

CAVALIER COURIERS INC. | 2716 SCR 1207, MIDLAND, TX

Investment Offering Memorandum



Amy Brasher Barnett
Senior Associate
432.352.6714
amy.barnett@nrgrealtygroup.com

Dakota Flowers
Associate
432.895.5656
dakota.flowers@nrgrealtygroup.com

NRG Realty Group
432.363.4777
www.nrgrealtygroup.com



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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 15,000 SF industrial property, located on a 1-acre lot just 0.3 miles south of the I-20 and S Midkiff Rd intersection, offers a compelling investment opportunity defined by its strategic location, robust infrastructure, and attractive financial return. Originally built in 1980 and significantly renovated in 2022, the property is occupied by Cavalier Couriers LLC. They will agree to a 5-year lease term starting at \$19,500/Mo with annual 3% escalations ensuring stable, low-maintenance income for five years. With a monthly rent of \$19,500 (\$15.60/SF/year) and a sale price of \$2,600,000 (\$173.33/SF), the property delivers a solid 9.00% capitalization rate, reflecting strong cash flow potential and a favorable return on investment. Priced competitively, this asset combines a reliable tenant, a hands-off NNN lease structure, and a high cap rate, making it an excellent choice for investors seeking steady income and growth in a versatile industrial market.

INVESTMENT SUMMARY

Tenant	Property Type	Address	Building SF	Acres	Years Built/Reno	Lease Expiration	Lease	Base Rent (per month)	Annual NOI	Base Rent PSF
Cavalier Couriers Inc.	Industrial	2716 SCR 1207, Midland, TX	15,000	1.00	1980, '22, '23, '25	5 Years after COE	NNN	\$19,500.00	\$234,000.00	\$15.60

RENT TABLE

Lease Dates	Year 1	Year 2	Year 3	Year 4	Year 5
Monthly Rent	\$19,500.00	\$20,085.00	\$20,687.55	\$21,308.18	\$21,947.42
NOI	\$234,000.00	\$241,020.00	\$248,250.60	\$255,698.12	\$263,369.06
Average Escalation	3.00%	3.00%	3.00%	3.00%	3.00%
Cap Rate	9.00%	9.27%	9.55%	9.83%	10.13%

ECONOMICS

Cap Rate	Sales Price	Price PSF
9.00%	\$2,600,000	\$173.33



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TENANT OVERVIEW

Cavalier Couriers Inc.



We're your local delivery company in Midland, Odessa, Big Spring, TX , West Texas and South East New Mexico.

Since 1997, Cavalier Couriers Inc. has been serving the Midland, Odessa, Big Spring, TX , West Texas and South East New Mexico community. The team at our local delivery company has the experience and skills required to handle any delivery. You can rest easy when you hire us for professional delivery services because we take care to protect every package we have.

From medical supplies to fine art, our expert couriers will ensure no damage comes to your package. Of course, you can also count on us to deliver your goods wherever you need them delivered efficiently. If you need white-glove delivery, cross-docking, courier or junk removal services, you can rely on our team.

