65 in Lake Village, Arkansas. The AT&T features a triple-net lease, with landlord responsibilities only consisting of roof and structure repair/replacement. This 1,800-square-foot, freestanding building fronts Highway 82, which sees 11,923 vehicles per day. The AT&T site is located across from McDonalds, along the main thoroughfare of Lake Village.

The lease commenced in 2016 and the current term extends through 2027. The tenant has four two-year renewal options with two percent increases per renewal option. The lease is guaranteed by Prime Comms Retail, LLC, the largest AT&T authorized retailer in the nation (2,000 locations).

## INVESTMENT HIGHLIGHTS



**Lease Guaranteed by Prime Comms Retail LLC:**  
Largest AT&T Authorized Retailer in the United States



**Frontage to Highway 82:** Main Thoroughfare of Lake Village, Arkansas



**Across From McDonald's**



**Triple-Net Lease**

AERIAL



11,923  
VPD

Subject  
Property

Lake Village  
Seed & Tire



HIGHWAY 65



DOLLAR  
GENERAL



Simmons  
Bank



McDonald's



SUBWAY



Rodney Angel  
Sports Complex



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Ultimately, our Debt Placement capabilities drive lenders to work in partnership with our retail clients to achieve a balanced capital stack that results in favorable leverage levels, loan pricing, terms, and options.



Lagos-Wolansky sales listing financed by Jamie Safier



NATIONAL PLATFORM  
OPERATING WITHIN THE  
FIRM'S **81** BROKERAGE  
OFFICES



**414** UNIQUE CAPITAL  
SOURCES FUNDED MMCC  
DEALS



**1,557** CLOSED  
DEBT & EQUITY  
FINANCINGS



**\$11.6B** TOTAL  
FINANCING  
NATIONAL VOLUME

Year Ending December 31, 2025

## FINANCING INTERMEDIARIES CONTACTS

**Jamie Safier**  
Managing Director  
713.239.0501  
jamie.safier@marcusmillichap.com

**Thomas Monge**  
Associate  
713.239.0515  
thomas.monge@marcusmillichap.com

# Marcus & Millichap Capital Corporation

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**LAGOSRETAIL.COM**

**THREE RIVERWAY, SUITE 800, HOUSTON, TEXAS 77056**  
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