

SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



AT&T

(S&P: BBB | NYSE: T)

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



2927 Ross Clark Circle

DOTHAN ALABAMA

ACTUAL SITE



SRS

CAPITAL
MARKETS

EXCLUSIVELY MARKETED BY



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NATIONAL NET LEASE

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







XTREME AIR
MEGA PARK
DOTHAN

APS
ADVANCED
PRODUCT
SOLUTIONS

PERPETUA.LIFE

Westin Place

ExxonMobil

gerber
COLLISION & GLASS

ORKIN

MARINER
FINANCE

AT&T

CAMPING
WORLD

OUTBACK
STEAKHOUSE

AMERICAN
SELF STORAGE

6

DAYBREAK SUITES
LAWRENCEVILLE

Barstone
Apartments

231

210

ROSS CLARK CIR 34,500 VPD



BAUMAN DR

Domino's Pizza

PEOPLESOUTH BANK

ups

Quick Labs

TA



OFFERING SUMMARY



5,786

LOCATIONS
NATIONALLY

\$125B

TOTAL
SALES

S&P: BB

CREDIT
RATING

OFFERING

Pricing \$1,695,000

Net Operating Income \$120,780

Cap Rate 7.13%

* NOI reflects the February 2027 contractual rent increase. If Close of Escrow occurs prior to the rent increase, Seller will credit Buyer at Closing for the difference between the current and increased rent

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% Every 5 Years

Options 2 (5-Year)

Rent Commencement May 1, 1996

Lease Expiration January 31, 2032

[CLICK HERE FOR A FINANCING QUOTE](#)

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RENT ROLL & INVESTMENT HIGHLIGHTS



LEASE TERM						RENTAL RATES		
Tenant Name	Square Feet	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)
(Corporate Signature)				2/1/2027	2%	\$10,065	\$120,780	

* NOI reflects the February 2027 contractual rent increase. If Close of Escrow occurs prior to the rent increase, Seller will credit Buyer at Closing for the difference between the current and increased rent

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

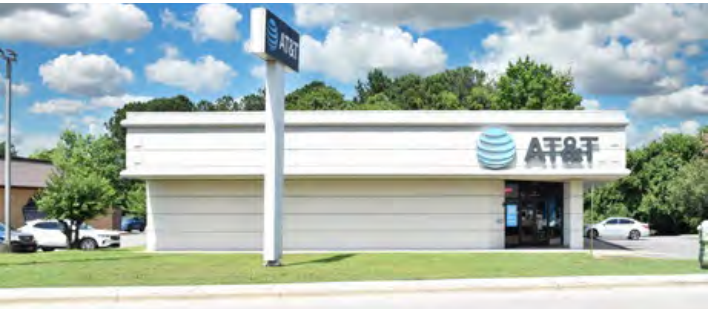
PROPERTY PHOTOS



WATCH DRONE VIDEO



PROPERTY PHOTOS





RETAIL DOORS

We currently have 378 locations as far north as New Hampshire, as far west as Utah, and as far south as Florida.



STATES

We have AT&T retail locations in twenty-six states.

ALLIANCE MOBILE

Alliance Mobile is a leading AT&T Authorized Retailer committed to delivering the latest technology solutions and exceptional customer service across 26 states. Guided by its mission, “An Alliance that provides an extraordinary experience to our customers and communities while paving the way for our team to grow professionally and personally as AT&T’s #1 Partner,” the company continues to build a strong reputation for service, innovation, and long-term growth.

Established in May 2022, Alliance Mobile is backed by founders with more than 30 years of telecommunications industry experience and has rapidly expanded its footprint nationwide. Today, the company operates 378 retail locations across 26 states and is supported by a diverse team of more than 1,000 retail and business support personnel.

Customers have access to a full suite of industry-leading products and services, including AT&T Wireless, AT&T Internet, DIRECTV, and FirstNet, along with smartphones, tablets, high-speed internet, smart home security, home automation, and business connectivity solutions. Alliance Mobile’s award-winning and small business-certified team provides personalized support and industry expertise tailored to both consumers and businesses.

