



1008 SOUTH STATE ST.
Clarksdale, MS 38614

**Retail
Investment Opportunity**
Offering Memorandum



Representative Photo

MATTHEWS™

EXCLUSIVELY LISTED BY

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Broker of Record

License No. C-11708 (MS)

IN CONJUNCTION WITH



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PROPERTY OVERVIEW

T-Mobile

1008 South State St, Clarksdale, MS 38614



Representative Photo

INVESTMENT HIGHLIGHTS

Lease & Location Highlights

- **Corporate Lease with T-Mobile:** Over six years remaining on a 10-year absolute NNN lease with T-Mobile, a leading national wireless carrier.
- **2021 Retrofit:** The property was fully retrofitted in 2021 to meet T-Mobile's current specifications, minimizing near-term capital expenditure.
- **Scheduled Rent Increase:** Lease includes a 10% rent escalation in 2027, contributing to an adjusted cap rate of 8.00%.
- **Prime Retail Positioning:** Strategically located along South State Street, the primary commercial corridor in Clarksdale, and outparcel to a high-performing Walmart Supercenter.
- **Established Retail Trade Area:** Surrounded by nationally recognized tenants including Walmart, McDonald's, Kroger, AutoZone, O'Reilly Auto Parts, Dollar Tree, Murphy USA, Popeyes, Taco Bell, and Hibbett Sports, reinforcing long-term retail demand.
- **Demographic Profile:** The property benefits from a ± 5 -mile population base of approximately 14,844 residents, supporting consistent consumer traffic.
- **Regional Accessibility:** Strong connectivity via U.S. Route 61 and U.S. Route 49, with Clarksdale located approximately 75 miles south of Memphis, a major economic hub in the Mid-South.

Tenant Highlights

- **National Wireless Carrier:** T-Mobile is one of the largest wireless service providers in the United States, serving approximately 139.9 million customers as of Q3 2025.
- **Extensive Retail Footprint:** Operates over 6,200 retail locations nationwide, offering broad market coverage, strong brand recognition, and convenient customer access across both postpaid and prepaid service segments.
- **Impressive Financial Performance:** Reported \$81.40 billion in total revenue for FY 2024, underscoring consistent top-line growth and a stable, recurring revenue model driven by subscription-based wireless services.



Representative Photo



 **Clarksdale High School**
±450 Students



Subject Property 



161

±11,700 VPD

278

FINANCIAL OVERVIEW

T-Mobile

1008 South State St, Clarksdale, MS 38614



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FINANCIAL SUMMARY

\$1,150,975

List Price

8.00%

Cap Rate

±0.90 AC

Lot Size

±2,462 SF

GLA

Property Details

Tenant Trade Name	T-Mobile
Year Built/Renovated	2006/2021
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NN+
Roof and Structure	Landlord Responsible
Original Lease Term	10 Years
Rent Commencement Date	12/3/2021
Lease Expiration Date	12/31/2031
Term Remaining on Lease	±6 Years
Options	Three, 5-Year
Increase	10% In 2027 & Options

Annualized Operating Data

	Monthly Rent	Annual Rent	Increase	Cap Rate
1/1/2027 - 12/31/2028	\$7,673.17	\$92,078.00	10%	8.00%
Option 1	\$8,440.56	\$101,286.68	10%	8.80%
Option 2	\$9,284.61	\$111,415.35	10%	9.68%
Option 3	\$10,213.07	\$122,556.88	10%	10.65%

Tenant has the right to terminate the lease after year 7

TENANT SUMMARY

Year Founded
1994

Headquarters
Bellevue, WA

Ownership Status
Public

Employees
70,000+

Locations
6,220+

Credit Rating
BBB+

Annual Revenue
\$81.4 Billion

T Mobile™

Tenant Overview

T-Mobile US is a leading national wireless carrier known for its bold “Un-carrier” positioning, which has redefined the telecom landscape through transparent pricing, no-contract plans, and a customer-first mindset. Headquartered in Bellevue, Washington, the company has scaled rapidly since its 2020 merger with Sprint and now operates multiple consumer brands—including Metro, Mint, and Ultra Mobile—to serve a diverse subscriber base.

Backed by majority owner Deutsche Telekom, T-Mobile leverages global resources while maintaining U.S.-focused agility, earning significant market share through 5G leadership, digital innovation, and aggressive growth strategies.

