

WEATHERFORD INTERNATIONAL

INDUSTRIAL SALE LEASEBACK | 7587 STATE HIGHWAY 75, HUNTSVILLE, TX | \$26,470,000 | 6 YEAR TERM | 7.75% CAP | ABSOLUTE NNN



Weatherford



KWEKEL
COMPANIES

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WEATHERFORD INTERNATIONAL

EXECUTIVE SUMMARY

Kwekel Companies is pleased to offer the sale leaseback of Weatherford International's 229,176 square foot industrial building located on a 35 acre site. Weatherford International (NASDAQ:WFRD) will execute a new 6 year absolute NNN lease at closing.

- PRICE: \$26,470,000
- CAP RATE: 7.75%
- 6 YEAR TERM
- NOI: \$2,051,125
- 2.0% ANNUAL INCREASES
- ABSOLUTE NNN
- MARKET BASED RENT | \$8.95 PSF
- 229,176 SF
- 7587 STATE HIGHWAY 75, HUNTSVILLE, TX 77340

INNOVATIVE ENERGY SERVICES | Weatherford International is a multinational oilfield services and equipment provider, delivering offerings across the lifecycle of wells.



GLOBAL PRESENCE | Active in approximately 75 countries with over 19,000 employees across more than 330 operating locations and 110 nationalities represented.



SERVICE PORTFOLIO | They offer a wide array of technologies including managed pressure drilling, artificial lift systems, well completions, production intervention, integrated services, and rig enablement solutions.



GROWTH VIA ACQUISITIONS | Between 1999 and 2008, the company expanded significantly, consolidating over 300 acquisitions. Weatherford generated ~\$5.51 billion in revenue in 2023/2024 with a 7-8% increase year over year.



INNOVATION AND DIGITALIZATION | A digital annual update emphasized record operational performance, strategic acquisitions, safety, quality, and technology innovation.



STRATEGIC LOCATION | Huntsville offers a strategic location for manufacturing due to its direct access to Interstate 45, positioning it between two major economic hubs—Houston and Dallas. Huntsville is close enough to Houston's seaport and airport infrastructure to support broader logistics needs.

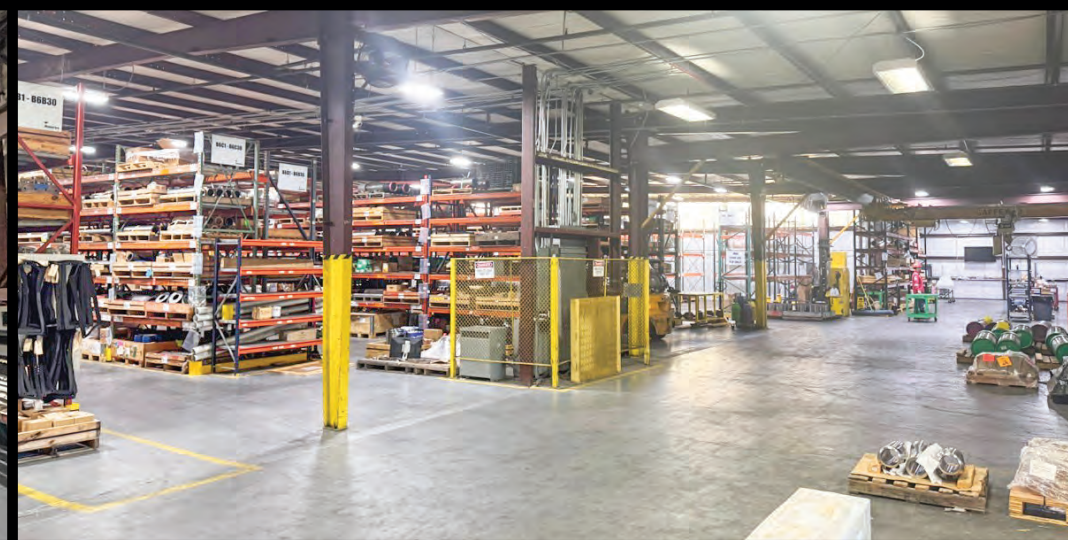


PROPERTY DESCRIPTION

ADDRESS	7587 STATE HIGHWAY 75	CONSTRUCTION	MASONRY METAL
CITY, STATE	HUNTSVILLE, TX 77340	ROOF	METAL TPO
TOTAL SF	229,176	CLEAR HEIGHT	20' - 30'
INDUSTRIAL SF	192,130	DOCK DOORS	0
OFFICE SF	37,046	OVERHEAD DOORS	4
ACRES	34.94	FLOOD ZONE	X
YEAR BUILT	1982, 2000, 2006, 2008, 2009, 2012	PARCEL NUMBER	15788 19988



