

# SCHNEIDER – 5215 PETROLEUM DR, CARLSBAD, NM

## Investment Offering Memorandum

# SCHNEIDER



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# EXECUTIVE SUMMARY

NRG Realty Group, in cooperating with New Mexico Broker Erin Anderson/Permian Real Estate is pleased to present the opportunity to acquire the Schneider facility in Carlsbad, NM. Schneider (NYSE: SNDR) is one of the nations leading logistics providers. They have been in business for over 90 years, have over 280 locations, and did over \$5 Billion in revenue in 2024. Schneider executed a 5-year lease on the subject property to serve as its logistics & maintenance hub for servicing customers in the Permian Basin. The property features ample outdoor storage space for trucks & equipment along with two different facilities setup for administrative, operations, training as well as warehousing and maintenance. Located in Carlsbad, NM which is one of the nations fastest growing communities at 15.8%.

## INVESTMENT SUMMARY

Tenant	Property Type	Address	Building SF	Acreage	Year Built	Lease Expiration	Lease	Base Rent (per month)	Annual NOI
Schneider Resources Inc. (wholly owned subsidiary of Schneider National, Inc.)	Industrial	5215 Petroleum Dr, Carlsbad, NM	19,500	5.80	2018	8/31/2030	NNN	\$32,812.50	\$393,750.00

## RENT TABLE

Lease Dates	9/1/2025 – 8/30/2026	9/1/2026 – 8/30/2027	9/1/2027 – 8/30/2028	9/1/2028 – 8/30/2029	9/1/2029 – 8/30/2030
Monthly Rent	\$32,812.50	\$33,796.88	\$34,810.78	\$35,855.10	\$36,930.79
NOI	\$393,750.00	\$405,562.60	\$417,729.40	\$430,261.20	\$443,169.10
Average Escalation		3%	3%	3%	3%
Cap Rate	9%	9.27%	9.55%	9.83%	10.13%

## ECONOMICS

Cap Rate	Sales Price
8.85%	\$4,449,152



# TENANT OVERVIEW

## Schneider Resources Inc.

In 1935, Al Schneider sold the family car to buy the first truck. Al, and his son Don after him, foresaw the growth of our roadway system, the need for shipping companies and the value in multimodal and logistics solutions to get goods where they need to be.

They built the company on values — and they built it to last. Today, we have nearly 90 years of experience serving customers with excellence and innovation.

(Source: <https://schneider.com/company/about>)



### Tenant Highlights

#### Tenant

Schneider Resources, Inc., a wholly owned subsidiary of Schneider National, Inc.

#### Founded

2006 (Schneider Resources)

#### Website

<https://schneider.com/>

#### Publicly Traded

NYSE: SNDR

### Financial Profile [Schneider National, Inc. – FY 2024 in millions]

Revenue	\$5,290.5
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EBITDA	\$580.2
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Net Income	\$117.0
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Total Assets	\$4,933.7
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Total Liabilities	\$1,946.8
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# PROPERTY OVERVIEW

5215 Petroleum Dr, Carlsbad, NM

## Lease Abstract

Tenant	Schneider Resources Inc.
Building Use	Industrial/Warehouse
Rent Commencement	8/15/2025
Lease Expiration	8/30/2030
Term Remaining	60.5 Months
Current Annual Rent	\$393,750.00
Escalations	3%
Renewal Options	(2) 36 Month at FMV but no less than previous years rental and no more than 105% of PY
Estoppel	Upon Request
Landlord Obligations	None – absolute net



## Site Description

Property Type	Industrial
Total Square Feet	19,500 SF
Office Square Feet	8,500 SF
Parcel Size	5.80 Acres
Building to Land Ratio	5.5%
Parking	Caliche
Year Built	2018
Years Renovated	2020
Number of Buildings	2
Number of Stories	1
Dock-High Doors	0
Grade-Level Doors	(9) 16' on B1 – (2) 14' on B2
Clear Heights	23' & 20'
Wash-Bay	None
Crane(s)	(1) 10-ton

## Construction

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

# SUBJECT PROPERTY

5215 Petroleum Dr, Carlsbad, NM

## PROPERTY DESCRIPTION

Built in 2018 and expanded in 2020, this property features 2 buildings totaling 19,500 SF on 5.8 Acres. The main building is 10,000 SF with 5,000 SF office and 5,000 SF warehouse. Maximize operations in the main shop built with a 23' eave height, 10-ton crane served, and (10) 16' overhead doors forming 5 drive-through bays. The second building is 9,500 SF with  $\pm 3,500$  SF office,  $\pm 4,000$  SF warehouse, and a 2,000 SF canopy space. The site is fully fenced and secured with two automatic gates, and over 7,500 SF covered surface parking.

