



NRG Realty Group, LLC
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INTERSTATE FREIGHT CARRIER: 2208 ECR 130, MIDLAND, TX

Investment Offering Memorandum



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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party.

All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. NRG Realty Group makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. NRG Realty Group does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by NRG Realty Group in compliance with all applicable fair housing and equal opportunity laws.



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EXECUTIVE SUMMARY

This offering features an 8,850 SF industrial facility situated on 2.91 acres at 2208 E County Rd 130 in Midland, Texas, with convenient access to Interstate 20, TX-349, and TX-158. The improvements include 1,500 SF of office space and a functional shop layout with three drive-through bays and (7) 16' x 14' overhead doors, supporting efficient logistics, equipment movement, and service-oriented industrial operations. The site configuration and acreage provide operational flexibility that is increasingly scarce in the Midland market.

The property is 100% leased on a five-year absolute NNN basis to the Tenant providing a passive income stream with minimal landlord responsibility. Current rent is \$13,500 per month with offering predictable cash-flow while shifting taxes, insurance, and maintenance to the tenant. This lease structure limits expense exposure and enhances income durability.

The Tenant is a West Virginia-based interstate freight carrier and serves industrial and toll-manufacturing supply chains by transporting raw materials and finished goods for third-party processors. The Tenant's use is operational and logistics-driven rather than consumer-dependent, aligning well with the property's layout and Midland's industrial economy. Offered at an 8.5% cap rate, the asset presents an attractive yield profile supported by a true NNN lease, functional improvements, and strong roadway access in the Permian Basin.

INVESTMENT SUMMARY

Tenant	Property Type	Address	Building SF	Acreage	Year Built	Lease Expiration	Lease	Base Rent (per month)	Annual NOI	Base Rent PSF
Interstate Freight Carrier	Industrial	2208 ECR 130, Midland, TX	8,850	2.91	2023	12/31/2030	NNN	\$13,500	\$162,000	\$18.31

RENT TABLE

Lease Dates	1/1/2026-12/31/2026	1/1/2027-12/31/2027	1/1/2028-12/31/2028	1/1/2029-12/31/2029	1/1/2030-12/31/2030
Monthly Rent	\$13,500.00	\$13,500.00	\$13,500.00	\$13,500.00	\$13,500.00
NOI	\$162,000.00	\$162,000.00	\$162,000.00	\$162,000.00	\$162,000.00
Cap Rate	8.50%	8.50%	8.50%	8.50%	8.50%

ECONOMICS

Cap Rate	Sales Price	Price PSF
8.50%	\$1,905,882	\$215.35



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PROPERTY OVERVIEW

2208 E County Rd 130, Midland, TX

Lease Abstract

Tenant	Interstate Freight Carrier
Building Use	Industrial/Warehouse
Rent Commencement	1/1/2025
Lease Expiration	12/31/2030
Term Remaining	60 Months
Current Annual Rent	\$162,000
Escalations	NA
Renewal Options	NA
Estoppel	Upon Request
Financial Reporting	1x per 12 months
Landlord Obligations	Roof, Structure, Foundation



Site Description

Property Type	Industrial
Total Square Feet	8,850 SF
Office Square Feet	1,500 SF
Parcel Size	2.91 Acres
Building to Land Ratio	7.0%
Parking	Surface
Year Built	2023
Years Expanded	NA
Number of Buildings	1
Number of Stories	1
Dock-High Doors	0
Grade-Level Doors	(7) 14'x16'
Clear Heights	26'
Wash-Bay	Yes – Covered
Crane(s)	None – 5-ton Crane Ready

Construction

Basic Construction	Metal
Foundation	Concrete
Framing	Steel
Floors	Concrete
Exterior Walls	Metal
Roof Type	Metal



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SUBJECT PROPERTY

2208 E County Rd 130, Midland, TX

PROPERTY DESCRIPTION

This 8,850 SF industrial property sits on approximately 2.91 acres at 2208 E County Rd 130 in Midland, Texas, offering a highly functional layout and excellent access to the region's primary transportation corridors. The improvements include approximately 1,500 SF of office space, with the balance of the building configured for warehouse and shop operations.

The shop features three drive-through bays and (7) 14'x16' overhead bay doors, providing efficient circulation and flexibility for equipment-intensive users. Strategically located just minutes from Interstate 20, State Highway 349, and State Highway 158, the property allows for quick ingress and egress throughout Midland and the broader Permian Basin, making it well suited for oilfield service, logistics, or industrial users seeking yard space, accessibility, and operational efficiency.