WEATHERFORD | INTERIOR PHOTOS

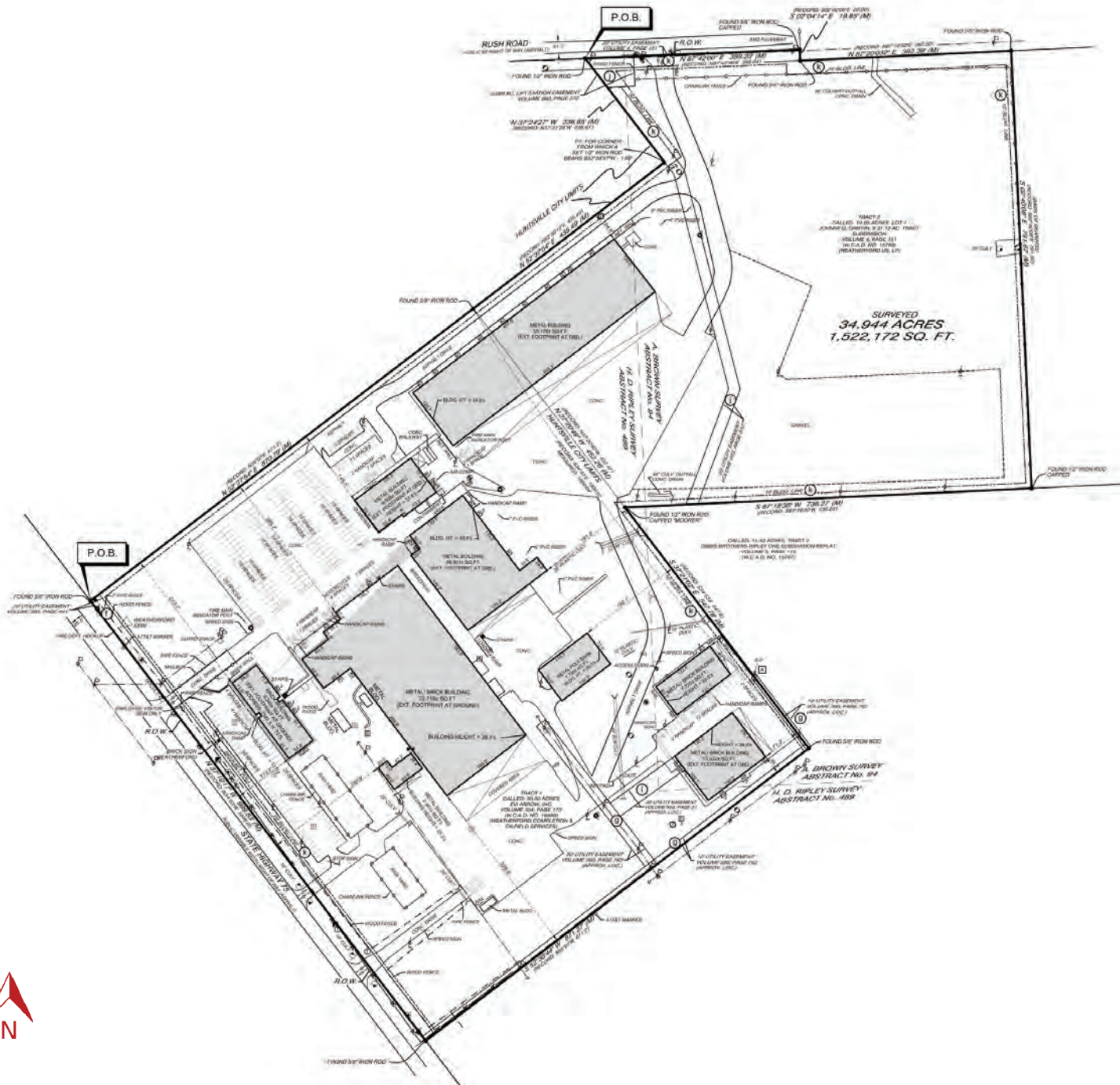


WEATHERFORD | EXTERIOR PHOTOS





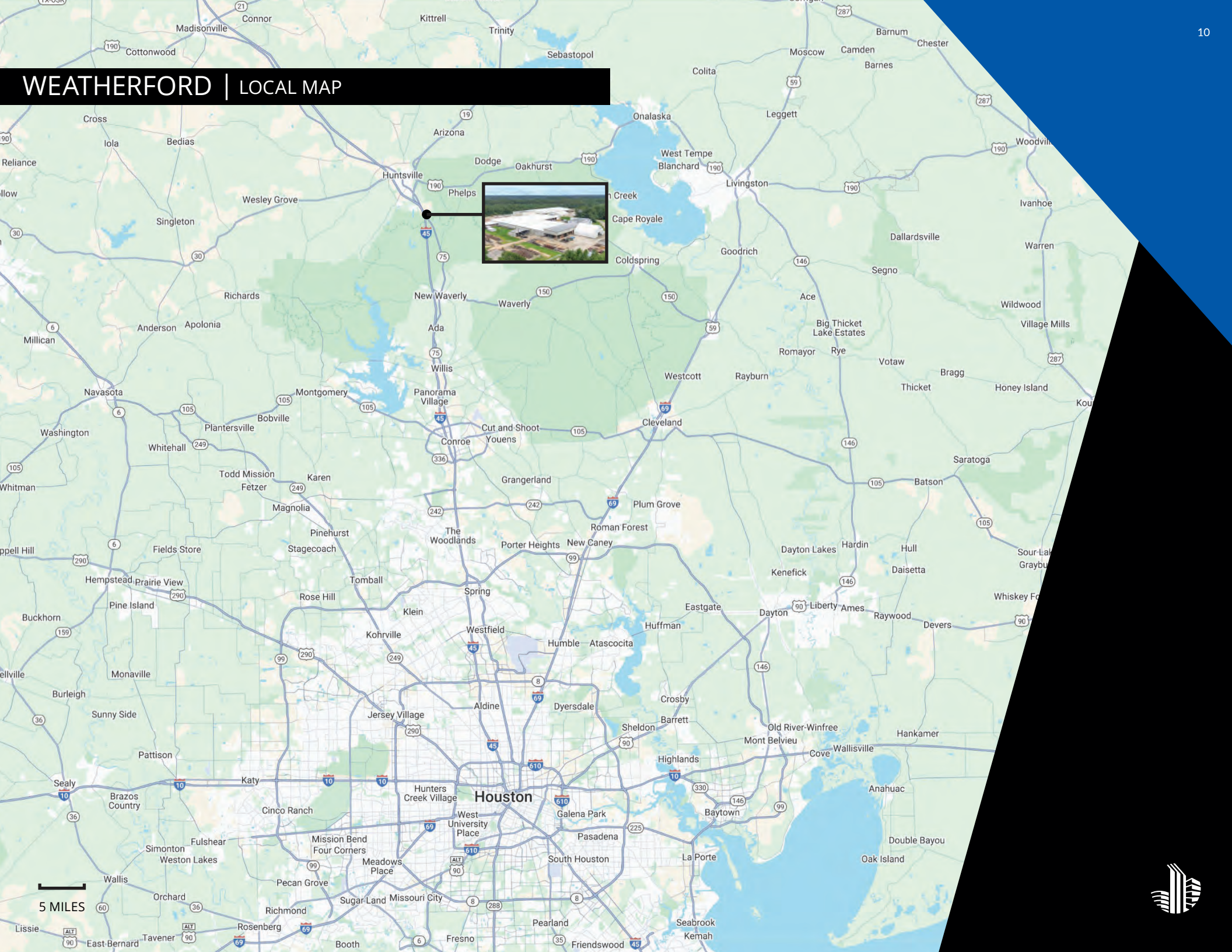
SURVEY



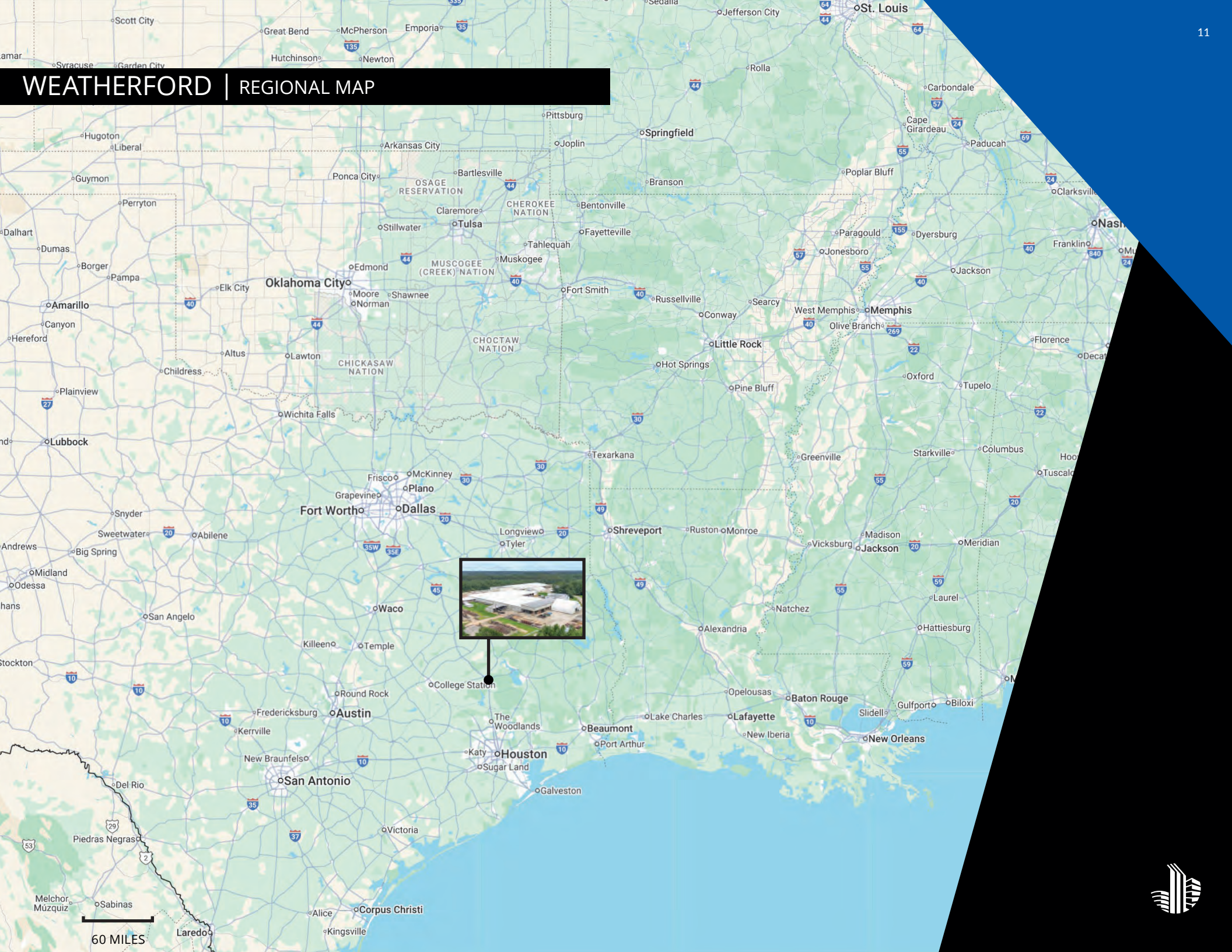
PARCEL BOUNDARY



WEATHERFORD | LOCAL MAP



WEATHERFORD | REGIONAL MAP



The Huntsville industrial market has a vacancy rate of 1.0% as of the third quarter of 2025. Over the past year, the market's vacancy rate has changed by -2.5%, a result of no net delivered space and 73,000 SF of net absorption. Huntsville's vacancy rate of 1.0% compares to the market's five-year average of 2.5% and the 10-year average of 2.2%.

The Huntsville industrial market has roughly 61,000 SF of space listed as available, for an availability rate of 2.1%. As of the third quarter of 2025, there is no