



NRG Realty Group, LLC
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www.nrgrealtygroup.com

M&D DISTRIBUTORS / 4010 FM 1788, MIDLAND, TX

Investment Offering Memorandum



TRUSTED DIESEL SOLUTIONS FOR OVER 80 YEARS



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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 has been selected to exclusively market M&D Distributors flagship Permian Basin branch located in Midland, Texas. M&D has provided “Trusted Diesel Solutions for Over 80 Years”! M&D currently operates over 50 locations throughout the United States. M&D executed a 5-year NNN lease at the subject property in 2024 which underwent renovations to support M&D’s operations & customer base. The 19,500 SF facility features a large walk-in showroom and sales counter area, a climate controlled warehouse and a four-bay shop. The property is located at the intersection of FM 1788 and Interstate 20, a major artery for truck traffic through the Permian Basin and United States. This location offers premium exposure to prospective customers and was a key in M&D’s decision to locate here.

INVESTMENT SUMMARY

Tenant	Property Type	Address	Building SF	Acreage	Year Built	Lease Expiration	Lease	Base Rent (per month)	Annual NOI	Base Rent PSF
M&D Distributors	Industrial/Retail	4010 FM 1788, Midland, TX	19,500	1.5	2002	10/31/2029	NNN	\$24,308.00	\$291,696	\$14.95

RENT TABLE

Lease Dates	11/1/2025 – 10/31/2026	11/1/2026 – 10/31/2027	11/1/2027 – 10/31/2028	11/1/2028 – 10/31/2029
Monthly Base Rent	\$24,308.00	\$25,037.24	\$25,788.01	\$26,562.01
Annual Rent	\$291,696	\$300,446.88	\$309,460.29	\$318,744.09
Average Escalation	3%	3%	3%	3%
Cap Rate	10.06%	10.36%	10.67%	10.99%

ECONOMICS

Cap Rate	Sales Price	Price PSF
10.27%	\$2,900,000	\$148.71

TENANT OVERVIEW

M&D Distributors

In 1943, the demand for magneto and diesel injector repair services during World War II motivated the Ingram family to start Magneto & Diesel Injector Service. M&D quickly became one of the leading pioneers of remanufacturing, establishing a reputation of innovation, quality and service. Now M&D has led the diesel aftermarket in remanufacturing and parts distribution for the past 80 years!

(Source: www.thedieselstore.com/about-us)



Tenant Highlights

Founded 1943

Headquarters Humble, TX

Website www.thedieselstore.com

Private Equity -

Financial Profile

Revenue

EBITDA

Net Income

Total Assets

Total Liabilities

Subject to NDA



PROPERTY OVERVIEW

4010 FM 1788, Midland, TX

Lease Abstract

Tenant	M&D Distributors
Building Use	Industrial/Warehouse/Retail
Rent Commencement	11/1/2024
Lease Expiration	10/31/2029
Term Remaining as of 2/1/26	44 Months
Current Annual Rent	\$291,696.00
Escalations	3%
Renewal Options	None
Estoppel	Upon Request
Landlord Obligations	Structural & Roof. Mechanical, Electrical, Plumbing & HVAC replacement are billed back to Tenant through CAM reimbursements which also allow for reimbursement of property management fees



Site Description

Property Type	Industrial/Warehouse/Retail
Total Square Feet	19,500 SF
Office Square Feet	Unknown
Parcel Size	1.5 Acres
Building to Land Ratio	3.35%
Parking	Surface, paved
Year Built	2002
Years Renovated	2024/2025
Number of Buildings	1
Number of Stories	1
Dock-High Doors	0
Grade-Level Doors	(8) 16'
Clear Heights	18'
Misc.	Mechanics pit in shop
Crane(s)	No
Construction	
Basic Construction	Metal
Foundation	Concrete
Framing	Metal
Floors	Concrete
Exterior Walls	Metal
Roof Type	Metal

SUBJECT PROPERTY

4010 FM 1788, Midland, TX

PROPERTY DESCRIPTION

Previously an auto mechanic and parts store, this property features a 19,500 SF facility with FM 1788 frontage in Midland, TX. Measuring approximately 150' x 120', this building has a front showroom/counter sales space, some office space, and back shop for repair work. The warehouse has 4 drive-through bays with 16' grade-level, overhead doors allowing for maintenance work.



LOCATION DESCRIPTION

Located at the intersection of FM 1788 & Interstate 20 in Midland, TX. This area has visibility due its location and neighbors consisting of retail, commercial services, and gas stations. This property sits North of Interstate 20 and South of Business 20/Hwy 80/W Industrial Ave.

PROPERTY HIGHLIGHTS

- 19,500 SF on 1.5 Acres
- Parts Storefront & Auto Mechanic Shop
- 232' Frontage on FM 1788
- 150' x 120' Building Measurement
- 4 Drive-Through Bays
- (8) 14' Overhead Doors
- Front Showroom/Office Space
- Outside City Limits



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PROPERTY PHOTOS

4010 FM 1788, Midland, TX



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PROPERTY MAP

4010 FM 1788, Midland, TX



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 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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
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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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