



NRG Realty Group, LLC  
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[www.nrgrealtygroup.com](http://www.nrgrealtygroup.com)

# TORO - 14210 W HWY 80 E, ODESSA, TX

## Investment Offering Memorandum



W HWY 80 E



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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.



**Justin Dodd | President**

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# EXECUTIVE SUMMARY

NRG Realty Group is pleased to present the opportunity to acquire a low basis single-tenant net lease industrial property with highway frontage in Odessa, Texas. The property was recently leased on a 62-month initial term to Toro Complete Services, Inc. dba Toro-Emory (“Toro”). Toro is a long-standing local business that operates multiple divisions. Their deep-rooted relationships with customers have allowed them to grow and flourish for over 20 years. Toro is moving their industrial insulation business into the property along with a portion of their oilfield supply business. The highway frontage of the subject property was a main attractant to the business. The below market rental rate creates an opportunity for value add investors to have cash flow and then increase yields in the future.

## INVESTMENT SUMMARY

Tenant	Property Type	Address	Building SF	Year Built	Acres	Lease Expiration	Lease	Base Rent (per month)	Annual NOI	Base Rent PSF	Cap Rate	Sales Price	Price PSF
<b>Toro Emory</b>	Industrial	14210 W Hwy 80 E	36,650	1976	2.75	12/31/2029	NNN	\$18,000	\$216,000	\$5.89	9.50%	\$2,273,648	\$62.04

## CASH FLOW – COMMENCEMENT DATE 1/1/2025

Lease Dates	1/1/2025 – 12/31/2025	1/1/2026 – 12/31/2026	1/1/2027 – 12/31/2027	1/1/2028 – 12/31/2028	1/1/2029 – 12/31/2029
<b>Toro Emory</b>	\$18,000.00/Mo	\$18,540.00/Mo	\$19,096.20/Mo	\$19,669.09/Mo	\$20,259.16/Mo
NOI	\$216,000.00	\$222,480.00	\$229,154.40	\$236,029.08	\$243,109.92
Average Escalation		3.00%	3.00%	3.00%	3.00%
Effective Cap Rate	9.50%	9.79%	10.08%	10.38%	10.69%



# PROPERTY OVERVIEW

14210 W Highway 80 E, Odessa, TX

## Lease Abstract

Tenant	Toro Complete Services, Inc. dba Toro-Emory
Building Use	Industrial/Warehouse
Rent Commencement	1/1/2025
Lease Expiration	12/31/2029
Term Remaining	60 Months
Current Annual Rent	\$216,000
Escalations	3%
Renewal Options	None
Estoppel	Upon Request
Landlord Obligations	Roof, foundation, structure



## Site Description

Property Type	Industrial
Total Square Feet	36,650 SF
Parcel Size	2.75 Acres
Building to Land Ratio	30.59%
Parking	Surface, paved asphalt
Year Built	1976
Years Expanded	Multiple
Number of Buildings	3
Number of Stories	1
Dock-High Doors	0
Grade-Level Doors	26 grade-level doors
Clear Heights	12' to 24'
Wash-Bay	Yes
Crane(s)	None

## Construction

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



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# SUBJECT PROPERTY

14210 W Highway 80 E, Odessa, TX

## PROPERTY DESCRIPTION

Three building industrial complex on W Hwy 80 E in Midland, TX available for sale! This property boasts 36,650 SF total on 2.75 Acres. The main office/warehouse is 14,000 SF consisting of multiple private offices, a sales counter area, and 2 warehouse sections with grade-level doors. The East Office/Warehouse is 16,400 SF holding 2,500 SF of updated, executive office space, shop space, and a wash-bay. There is a 25' x 250' (6,500 SF) warehouse on the West side of the lot. The site is fully fenced with 400' of frontage on W Hwy 80 E.

## LOCATION DESCRIPTION

The property is located on Highway 80 west of FM 1788 and east of Loop 338 - a very convenient location with significant visibility and traffic.

