T-MOBILE - (BIRMINGHAM MSA)

1731 9TH AVE N, BESSEMER, AL 35020

TRI OAK
CONSULTING GROUP

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Phil Hontzas
Net Lease Advisor
(470) 443-9405
phil@tri-oak.com

Gregory Fitzgerald
Net Lease Advisor
(678) 500-9558
gfitz@tri-oak.com

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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT YOUR TRI-OAK CONSULTING GROUP AGENT FOR MORE INFORMATION.

Disclaimer: The information in this Offering Memorandum is obtained from sources we believe to be reliable; however, Tri-Oak Consulting Group has not verified and will not verify any of this information. Potential buyers are advised to take necessary steps to verify all details during the due diligence period.

4 | INVESTMENT HIGHLIGHTS

- **Recent 5-Year Lease Extension:** New lease term commenced February 2026, demonstrating T-Mobile's long-term commitment to the site.
- **Prime Signalized Corner Location:** Situated at the intersection of 9th Ave N and 18th St N with 32,000+ vehicles per day, providing strong visibility and accessibility.
- **Corporate-Guaranteed Lease:** Backed by T-Mobile US, Inc. (S&P: BBB-), one of the largest wireless providers in the United States.
- **Dense Retail Corridor:** Surrounded by national tenants including Walgreens, KFC, Sherwin-Williams, O'Reilly Auto Parts, NAPA Auto Parts, Family Dollar and more, driving consistent daily traffic.
- **Strategic Location in the Birmingham MSA:** Over 69,000 residents within a 5-mile radius and strong regional connectivity via Interstates 20, 59, and 459.
- **Growing Logistics & Industrial Hub:** Bessemer has seen major investment from companies such as Amazon, Carvana, BLOX, and other advanced manufacturing and logistics users, supporting employment and economic growth in the **Birmingham Metro area (1.1M+ population)**
- **Limited Cellular Competition:** No other major cellular carrier in close proximity, strengthening the location's long-term viability.
- **Build to Suit:** Was a build to suit In 2016 for T-Mobile

5 | OFFERING SUMMARY

LIST PRICE:	**$1,107,375**
CAP RATE:	**8.00%**

NOI:	$88,590
LEASE START:	2/1/2016
LEASE END:	1/31/2031
TERM REMAINING:	5 Years
OPTIONS:	Two, 5-Year Options
INCREASES:	10% Every 5-Years & In Each Option
BUILDING SIZE:	3,000 Square Feet
LOT SIZE:	0.33 Acres
YEAR BUILT:	2015
LEASE TYPE:	NN
GUARANTOR:	Corporate
TENANCY:	Single-Tenant
OWNERSHIP:	Fee Simple

LEASE YEAR	ANNUAL RENT	RENT INCREASES	CAP RATE
Current Term	$88,590	--	7.75%
OPTION 1	$97,809	10.00%	8.53%
OPTION 2	$107,590	10.00%	9.38%

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T-Mobile
ONE WAY

T-Mobile

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T-Mobile

T-Mobile

9 | TENANT OVERVIEW

Company:	**T-Mobile US, Inc.**
Year Founded:	**1994**
Locations:	**20,000+**
Annual Sales (2025):	**$88.31 Billion**
Website:	**https://www.t-mobile.com/**
Headquarters:	**Bellevue, Washington**
Guarantor:	**Corporate**

Based in Bellevue, Washington, T-Mobile US, Inc. is one of the largest wireless telecommunications providers in the United States, serving millions of consumer and business customers nationwide. The company operates thousands of retail locations across the country and delivers nationwide 5G and wireless voice and data services through its advanced network infrastructure.

Founded in 1994, T-Mobile is known for its customer-focused approach and innovation within the wireless industry. With a workforce of tens of thousands of employees, the company offers a broad range of mobile phones, devices, data plans, and related services, maintaining a strong national presence and a reputation as a leading, financially stable telecom operator.

LOCATION INFORMATION

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DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
POPULATION			
2025 Population	4,488	31,049	69,522
2030 Projection	4,438	30,660	69,042
HOUSEHOLDS			
2025 Households	1,886	12,792	28,476
2030 Projection	1,875	12,708	28,509
INCOME			
AVG. Household Income	$47,591	$59,112	$73,998

28,000+ VPD

along 9th Ave N

Bessemer Public LIbrary
FAMILY DOLLAR
19th St. N - 6,000+ VPD
Walgreens
18th St. N - 5,000+ VPD
New Life Interfaith Ministires
Bessemer City Fire Department
SUBJECT PROPERTY
NAPA
9th Ave N - 28,000+ VPD
SHERWIN WILLIAMS.
KFC
Petty's Chapel AME Zion Church
SUNOCO
Bob Sykes BAR-B-Q
SINCE 1957 BOBSYKES.COM

Major Employers & Industrial Investment

- **BLOX:** Modular healthcare construction manufacturer headquartered in Bessemer employing hundreds of workers and expanding advanced manufacturing operations.
- **Carvana Inspection & Reconditioning Center:** One of the largest automotive inspection facilities in the region bringing significant employment and vehicle logistics activity to the area. (+$40M Investment with 200K SF Facility and +300 New Jobs)
- **Amazon Fulfillment & Logistics Presence:** Major distribution facilities supporting regional e-commerce supply chains. (+325M Investment with an 855K SF Facility and +1,500 new jobs)
- **Mercedes-Benz U.S. International (Nearby Tuscaloosa County):** Major automotive manufacturing plant employing thousands across the region.
- **UAB Medical West Hospital Campus:** Major healthcare investment serving western Jefferson County. The new hospital campus represents a $360M+ investment featuring a ~412K SF, 200-bed facility that provides advanced medical services and supports thousands of healthcare jobs in the region.

Bessemer, Alabama is a historic city located just southwest of Birmingham in Jefferson County and is often referred to as the “Marvel City” due to its rapid growth during the late 19th century. Founded in 1886, Bessemer developed quickly as an industrial hub tied to the iron and steel boom that shaped much of central Alabama. Today, the city blends its industrial roots with suburban growth, offering a mix of residential neighborhoods, historic districts, and commercial corridors. Its proximity to Birmingham and access to major interstates makes Bessemer an important part of the greater Birmingham metropolitan area.

The main economic drivers in Bessemer include logistics and distribution, manufacturing, retail, and healthcare. The city’s location along Interstates 20 and 59 has attracted large distribution centers and warehouses, supporting regional and national supply chains. Manufacturing remains a key contributor, with both legacy industrial operations and modern facilities providing employment. Retail plays a significant role as well, anchored by developments such as the Promenade at Tannehill, which serves shoppers from across western Jefferson County. Additionally, healthcare and public services provide stable employment, while nearby automotive and advanced manufacturing operations in the broader region further strengthen Bessemer’s economic base.

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