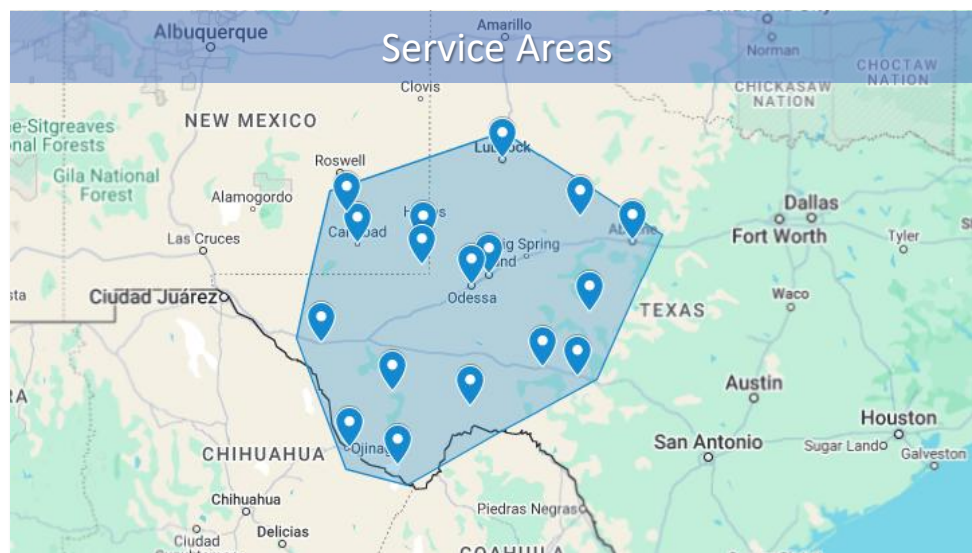
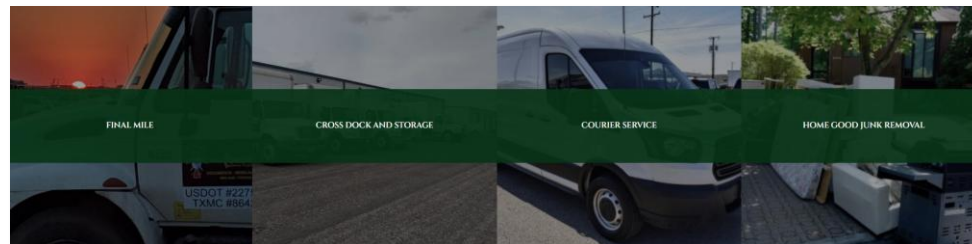
(Source: <https://cavaliercouriers.com/>)

Tenant Highlights

Founded	1997
Headquarters	Midland, TX
Website	www.cavaliercouriers.com

Financial Profile

Revenue	Subject to NDA
EBITDA	
Net Income	
Total Assets	
Total Liabilities	



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PROPERTY OVERVIEW

2716 S County Rd 1207, Midland, TX 79706

Lease Abstract

Tenant	Cavalier Courier Logistics, Inc.
Building Use	Industrial/Warehouse
Rent Commencement	At Close of Escrow (COE)
Lease Expiration	5 Years after COE
Current Annual Rent	\$234,000.00
Escalations	3.00%
Renewal Options	None
Estoppel	Upon Request
Landlord Obligations	Roof, Structure, Foundation



Site Description

Property Type	Industrial
Total Square Feet	15,000 SF
Office Square Feet	2,000 SF
Parcel Size	1 Acre
Building to Land Ratio	34.44%
Parking	Surface, Paved
Year(s) Built/Renovated	1980, 2022, 2023
Years Expanded	2025
Number of Buildings	1
Number of Stories	1
Dock-High Doors	4
Grade-Level Doors	(9) 14'x16'
Clear Heights	19' – 22'
Wash-Bay	NA
Crane(s)	NA

Construction

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



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SUBJECT PROPERTY

2716 S County Rd 1207, Midland, TX 79706

PROPERTY DESCRIPTION

This industrial property boasts 15,000 SF of functional space on a 1 acre lot near Interstate 20 Midland, TX. The 2,000 SF office area is efficiently designed with three private offices—two spacious enough to house two desks each—along with an IT closet, a warehouse office, and 2 restrooms. Recent upgrades include a new water heater, HVAC system, and updated ceiling panels. The property features two distinct shop areas tailored to industrial needs. The primary 8,000 SF shop, measuring 160' long by 50' wide with an 18' eave height, is equipped with (9) 14'x16' bay doors—including four electric doors and one drive-through bay—making it perfect for medium to large-scale service operations. The secondary 5,000 SF shop/dock enhances versatility with a new loading dock featuring a 19' ceiling, four new dock loads, while a separate section offers a 22' ceiling with one overhead door. The site is serviced by septic system and water well. The main building was built in 1980 and renovated in late 2022-early 2023. The dock building was completed in 2025.

LOCATION DESCRIPTION

The asset is ideally situated 0.3 miles South of the I-20 and S Midkiff Rd intersection in Midland, TX, providing optimal accessibility. Located outside city limits with no known zoning restrictions.