## PROPERTY HIGHLIGHTS

- 3 Buildings Totaling 36,650 SF on 2.75 Acres
- Main Office/Warehouse: 14,000 SF
- Private Offices, Sales Counter, 2 Warehouse Sections
- East Office/Warehouse: 16,400 SF
- Executive Office Space, Shop, Wash-Bay
- 3rd Warehouse: 6,500 SF
- Fully Fenced, 3 Gated Entrances
- 400' Frontage on W Hwy 80 E



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# PROPERTY PHOTOS

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# AERIAL VIEW

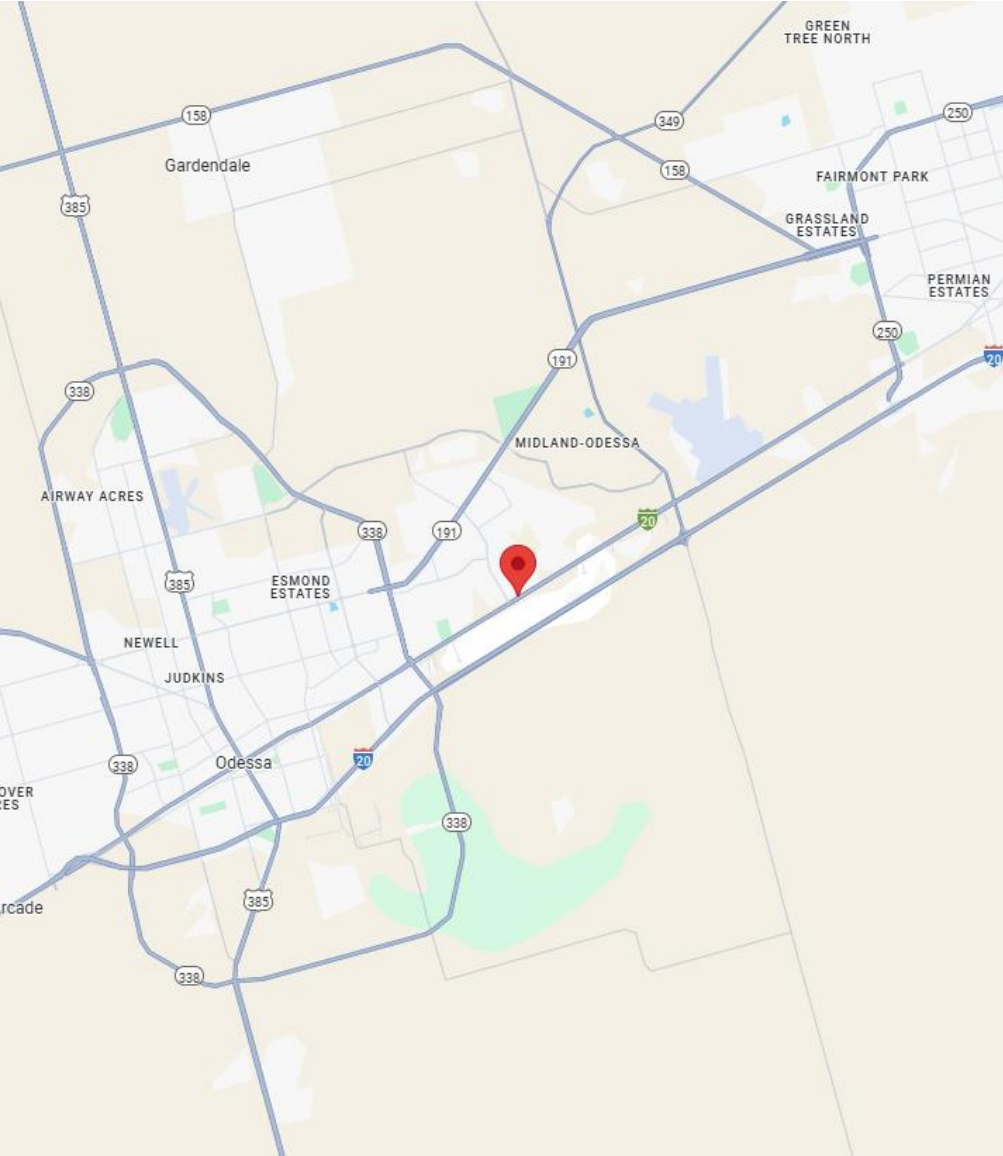
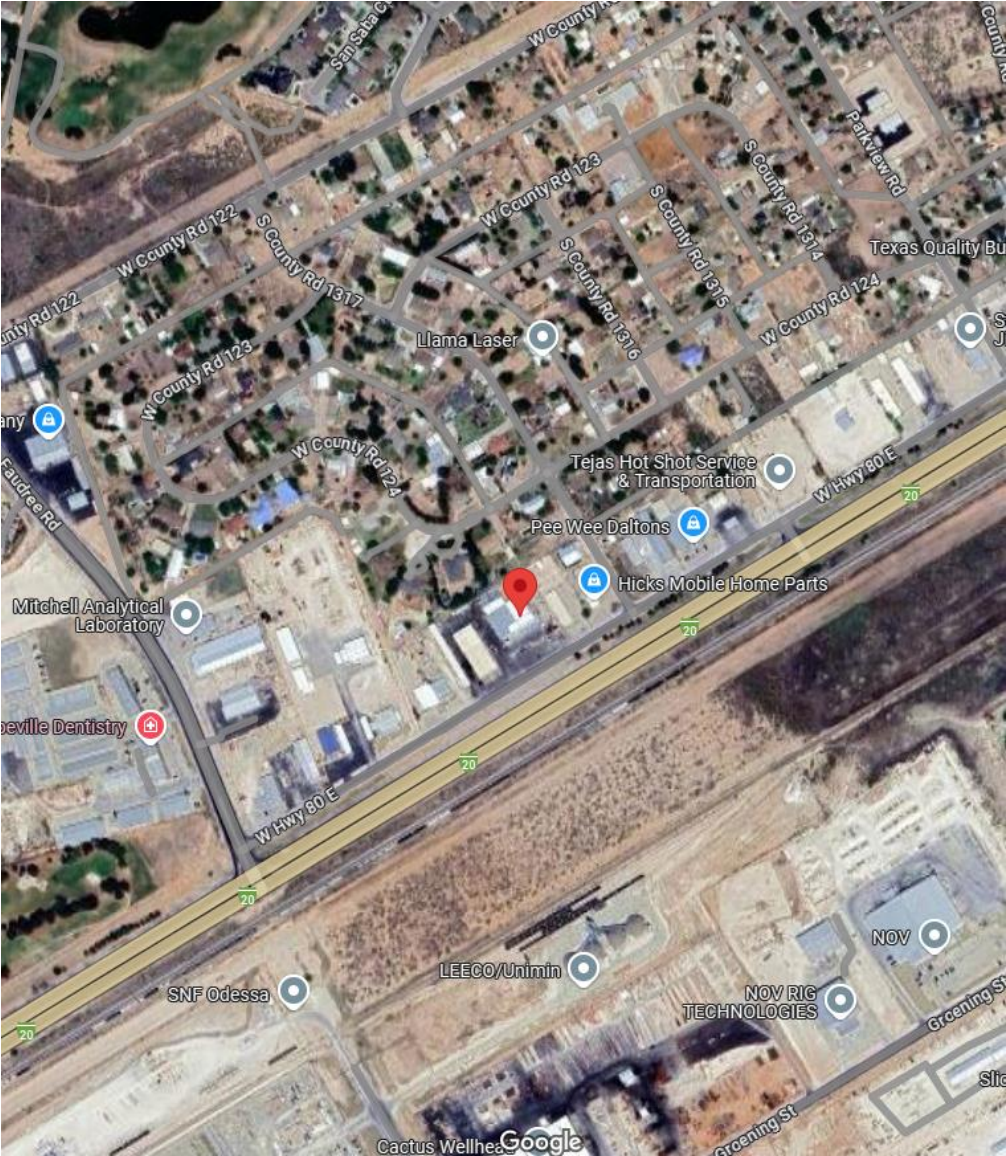
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# PROPERTY MAPS