industrial space under construction in Huntsville. In comparison, the market has averaged 2,300 SF of under construction inventory over the past 10 years.

The Huntsville industrial market contains roughly 3.0 million SF of inventory. The market has approximately 2.4 million SF of logistics inventory, 200,000 SF of flex inventory, and 380,000 SF of specialized inventory.

Market rents in Huntsville are \$11.50/SF. Rents average around \$11.20/SF for logistics buildings, \$12.50/SF for flex properties, and \$12.30/SF for specialized assets.

Rents have changed by 0.4% year over year in Huntsville, compared to a change of 1.6% nationally. Market rents have changed by 0.4% in logistics buildings year over year, 2.3% in flex buildings, and -0.3% in specialized buildings. In Huntsville, five-year average annual rent growth is 5.3% and 10-year average annual rent growth is 5.1%.

Over the past year, 16 industrial properties traded in Huntsville, accounting for 140,000 SF of inventory turnover. Average annual inventory turnover in Huntsville is 32,000 SF over the past five years and 28,000 SF over the past 10 years. Industrial sales volume in Huntsville has totaled \$2.4 million over the past year. Average annual sales volume over the past five years is \$1.8 million and \$1.3 million over the past 10 years.

Estimated industrial market pricing in Huntsville is \$99/SF compared to the national average of \$157/SF. Average market pricing for Huntsville is estimated at \$99/SF for logistics properties, \$97/SF for flex assets, and \$100/SF for specialized buildings.