With hundreds of retail locations nationwide and decades of industry experience, Alliance Mobile remains focused on delivering best-in-class technology solutions while fostering meaningful relationships with customers, communities, and team members alike.

Source: aalliancemobile.com

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



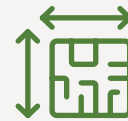
There is approximately 5,500 SF of existing building area

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



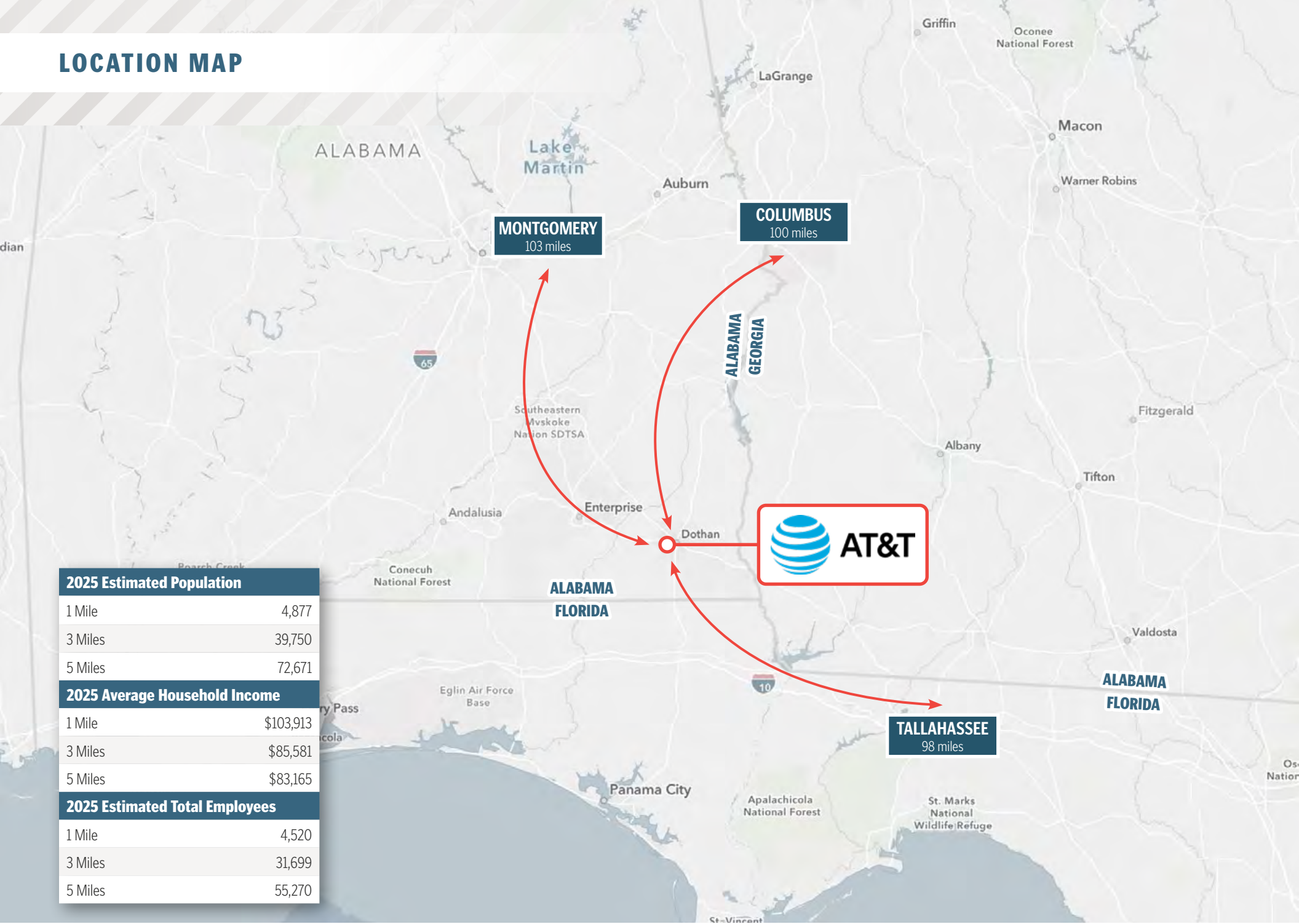
Year Built: 1997

