

# T-Mobile™

969 CRESWELL LANE  
OPELOUSAS, LA

**MATTHEWS™**  
REAL ESTATE INVESTMENT SERVICES



**OFFERING  
MEMORANDUM**

REPRESENTATIVE PHOTO

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## EXCLUSIVELY LISTED BY

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# SECTION 1 EXECUTIVE OVERVIEW



## INVESTMENT HIGHLIGHTS

- » Brand new 2021 retrofit which will be completed in August 2021
- » 7-Year corporate NNN lease which is scheduled to commence in early August 2021
- » Extremely rare 10% rent increase in year 5 and all three option periods (cap rate will increase to 7.01%, assuming a purchase at list price)
- » Attractive 6.38% cap rate on a bite sized deal
- » Traffic counts on Creswell Ln exceed 17,000 vehicles daily
- » 5-Mile population of 30,330 residents
- » Local retail tenants include Walmart, McDonald's, Burger King, Taco Bell, Raising Cane's, Harbor Freight Tools, Planet Fitness, Dollar General, and many more!

## TENANT HIGHLIGHTS

- » T-Mobile is the second-largest wireless carrier in the United States, with more than 103 million subscribers at the end of Q1 2021
- » T-Mobile has approximately 8,180 retail locations throughout the United States
- » In 2020 T-Mobile and Sprint Corporation merged, with T-Mobile now being the whole owner of Sprint

## INVESTMENT SUMMARY

» <b>PROPERTY ADDRESS</b>	969 Creswell Lane Opelousas, LA 70570
» <b>OFFERING PRICE</b>	\$1,050,000
» <b>CAP RATE</b>	6.38%
» <b>GLA</b>	±3,825 SF
» <b>TOTAL LAND AREA</b>	±20,904 SF (±0.48 AC)
» <b>YEAR REMODELED</b>	2021

# SECTION 2 FINANCIAL OVERVIEW

## TENANT SUMMARY

Tenant Trade Name	T-Mobile
Lease Type	NNN
Guarantee	Corporate
Ownership	Fee Simple
Estimated Build Out Date	7/31/2021
Estimated Rent Commencement Date	8/1/2021
Lease Expiration Date	8/31/2028
Lease Term	7 Years
Options	Three, 5-Year Options
Increases	10% in Year 5 and in Options

## ANNUALIZED OPERATING DATA

Date	Monthly Rent	Annual Rent	Rent PSF	Cap Rate
Years 1 - 4	\$5,578.13	\$66,937.50	\$17.50	6.38%
Years 5 - 7	\$6,135.94	\$73,631.25	\$19.25	7.01%
Option 1	\$6,749.53	\$80,994.38	\$21.18	7.71%
Option 2	\$7,424.48	\$89,093.81	\$23.29	8.49%
Option 3	\$8,166.93	\$98,003.19	\$25.62	9.33%

## SECTION 3 TENANT OVERVIEW



### T-MOBILE

T-Mobile US, Inc., doing business as T-Mobile, is an American wireless network operator. Its largest shareholder is the German telecommunications company Deutsche Telekom (DT) with a 43% share, with Japanese conglomerate holding company SoftBank Group partially owning the company as well at a 24% share. The remaining 33% share of the company is owned by the public through common stock. Its headquarters are located in Bellevue, Washington, in the Seattle metropolitan area and Overland Park, Kansas, in the Kansas City metropolitan area. T-Mobile is the second-largest wireless carrier in the United States, with 103.4 million subscribers as of the end of Q1 2021.

T-Mobile US provides wireless voice and data services in the United States under the T-Mobile and Metro by T-Mobile brands (which it acquired via the purchase of Metro PCS in a reverse takeover in 2013, resulting in T-Mobile going public on the NASDAQ stock exchange), and also serves as the host network for many mobile virtual network operators. The company has annual revenues of over \$40 billion. Consumer Reports named T-Mobile the number one American wireless carrier.

In 2020 T-Mobile US and Sprint Corporation completed their merger, with T-Mobile now being the whole owner of Sprint, making Sprint an effective subsidiary of T-Mobile until the Sprint brand was officially phased out. The Sprint brand has now officially been discontinued.