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# BROKER PROFILE



Justin founded NRG Realty Group in February of 2015 to fill the need of a professional commercial real estate company that specializes in the shale play markets. Since founding NRG, Justin has brokered over 400 office and industrial deals for energy-related clients in every major US shale play valued at over \$300,000,000. Prior to NRG, he worked for a turnkey brokerage, development, and construction company that focused on the energy sector. His primary roles were business development and brokerage, but also managing client's projects through the acquisition, design, and construction scope.

Justin is a lifelong Texan whose experience in the oilfield started from day one. His father worked in exploration and production and would often take him to visit well sites during his youth. These trips to rural locations started the passion for the oil and gas industry that Justin carries with him today. He is a graduate of Baylor University with a degree in Real Estate & Finance (Sic'Em Bears!) and enjoys spending time with his wife and four kids.

## JUSTIN DODD

**President & Managing Broker**

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## ABOUT NRG

*“The Commercial Focused Realty Group”*

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.



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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.

**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.

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Designated Broker of Firm	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone
Larry Nielsen	680101	larry@nrgrealtygroup.com	4322600088
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date



*The Energy Focused Real Estate Company*

**BROKERAGE & SITE SELECTION**

**DEVELOPMENT & DUE DILIGENCE**

**BUILD TO SUIT**

**INVESTMENTS**

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