## LOCATION DESCRIPTION

The property is located in the Airport Industrial Park on the southwest side of Carlsbad, NM.

## PROPERTY HIGHLIGHTS

- 2 Buildings: 17,500 SF on 5.8 Acres
- 10,000 SF Main Building
- 5,000 SF Class A Office | 5,000 SF Warehouse
- 23' Eave Height | 10-ton Crane Served
- (9) 16' Overhead Doors forming 4 Drive-Through Bays
- 9,500 SF Second Building
- (2) 14' doors on building 2
- $\pm 4,000$  SF Warehouse |  $\pm 3,500$  SF Office & training center
- 2,000 SF covered outside storage
- Fully Fenced, 2 Automatic Gates
- Over 7,500 additional SF of covered parking areas





# PROPERTY PHOTOS

5215 Petroleum Dr, Carlsbad, NM



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# PROPERTY PHOTOS

5215 Petroleum Dr, Carlsbad, NM



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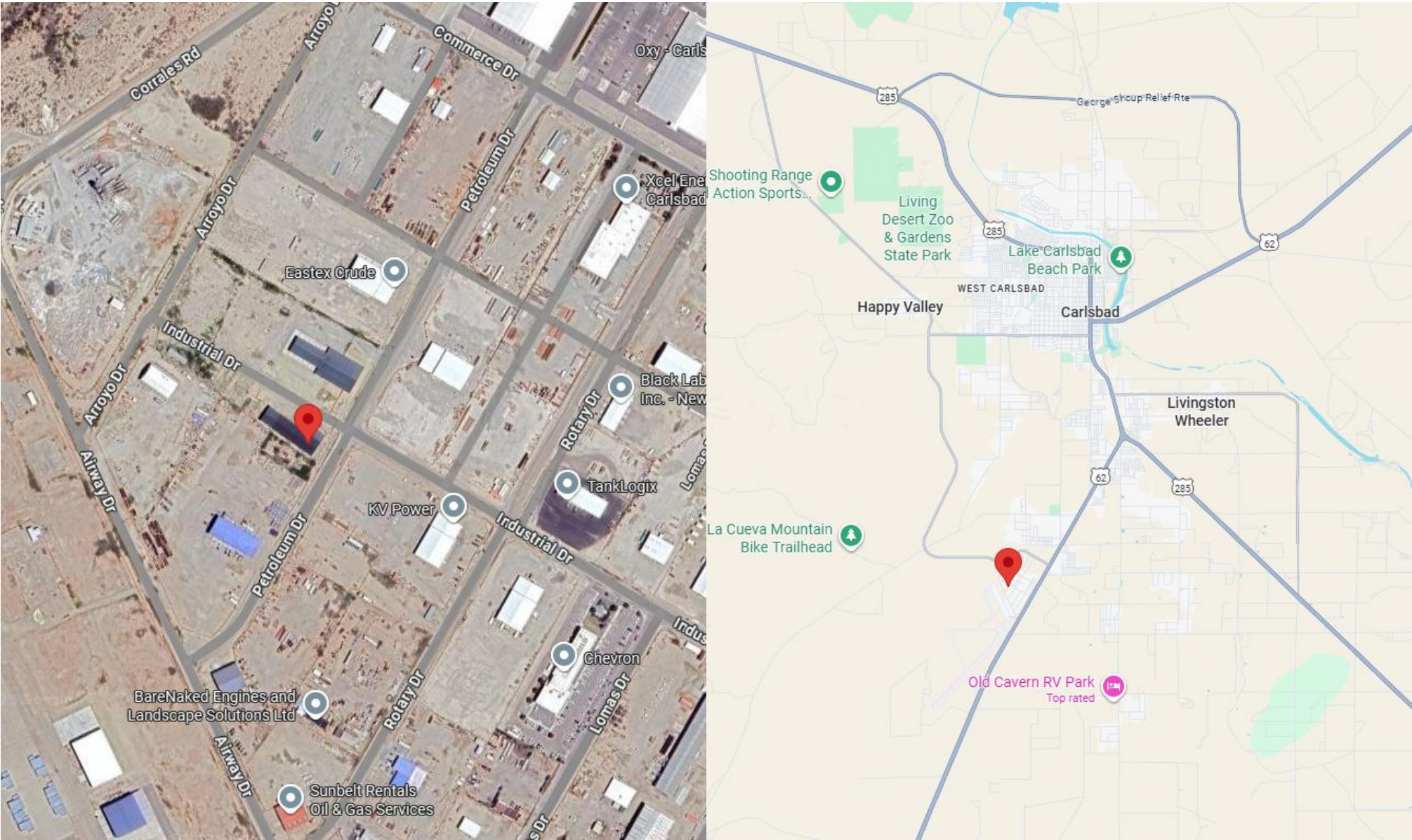