PROPERTY HIGHLIGHTS

- 15,000 SF on 1 Acre
- 2,000 SF Office: 3 Private Offices, IT closet, 2 Restrooms, Separate Shop Office
- 8,000 SF Shop (160' L x 50' W x 18' H)
- 5,000 SF Secondary Shop (22' Eave Height)
- (9) 14'x16' Grade-Level Doors
- (4) Dock-High Doors
- Septic, Water Well



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PROPERTY PHOTOS

2716 S County Rd 1207, Midland, TX 79706

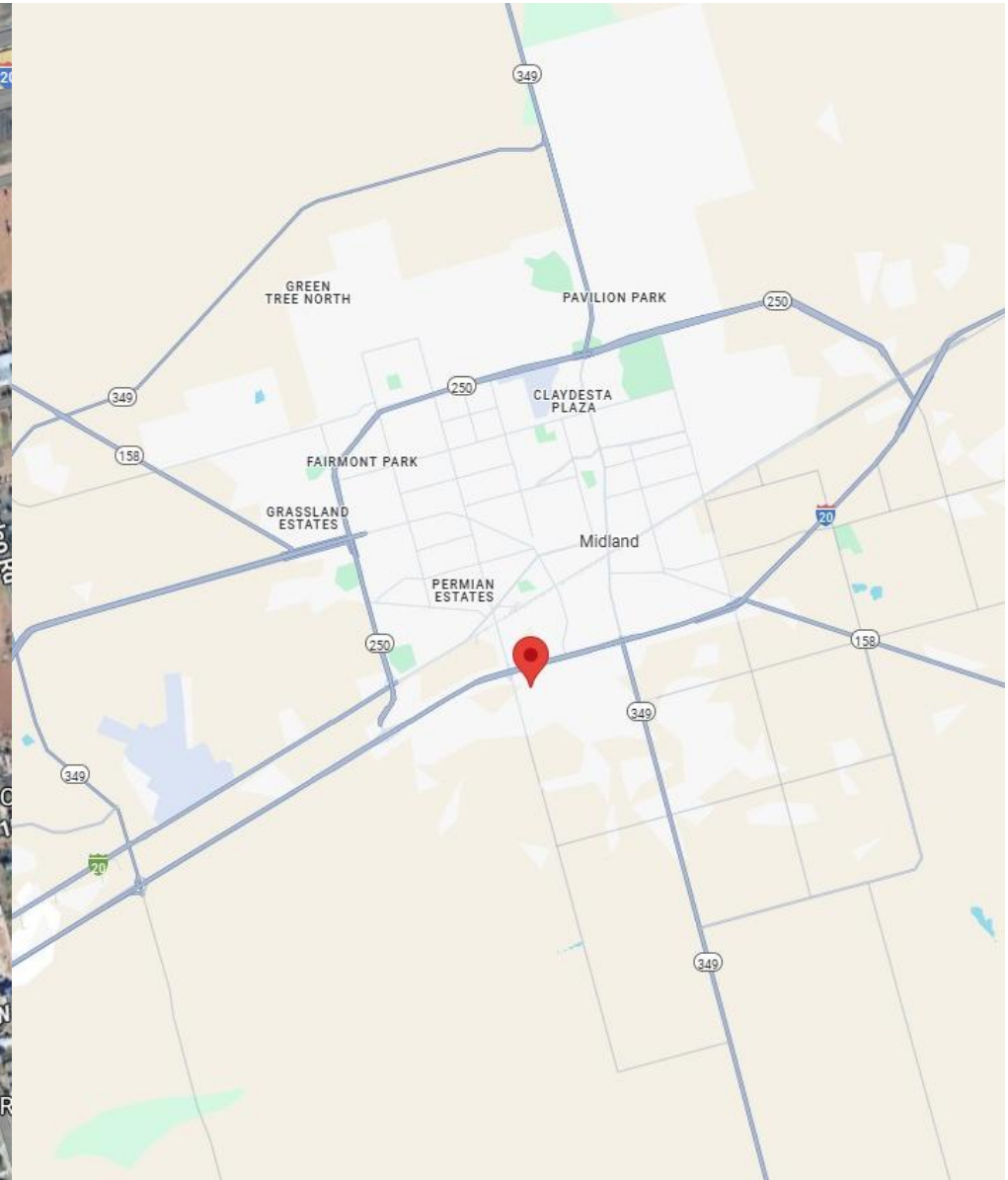
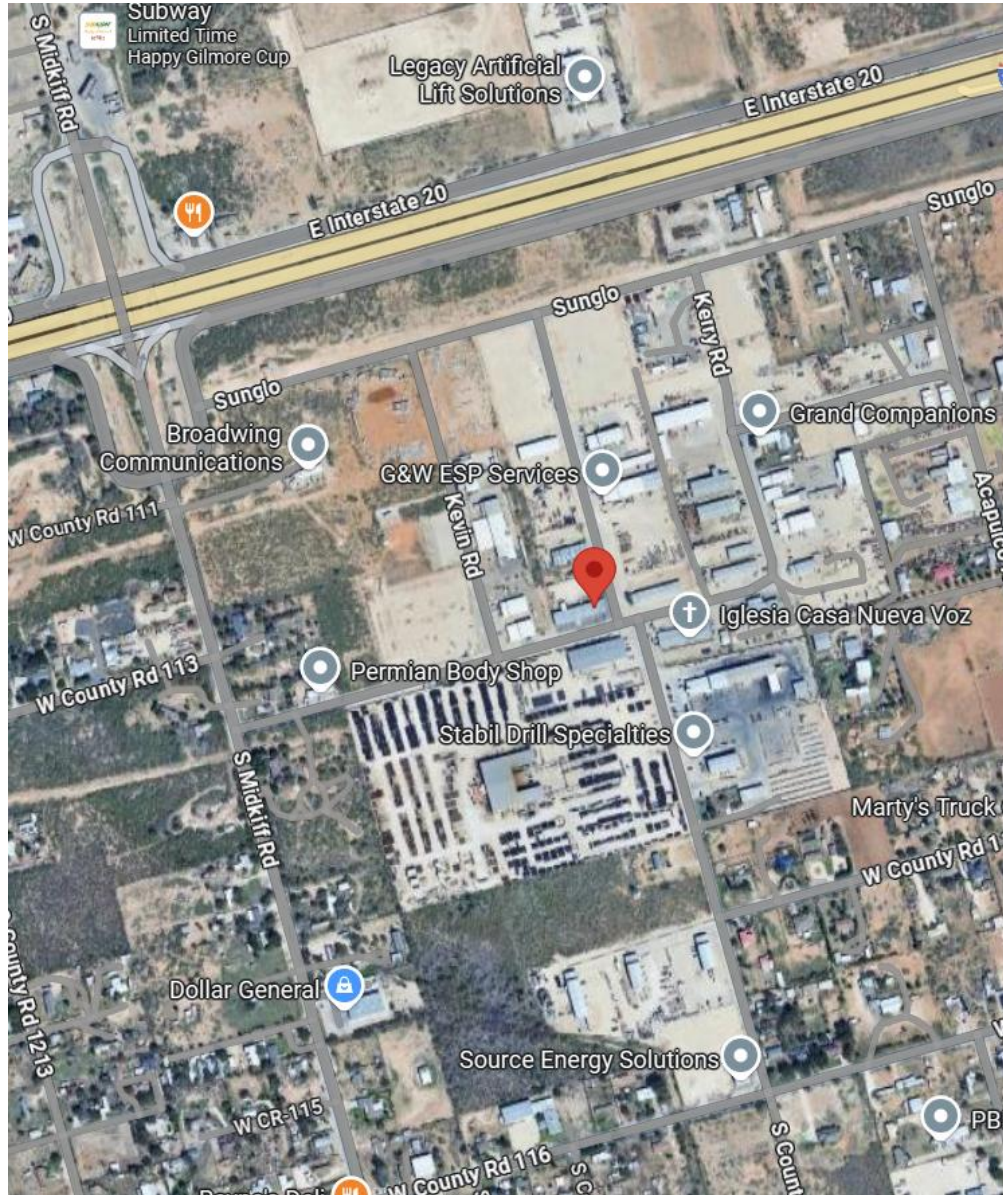