LOCATION DESCRIPTION

Starting at the intersection of State Highway 349 (TX-349) and the Interstate 20 Frontage Road in Midland, Texas, head east along the I-20 Frontage Road for approximately 1.9 miles. Turn right onto FM 715 South and continue for about 2.1 miles. Then turn left onto East County Road 130; the property will be located a short distance ahead on the right at 2208 E County Rd 130, Midland, Texas 79706.

PROPERTY HIGHLIGHTS

- 8,850 SF on 2.91 Acres
- 1,500 SF Office | 7,350 SF Warehouse
- (7) 14'x16' Overhead Doors forming 3 Drive-Through Bays
- Quick Access to Interstate 20, TX-349, and TX-158
- 3 Docks (Secondary)
- Septic & Water Well
- 26' Clear Height
- Covered Wash-Bay
- Cap Rate: 8.50%
- Lease Term Through 12/31/2030



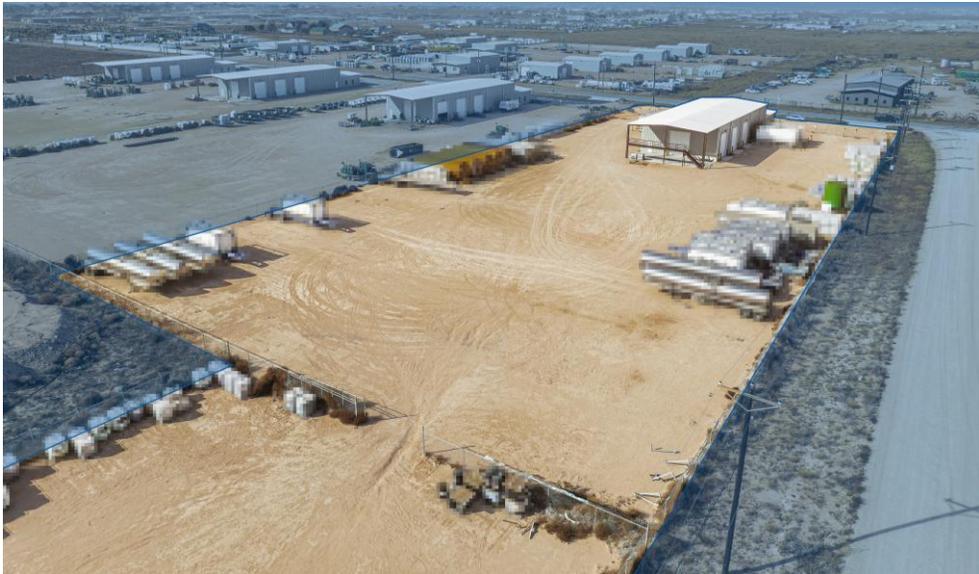
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PROPERTY PHOTOS

