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FedEx Sale Offering – STNL

949 Gateway Drive, San Angelo, TX 76905

About Us – Capital Real Estate

Welcome to Capital Real Estate Commercial – Your Gateway to Excellence in Industrial Real Estate.

At Capital Real Estate Commercial, we redefine the standards of excellence in the industrial real estate sector across Houston and the Texas Gulf Coast. As a fully integrated brokerage and development, we bring a wealth of expertise to every facet of your real estate journey.

Our dedicated team comprises seasoned professionals, including in-house engineers, architects, developers, builders, and third-party brokerage. With extensive knowledge and a proven track record in the industrial market, we are poised to navigate the complexities of your project with precision and innovation.

Executive Summary

The Offering

Capital Real Estate Commercial is pleased to present the opportunity to purchase a fully NNN, single tenant, industrial asset occupied by FedEx in San Angelo, Texas. FedEx has been at the property since 2016 and has just extended their lease another 5 years to 2031, showing a commitment to the subject property. FedEx has one more 5-year extension remaining from the original lease. The 8.99-acre property is located just off the intersection of North Loop 306 and US-277, on the corner of Gateway Drive and FM 380. San Angelo is located Northwest of both San Antonio and Austin, and south of Midland/Odessa.

Tenant Overview – FedEx Ground Package System, Inc.(S&P: BBB-)

FedEx Corporation is a global leader in transportation, logistics and express delivery, with its headquarters in Memphis, Tennessee. The company operates in over 220 countries and territories worldwide, connecting markets comprising more than 99% of global GDP. FedEx offers a broad portfolio of services including express package delivery, ground shipping, freight, supply chain solutions, and retail services via its FedEx Office stores and Authorized ShipCenters. Its infrastructure includes tens of thousands of staffed drop-off locations, thousands of FedEx Office and retail locations, and hundreds of service centers and terminals. FedEx serves a strong, diverse customer base: from e-commerce businesses and large enterprises to small businesses and individual consumers, as well as government and industrial clients. As an industry pioneer (founding express delivery in the U.S.), FedEx continues to invest heavily in technology, networks, automation, and operational efficiency, traits that reinforce its competitive edge. For landlords and property investors, FedEx is a highly desirable tenant: its large-scale real estate footprint, long-term leases (often 5-10 years or more), consistent demand for well-located facilities, warehouse, and transportation access, and its solid financial standing all contribute to low risk.



Property Facts

Address	949 Gateway Drive, San Angelo, TX 76905
Property Type	Warehouse/Outdoor Storage
Year Built/Remodeled	2016
Total NRA	±47,701 SF
Acreage	±8.99 Acres (±391,604 SF)

Lease Abstract

Tenant	FedEx Ground Package System, Inc.
Corporate Guaranty	FedEx Ground Package System, Inc. (S&P: BBB)
Lease Start Date	March 1, 2016
Lease Expiration	February 28, 2031
Rental Rate PSF	\$8.24 PSF Annually
Annual Rent	\$393,077 Annually (as of March 1, 2026)
Rent Escalations	N/A
Extension Options	(1) – 5 Year Options
LL Responsibilities	NNN; Roof & Structure only

The Offering

The Offering

Sale Price	\$5,850,000
Net Operating Income	\$393,077 (as of March 1, 2026)
Cap Rate	6.75%
Guaranty	Corporate
Lease Type	NNN





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Gateway Drive

FM-380

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Gateway Drive

Industrial Market Overview – San Angelo

San Angelo, TX Market – 3.3% Vacancy

San Angelo is home to a diverse economy, with a metro-wide population of roughly 121,000 people. It has strengths in the logistics, oil and gas, education, military, and public sectors. None of these industries account for an overwhelming majority of the jobs in the San Angelo labor market, however. Unlike the nearby Midland market, for example, oil and gas is just one of several industries that employ thousands of people in the San Angelo area. Though located in the oil-oriented region of West Texas just east of the Permian Basin, with more than 4,000 workers in the mining, logging, and construction industry, a few industries are even larger. The trade, transportation, and utilities industry, for example, was home to 9,500 jobs in the San Angelo area in February, according to preliminary data from the Bureau of Labor Statistics. The education and health services industry grew 7.8% from February to February, and it now houses 9,700 jobs in the San Angelo labor market.

The San Angelo industrial market has a vacancy rate of 3.3% as of the third quarter of 2025. Over the past year, the market's vacancy rate has changed by 2.2%, a result of no net delivered space and -74,000 SF of net absorption.

The San Angelo industrial market contains roughly 3.3 million SF of inventory. The market has approximately 2.3 million SF of logistics inventory, 160,000 SF of flex inventory, and 820,000 SF of specialized inventory.

Market rents in San Angelo are \$9.00/SF. Rents average around \$8.30/SF for logistics buildings, \$13.60/SF for flex properties, and \$9.80/SF for specialized assets.



Tenant Overview – FedEx

FedEx

FedEx Corporation is a global leader in transportation, logistics, and express delivery services, with its headquarters in Memphis, Tennessee. The company operates an extensive network in over 220 countries and territories, making it one of the largest and most recognized shipping and logistics providers in the world. In the United States alone, FedEx maintains hundreds of distribution centers, hubs, service locations, and retail stores strategically placed to ensure rapid and efficient delivery. Its facilities typically include large industrial and logistics properties with high dock capacity and strong highway or airport access, which are critical to its operations. FedEx serves a broad and diverse customer base ranging from small businesses and e-commerce retailers to multinational corporations and government agencies, ensuring a stable and recurring revenue stream. Its innovative approach to time-sensitive shipping revolutionized the logistics industry, and it continues to lead with technology investments, automation, and sustainability initiatives. FedEx's scale and operational excellence enable it to deliver millions of packages daily, reinforcing its reputation for reliability and speed. The company's strong credit profile and publicly traded status provide additional security for landlords and investors. With demand for e-commerce and just-in-time delivery continuing to grow, FedEx's footprint and service offerings make it a cornerstone tenant in the logistics and industrial property sector. Its long-term leases, corporate guarantees, and consistent expansion in high-growth markets add to its attractiveness as a tenant. Overall, FedEx's unmatched network, broad customer reach, and industry leadership make it one of the most desirable and stable tenants in industrial and logistics real estate.