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# PROPERTY MAP

5215 Petroleum Dr, Carlsbad, NM





# MARKET OVERVIEW

## Permian Basin

Named after the Permian Period 299-251 million years ago, the Permian Basin is one of the largest and most active shale plays in North America. It is approximately 250 miles wide and 300 miles long spanning across Western Texas and Southeastern New Mexico including bustling cities such as Midland, TX; Odessa, TX; Hobbs, NM; and Carlsbad, NM. The Permian Basin is comprised of multiple formations; the largest two being the Delaware and Midland Basin. This basin accounts for nearly 40% of oil production in the United States.

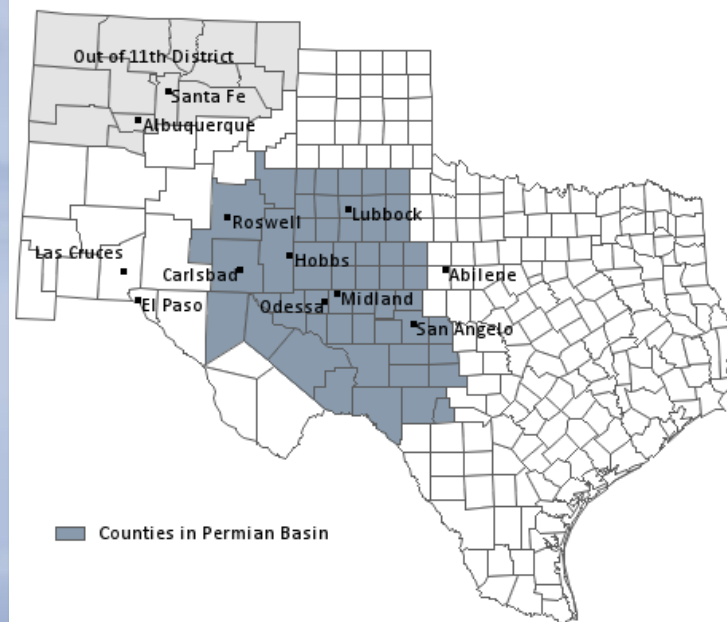
After reaching an annual record of 13.2 million b/d in 2024, U.S. Energy Information Administration (EIA) forecasts U.S. crude oil production will increase to 13.5 million b/d this year. The EIA expect crude oil production to grow less than 1% in 2026, averaging 13.6 million b/d as operators slow activity due to price pressures. WTI prices average \$62 per barrel in 2026 in the forecast, down from \$70 per barrel in 2025. The Permian region's share of U.S. production will continue to increase accounting for more than 50% of all U.S. crude oil production in 2026. The expected production growth in the Permian in 2026 will be offset by contraction in other regions.

The EIA continues to forecast the Permian region will be the largest source of U.S. production growth in both years and the only major source of production growth in 2026. Permian production will rise nearly 300,000 b/d in both years, averaging 6.6 million b/d in 2025 and 6.9 million b/d in 2026. The forecast for continued increase in production in the Permian region is supported by improving well productivity and added pipeline takeaway capacity.

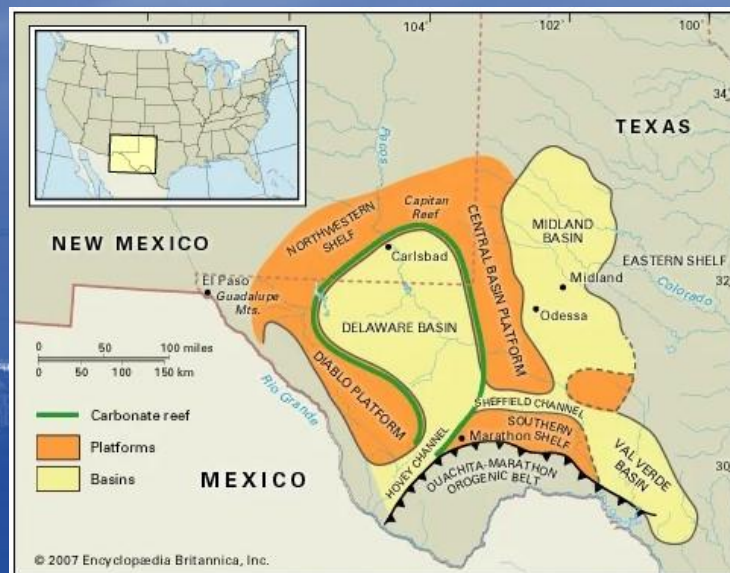
View the full report here:

[https://www.eia.gov/outlooks/steo/pdf/steo\\_full.pdf](https://www.eia.gov/outlooks/steo/pdf/steo_full.pdf)

Location of Permian Basin



SOURCE: Railroad Commission of Texas.