2208 E County Rd 130, Midland, TX



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PROPERTY MAP

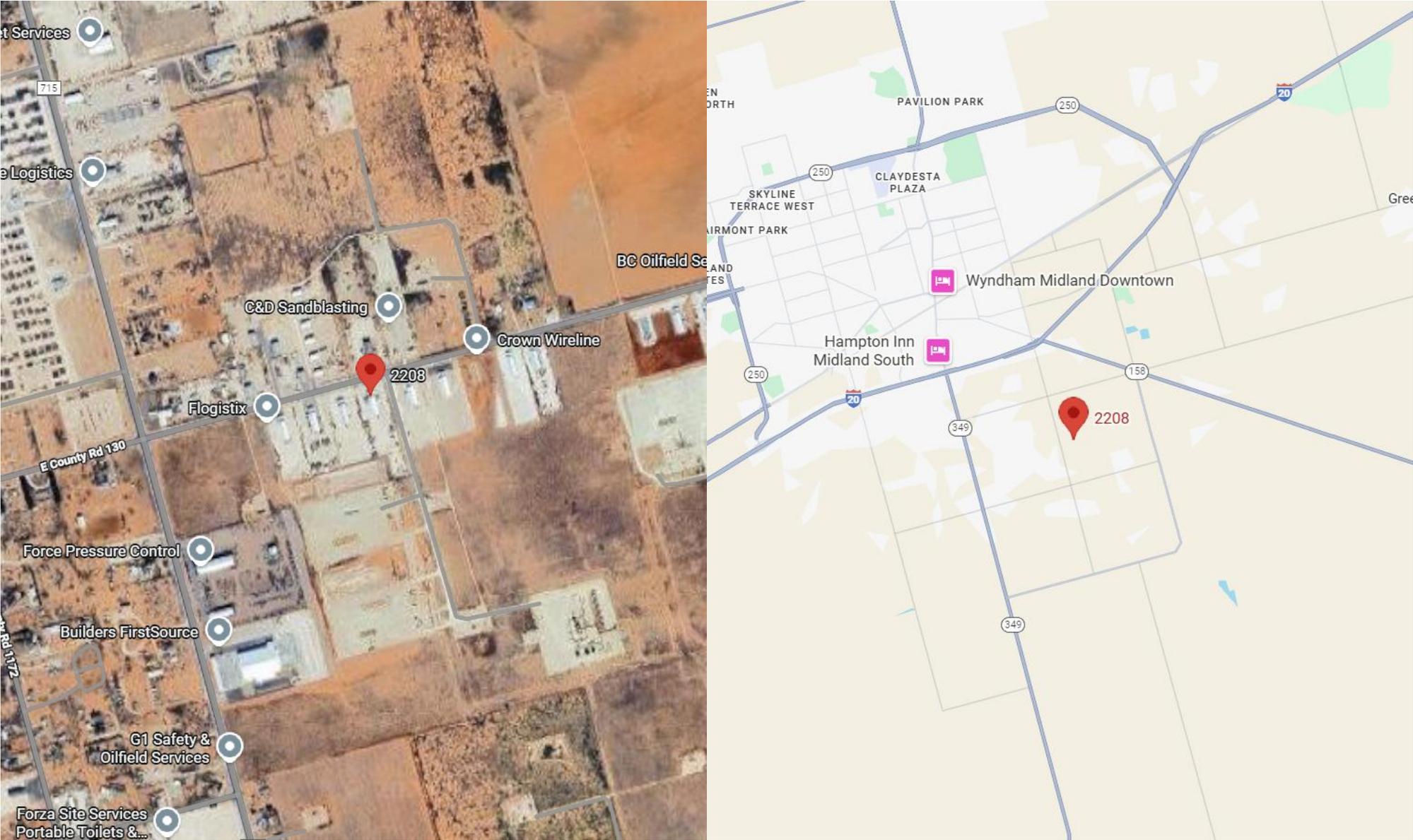
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PROPERTY MAP

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BROKER PROFILE



AMY BRASHER BARNETT

Senior Associate

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Amy joined the NRG Realty Group in 2024. She has been actively involved in real estate since 2004, completing assignments in industrial, office, retail, medical, and multi-family commercial real estate. Amy grew up around the industrial oil and gas sector in Midland, visiting drilling sites with her father, who owned Brasher Mud, Inc., and D&A Equipment. Later, she worked with him in asbestos abatement. Amy emphasizes uncompromising integrity, effective communication, confidentiality, and is deeply involved in the due diligence process. Her priority is her clients' best interests, and she enjoys helping them achieve their business goals.

Amy's career started as a writer for the Midland Reporter-Telegram's Oil & Gas Report. She has a B.A. in Communications from the University of Texas of the Permian Basin and attended Thomas M. Cooley Law School. She later worked for a corporate litigation firm in Dallas and assisted with gas station leases in Boca Raton, Florida. Amy is a member of the International Council of Shopping Centers (ICSC) and is working toward her CCIM accreditation. She enjoys spending time with her daughter, Ellie, as well as fishing, golf, running, and photography.



DAKOTA FLOWERS

Senior Associate

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Dakota hails from South Texas and graduated from the University of Texas at Austin with a BBA in Finance. After graduating, he forewent a job in the finance sector and, instead, pursued work as a hand in the oilfield, gaining experience in drilling before making his way into the completions world. Dakota's educational background eventually caught the eye of a previous employer, leading to a career as a completions salesman. Specializing in Frac, Dakota excelled in sales, securing over \$125,000,000 in contracts with E&P Companies over four years.

Outside of work, Dakota is a gym aficionado, an AI enthusiast, and regularly consumes enough caffeine to disqualify the entire U.S. Olympic Track Team on any given day. In his rare free time, he enjoys reading classical fiction, with "The Count of Monte Cristo" by Alexandre Dumas being his favorite.



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Information About Brokerage Services

11/2/2015

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- # **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- # **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- # Put the interests of the client above all others, including the broker's own interests;
- # Inform the client of any material information about the property or transaction received by the broker;
- # Answer the client's questions and present any offer to or counter-offer from the client; and
- # Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- # Must treat all parties to the transaction impartially and fairly;
- # May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- # Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- # The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- # Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<u>NRG Realty Group LLC</u>	<u>9004023</u>	<u>Justin@NRGRealtygroup.com</u>	<u>(214)534-7976</u>
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TXR-2501

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Justin Dodd

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IABS 1-0 Date

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The Energy Focused Real Estate Company

BROKERAGE & SITE SELECTION

DEVELOPMENT & DUE DILIGENCE

BUILD TO SUIT

INVESTMENTS

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