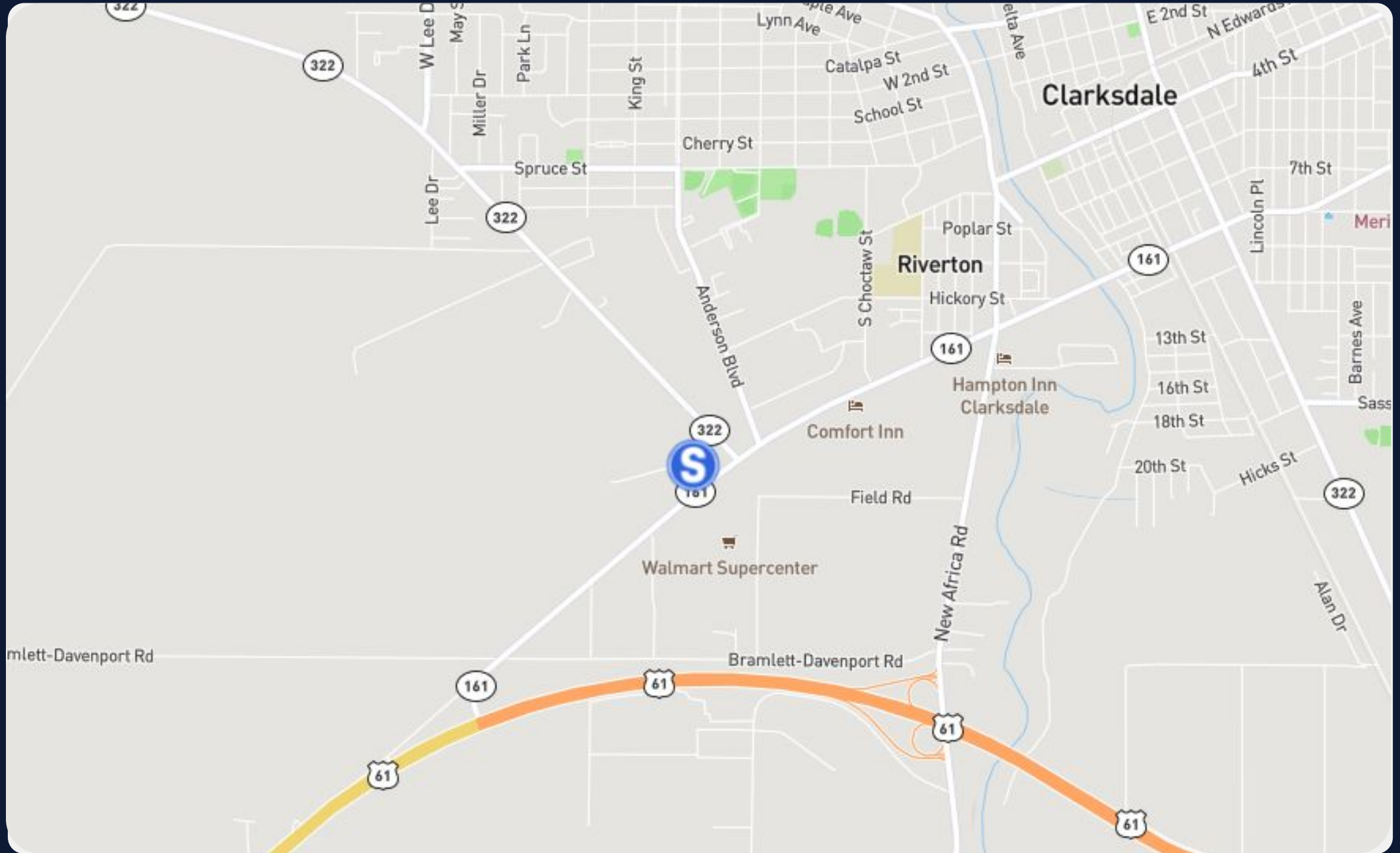
Why Invest in T-Mobile?

- **Nationally Recognized, High-Growth Brand:** T-Mobile is a top U.S. wireless carrier with over 130 million subscribers, backed by strong brand equity and consistent market share expansion.
- **Stable, Investment-Grade Credit:** Holds a BBB+ rating (Fitch) with a positive outlook from S&P, reflecting strong cash flow, disciplined growth, and long-term financial health.
- **Extensive Retail Footprint:** Operates over 6,200 locations nationwide, including company-owned and authorized dealer stores, ensuring visibility and demand in both urban and suburban markets.
- **Innovation-Driven, Resilient Business Model:** As the industry’s “Un-carrier,” T-Mobile leads in 5G deployment, digital bundling, and customer-centric service, supporting long-term tenant stability and adaptability.

MARKET OVERVIEW

T-Mobile

1008 South State St, Clarksdale, MS 38614



CLARKSDALE, MS

Market Demographics

14,400

Total Population

\$35,210

Median HH Income

5,800

of Households

46.5%

Homeownership Rate

5,041

Employed Population

18.8%

% Bachelor's Degree

34.6

Median Age

\$84,200

Median Property Value

Local Market Overview

Clarksdale, Mississippi serves as the economic and retail hub of Coahoma County, strategically positioned at the junction of U.S. Routes 61 and 49, with direct access to Memphis approximately ±75 miles to the north.

The city supports a regional trade area with a ±5-mile population of over 15,000 and is anchored by essential retailers such as Walmart, Kroger, and national quick-service restaurants. While the local economy is modest, characterized by a lower cost of living and median household incomes below the national average, it remains stable and service-oriented, supporting consistent demand for daily-use tenants like wireless carriers.

In addition to its retail function, Clarksdale is recognized for its cultural and tourism appeal as the birthplace of the blues, drawing visitors to the Delta Blues Museum, historic venues, and music festivals throughout the year. This combination of regional commerce, cultural tourism, and essential services contributes to a reliable economic base that supports long-term retail tenancy.

Property Demographics

Population	3-Mile	5-Mile	10-Mile
Current Year Estimate	13,255	14,844	17,049
Households	3-Mile	5-Mile	10-Mile
Current Year Estimate	5,053	5,685	6,580
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$53,866	\$57,304	\$59,002

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **1008 South State Street, Clarksdale, MS, 38614** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

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