Advance Auto Parts | AutoZone  
 IBERIABANK | CITGO | VALERO

CVS pharmacy  
 Exxon

TSC TRACTOR SUPPLY CO



± 14,000 VPD

DOLLAR GENERAL

VALERO | FAMILY DOLLAR

LOWE'S

Walgreens | SONIC  
 Cane's | Little Caesars  
 O'Reilly AUTO PARTS | POPEYES



± 39,000 VPD

EVANGELINE DOWNS RACETRACK & CASINO

Pizza Hut | SHERWIN-WILLIAMS  
 FAMILY DOLLAR  
 CITITRENDS | TACO BELL | Chevron  
 McDonald's | BURGER KING  
 SUBWAY | Shell  
 SHOE SHOW | goodwill | J.J. JEWELLERS  
 Aaron's | RAC  
 CIRCLE K | HARBOR FREIGHT TOOLS | ROSES

VISTA VILLAGE SHOPPING CENTER

CRESWELL PLAZA SHOPPING MALL

CRESWELL LANE  
 ± 17,000 VPD



SUBWAY | Walmart Supercenter | HARGOVE WHITNEY  
 MURPHY USA | DOLLAR TREE  
 CATO | HIBBETT SPORTS  
 SHOE DEPT. | SALLY BEAUTY  
 WAFFLE HOUSE | cricket | Hampton

Walmart Neighborhood Market | Exxon  
 Super 1 Foods

Ashley HOMESTORE | Holiday Inn

# SECTION 4 AREA OVERVIEW



## OPELOUSAS, LA

With a population of over 16,000 residents, Opelousas is a city in and the parish seat of St. Landry Parish, LA. There are over 920 businesses in Opelousas with healthcare and retail trade businesses making up most of the economy. Over 10,000 people work within the city with major employers including Opelousas General Health System, Walmart Supercenters, and the Evangeline Downs Racetrack & Casino. Downtown Opelousas is filled with antique shops and restaurants serving Cajun cuisine. As Louisiana’s third-oldest city, Opelousas is filled with historical attractions such as The Opelousas National Historic District and the Le Vieux Village Heritage Park & Museum. The city hosts events for lots of annual holidays including Mardi Gras and Juneteenth. Opelousas calls itself the “spice capital of the world” as it is known for its Cajun and Creole flavors and ingredients. Tony Chachere, a Louisiana spice company, calls Opelousas home. Opelousas is also the world’s capital of Zydeco music, which is a blend of blues and indigenous music by the Louisiana Creoles and Native Americans. Each year, the city hosts the Original Southwest Louisiana Zydeco Music Festival on the Saturday before Labor Day where locals dance to Zydeco music at clubs or at the festival itself. The charming city of Opelousas is a popular destination for its rich culture and history, southern charm, and delicious cuisine.

## DEMOGRAPHICS

POPULATION	3 - MILE	5 - MILE	10 - MILE
2026 Projection	22,728	30,330	54,042
2021 Estimate	23,173	30,834	54,945
2010 Census	23,810	31,222	55,661
HOUSEHOLDS	3 - MILE	5 - MILE	10 - MILE
2026 Projection	8,698	11,506	20,531
2021 Estimate	8,867	11,695	20,867
2010 Census	9,108	11,836	21,127
INCOME	3 - MILE	5 - MILE	10 - MILE
2021 Est. Average Household Income	\$46,599	\$49,195	\$53,798

## OPELOUSAS NATIONAL HISTORIC DISTRICT

Located at the heart of Old Opelousas, the Opelousas National Historic District features architecture from over 175 years, ranging from Greek Revival to Art Deco. Visitors can explore the district by using the brick sidewalks that date back to the early 1800s. The district is filled with historical buildings and turn-of-the-century houses. A popular attraction is Jim Bowie Oak, a giant oak tree that is over 300 years old.



## EVANGELINE DOWNS RACETRACK & CASINO

Located east of Opelousas, the Evangeline Downs Racetrack & Casino features over 1,600 slot machines and around 1,000 horse stalls for Thoroughbred flat racing and American Quarter Horse racing. The facility is also connected to a 4-story hotel that features over 100 rooms and a variety of amenities.



## LE VIEUX VILLAGE HERITAGE PARK & MUSEUM

The Le Vieux Village represents rural life during the time the St. Landry Parish was formed. It features one of the oldest Creole homes west of the Mississippi River, a country store, and a doctor's office from the early 19th century. A tourist center is located in the village that features historic photos and other memorabilia. The Orphan Train Museum is also located within the village that recalls the story of Orphan Train Riders who traveled to Louisiana from New York.