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PROPERTY MAP

2716 S County Rd 1207, Midland, TX 79706



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BROKER PROFILES



AMY BARNETT

Senior Associate

432.352.6714

amy.barnett@nrgrealtygroup.com

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

Associate

432-895-5656

dakota.flowers@nrgrealtygroup.com

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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ABOUT NRG REALTY GROUP

“The Commercial Focused Real Estate Experts”

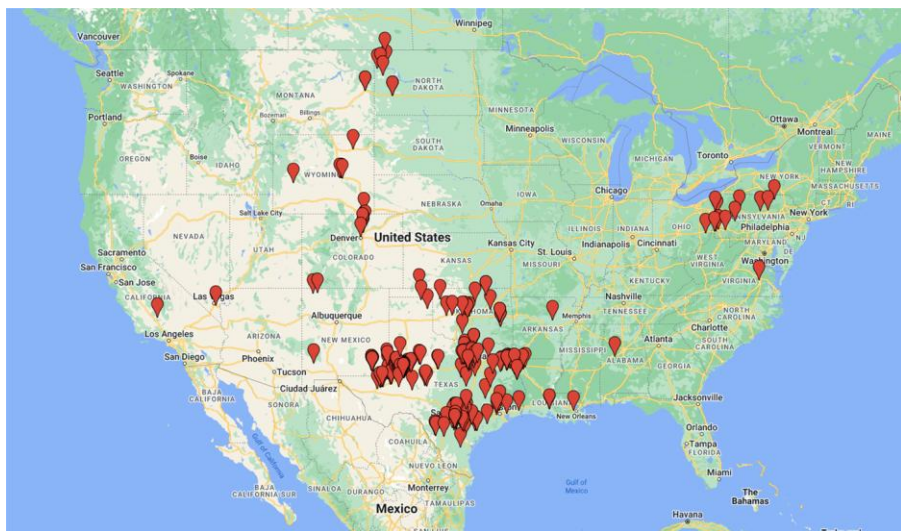
NRG was formed to provide individuals and companies who operate in the tertiary shale plays a single point of contact for each of their real estate transactions and facility needs throughout the United States.

We have spent years building relationships with corporate real estate directors, energy executives, local brokers, developers, general contractors, municipalities, and investors in each of the major basins.

These relationships allow us to effectively provide a variety of transaction options based on our client's needs.

We have represented clients on existing office and industrial facilities for lease, purchase, build to suit, unimproved land for development, and direct sales, subletting existing space, sale-leaseback transactions, and sale of land for commercial purposes.

TRANSACTION MAP



Explore [the map](#) on your own

2024 TRANSACTION STATS

In 2024, we closed deals on
1,571,498 SF **1,080 Acres**

Largest Land Parcel Leased/Sold

367 ACRES

Largest Building Leased/Sold

51,012 SF



Scan to learn more!



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Information About Brokerage Services

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

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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>
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
<u>Justin Dodd</u>	<u>0601010</u>	<u>Justin@NRGRealtygroup.com</u>	<u>(214)534-7976</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Amy Brasher Barnett</u>	<u>0514276</u>	<u>Amy.barnett@nrgrealtygroup.com</u>	<u>(432)352-6714</u>
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
<u>Dakota Flowers</u>	<u>0823743</u>	<u>Dakota.flowers@NRGRealtygroup.com</u>	<u>(432)895-5656</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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Dallas Office

6191 State Hwy 161, Suite 430, Irving, TX
214.432.7930

NRG Realty Group, LLC

nrgrealtysgroup.com
@NRGRealtyGroup

Midland Office

1611 W Illinois Ave, Midland, TX
432.363.4777

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