# MARKET OVERVIEW

## Permian Basin – Activity & News

Chevron to boost Permian oil production as demand for reliable energy grows - [LINK](#)

Chevron's Permian Basin project overview - [LINK](#)

Rising Demand | Chevron's Permian Basin Ad - [LINK](#)

Net-Zero has Chevron investors laughing all the way to the bank - [LINK](#)

Upstream (drilling) oil investments are well below the required levels to satisfy our global oil demand. Chevron is one of the largest producers of oil and natural gas in the Permian, currently holding approximately 2.2 million net acres. Chevron has raised its 2022 production forecast in the Permian Basin to between 700,000 and 750,000 barrels of oil equivalent per day, a more than 15% year-over-year increase, and expects to reach 1 million barrels of oil equivalent per day in the region by 2025.

Warren Buffett's company has bet \$47B on the oil sector - [LINK](#)

Warren Buffett's Berkshire Hathaway Cleared to Buy as Much as Half of Occidental's Shares - [LINK](#)

Warren Buffett's company has bought up more than \$11 billion worth of Occidental Petroleum stock this year, giving Berkshire Hathaway control of more than 20% of the oil producer. The Warren Buffet position is unique in that OXY has such an enormous position in the Permian. For Warren Buffet to increase his position so aggressively, he's making a direct bet on the Permian.

Venezuela Halts Oil Shipments To Europe, Demands New Concessions - [LINK](#)

As seen in the above article, the world may run out of pumping capacity, something that has never occurred in the 160 years of oil history. A shortage of pumping capacity means that demand exceeds the total capacity of the world to pump oil. With natural gas imports from Russia [cut by 80%](#) along with the majority of oil shipments, the rest of the world will be seeking other outlets such as the US and the Permian Basin, the highest producing oil field in the world.

The Permian Basin produces more oil per day, in both quantity and marginal profitability, than all but two countries outside of the United States (Saudi Arabia & Russia). New technologies have transformed the region in the last decade, and its oil production has grown from less than one million barrels per day in 2011, and is forecasted to average 5.3 million barrels per day in 2022 and 5.7 million in 2023 ([eia.gov](https://www.eia.gov)).

Given current geo-political tensions and threats of disruption to supplies - global oil markets are exceptionally tight. In line with the wider increased energy production of the Permian Basin, The Portfolio stands to benefit significantly from these market dynamics. In-place rents are approximately 20% below market across the Portfolio. NOI across the Portfolio is anticipated to increase by approximately 24% over the next 3 years and 43% over the next 5 years.



# MARKET OVERVIEW

## Carlsbad, NM



Carlsbad, nestled within Eddy County, sits at the heart of one of the most powerful economic engines of the Permian Basin. Fueled by oil and gas production in both Eddy and neighboring Lea County, the region has accounted for 52% of U.S. oil production growth between 2020 and 2024 - nearly 1 million barrels per day - positioning New Mexico as a true energy heavyweight. Lea County notably became the first U.S. county to pump more than 1 million barrels per day in 2023, with Eddy County close behind; meanwhile, Producers Midstream is expanding gas-processing capacity by 50% in Lea County, underlining the region's infrastructure scale-up to meet demand.

Beyond oil and gas, Carlsbad leads the nation in potash mining, hosts the Waste Isolation Pilot Plant, and supports vibrant tourism thanks to Carlsbad Caverns and other nearby natural attractions. On the development front, Carlsbad's economy is described as "diversified, robust, and growing," drawing new businesses, residents, and investors who are drawn by high disposable incomes, a safe community vibe, and abundant quality-of-life amenities - from outdoor recreation to strong schools. With its strategic location, booming energy sector, expanding infrastructure, and thriving commercial and quality-of-life landscape, Carlsbad and its counties stand as unmatched opportunities for growth.

2020 Census Data	Population	Households	Median Household Income
Eddy County	62,314	23,245	\$79,605
Lea County	74,455	24,812	\$55,736





# BROKER PROFILE



## JUSTIN DODD

**President & Managing Broker**

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[justin@nrgrealtygroup.com](mailto:justin@nrgrealtygroup.com)

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.

## 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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*The Energy Focused Real Estate Company*

**BROKERAGE & SITE SELECTION**

**DEVELOPMENT & DUE DILIGENCE**

**BUILD TO SUIT**

**INVESTMENTS**

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