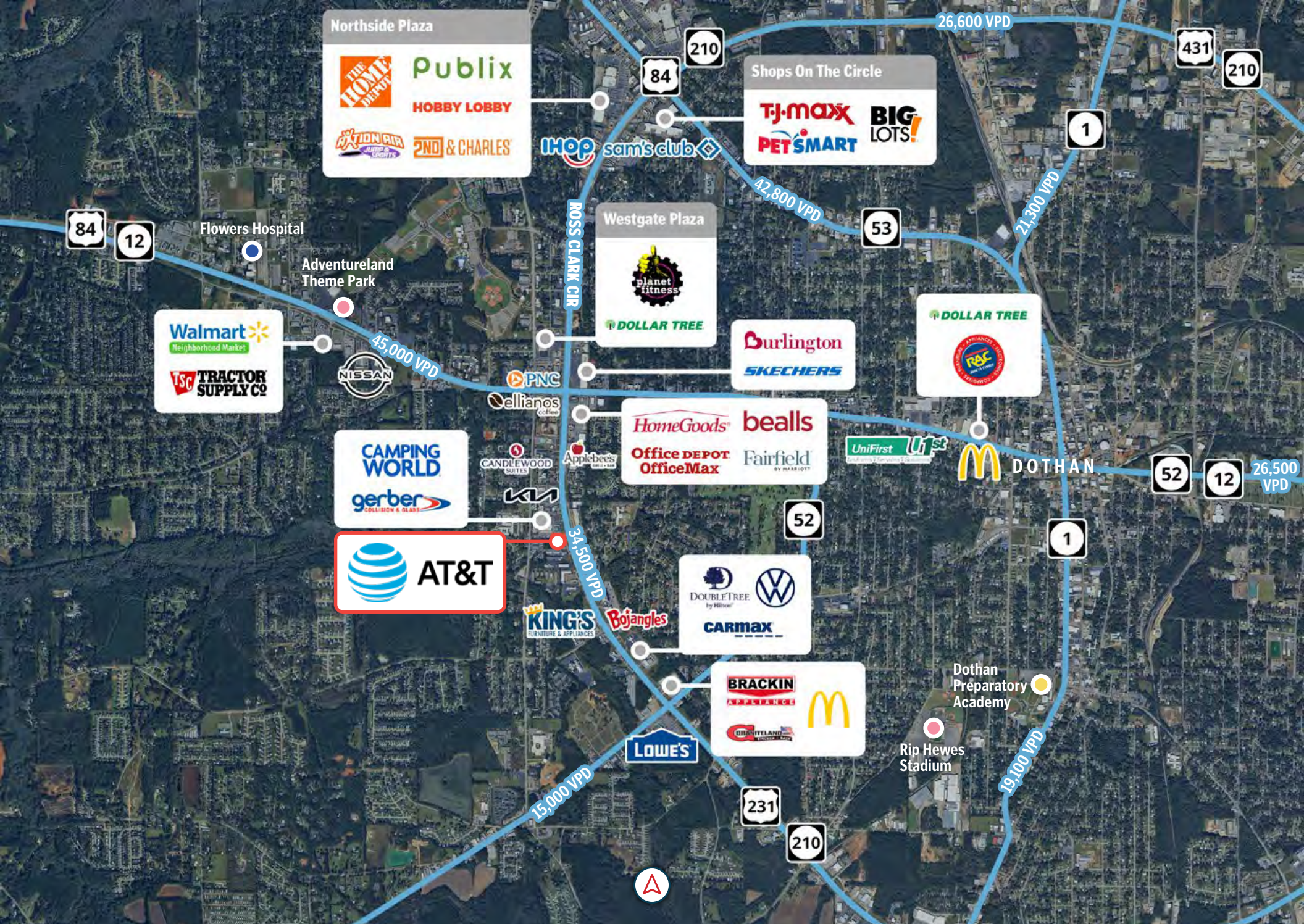
ZONING

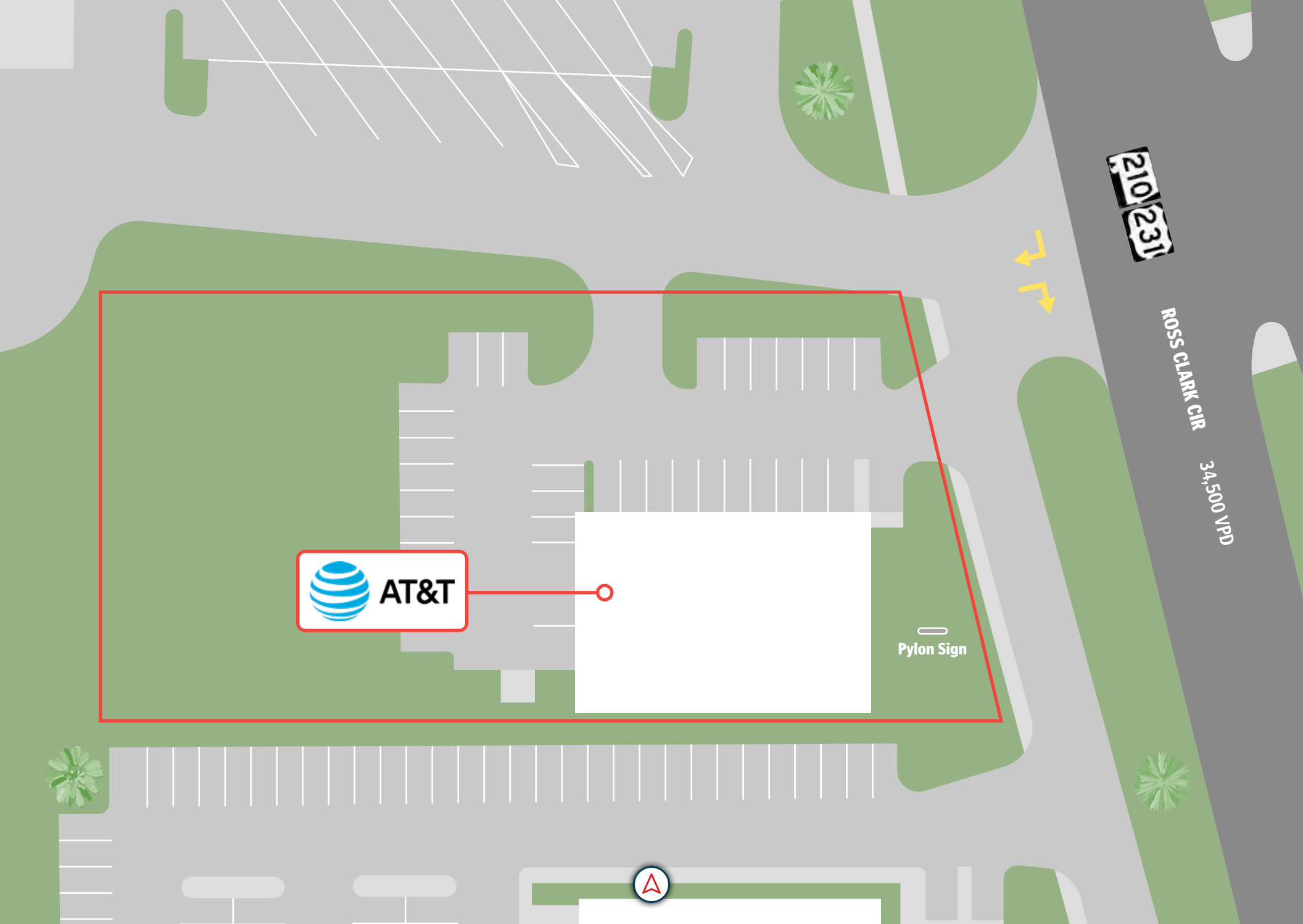


Commercial

LOCATION MAP







AREA OVERVIEW



	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



OF GOING THE EXTRA MILE

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