**ALEXANDRIA**

**±67 MILES**

**BATON ROUGE**

**±59 MILES**

**LAKE CHARLES**

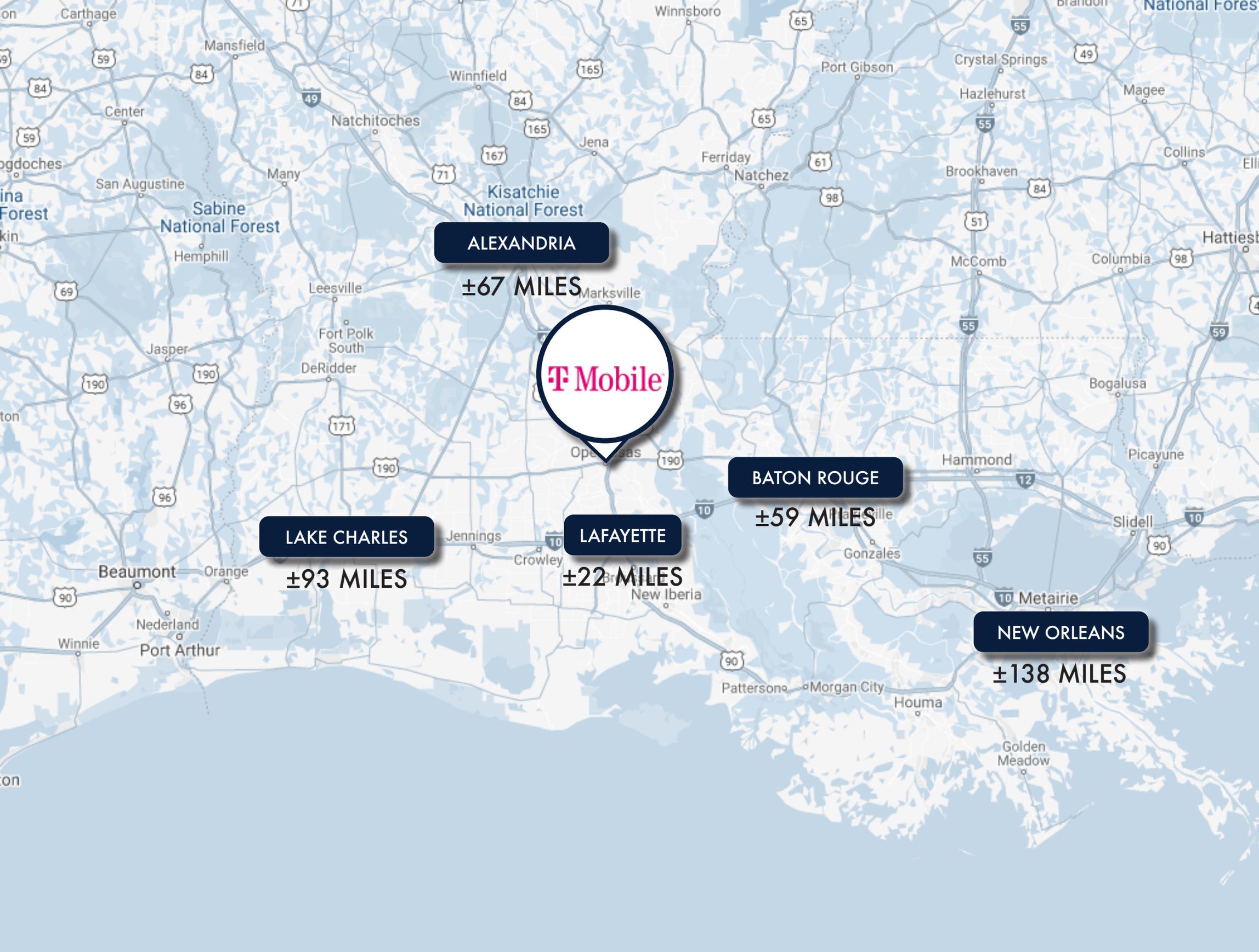
**±93 MILES**

**LAFAYETTE**

**±22 MILES**

**NEW ORLEANS**

**±138 MILES**



## CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **T-Mobile** located at **969 Cresell Lane, Opelousas, LA 70570** (“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 Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services 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. 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.

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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 detrimental to the interest of the Seller.

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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 Seller or Matthews Real Estate Investment Services 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.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

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