DEMOGRAPHICS

10-MILE RADIUS

\$53,010

AVERAGE HH INCOME

\$192,177

MEDIAN HOME VALUE

56,570

TOTAL POPULATION

21,341

TOTAL HOUSEHOLDS

POPULATION SUMMARY

	3 MILES	5 MILES	10 MILES
2020 CENSUS	5,986	30,500	53,143
2024 ESTIMATE	7,540	33,073	56,570
2029 PROJECTION	8,362	35,784	61,092
2024-2029 GROWTH	2.20%	1.60%	1.60%

HOUSEHOLDS

	3 MILES	5 MILES	10 MILES
AVERAGE HH INCOME	\$58,562	\$42,678	\$53,010
MEDIAN HOME VALUE	\$245,295	\$192,175	\$192,177
2024 TOTAL HOUSEHOLDS	2,974	11,927	21,341
2029 TOTAL HH ESTIMATE	3,335	13,043	23,234
2020-2024 HH GROWTH	8.40%	4.20%	3.00%
2024-2029 HH GROWTH	2.40%	1.90%	1.80%

LEASE COMPARABLES

WEATHERFORD INTERNATIONAL

	ADDRESS	START DATE	SF LEASED/ AVAILABLE	NNN RENT	STATUS	CLASS	YEAR BUILT
	7587 STATE HIGHWAY 75 HUNTSVILLE, TX 77340	-	229,176	\$8.95	-	B	1982 2000-2009
	1186 PETROLEUM PARKWAY BROUSSARD, LA 70518	MAR 2023	47,216	\$16.20	LEASED	B	2008
	9009 JACKRABBIT ROAD HOUSTON, TX 77095	JUN 2025	42,140	\$15.00	LEASED	B	1979
	4902 ROY J SMITH DRIVE KILLEEN, TX 76543	JUL 2022	40,500	\$12.50	LEASED	B	2006
	200 TEXAS AVENUE COLUMBUS, TX 78934	JAN 2024	145,000	\$10.80	LEASED	B	2013
	5510 SPRING STUEBNER ROAD SPRING, TX 77389	FEB 2024	45,245	\$10.44	LEASED	B	1979
	18900 E INDUSTRIAL PARKWAY NEW CANEY, TX 77357	SEP 2021	42,000	\$9.12	LEASED	B	2005

SALE COMPARABLES

WEATHERFORD INTERNATIONAL

	ADDRESS	SALE DATE	SIZE	SALE PRICE	PSF	CLASS	YEAR BUILT
	7587 STATE HIGHWAY 75 HUNTSVILLE, TX 77340	-	229,176	\$26,470,000	\$115.50	B	1982 2000-2009
	409 TECHNOLOGY DRIVE BASTROP, TX 78602	JUN 2023	42,773	\$6,939,000	\$162.23	B	2014
	3212 OLD HIGHWAY 105E CONROE, TX 77301	UNDER CONTRACT	183,600	\$21,500,000	\$117.10	B	2012
	51 COUNTY ROAD 171 BAY CITY, TX 77414	FOR SALE	50,000	\$9,250,000	\$185.00	B	2020
	2504 SH-304 SMITHVILLE, TX 78957	FOR SALE	40,000	\$5,995,500	\$149.89	B	1981
	25777 NELSON ROAD HEMPSTEAD, TX 77445	FOR SALE	73,000	\$8,500,000	\$116.44	B	2014
	109 KODAK BOULEVARD LONGVIEW, TX 75602	FOR SALE	82,230	\$9,010,000	\$109.57	B	2012

DISCLAIMER

The information contained in the following Investment Prospectus is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Kwekel Companies, and should not be made available to any other person or entity without the written consent of Kwekel Companies. This offering memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property(s). The information contained herein is not a substitute for a thorough due diligence investigation. Kwekel Companies has not made any investigation, and makes no warranty or representation, with respect to the size and square footage of the property(s) and improvements, the compliance with State and Federal regulations, the physical condition of the improvements thereon. The information contained in this overview has been obtained from sources we believe to be reliable; Kwekel Companies makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

IN ASSOCIATION WITH
WES WALTERS
TX LICENSE # 347768

TIM KWEKEL | PRESIDENT

Direct (616) 328-5222
Mobile (616) 293-6924
E-Mail tim@kwekelcompanies.com

DAMON ROOT | VICE PRESIDENT

Direct (616) 328-5116
Mobile (616) 723-1027
E-Mail damon@kwekelcompanies.com

