SCOUT
PROPERTY GROUP

1001 ALUMAX RD
NASH | TEXAS

SALE LEASEBACK - 10YR ABSOLUTE NNN

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LISTING CONTACT
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SALE PRICE: $3,793,000

OFFERING SUMMARY

SALE PRICE: $3,793,000

BUILDING SIZE: 37,930 +/-

NOI: $284,475.00

CAP RATE: 7.5%

LOT SIZE: 5.043 +/- ACRES

PROPERTY HIGHLIGHTS

- **10-Year Absolute NNN Lease**
  Long-term, passive income with zero landlord responsibilities
- **Below Replacement Cost Pricing Offered at $100/SF**
  Providing strong downside protection
- **Newer Construction (2016)**
  Modern, high-quality industrial facility with minimal capital needs
- **Mission-Critical Facility**
  Purpose-built for tenant operations, supporting long-term occupancy
- **Strong Tenant with 30+ Year Business**
  Established regional leader in mechanical contracting with diverse project base

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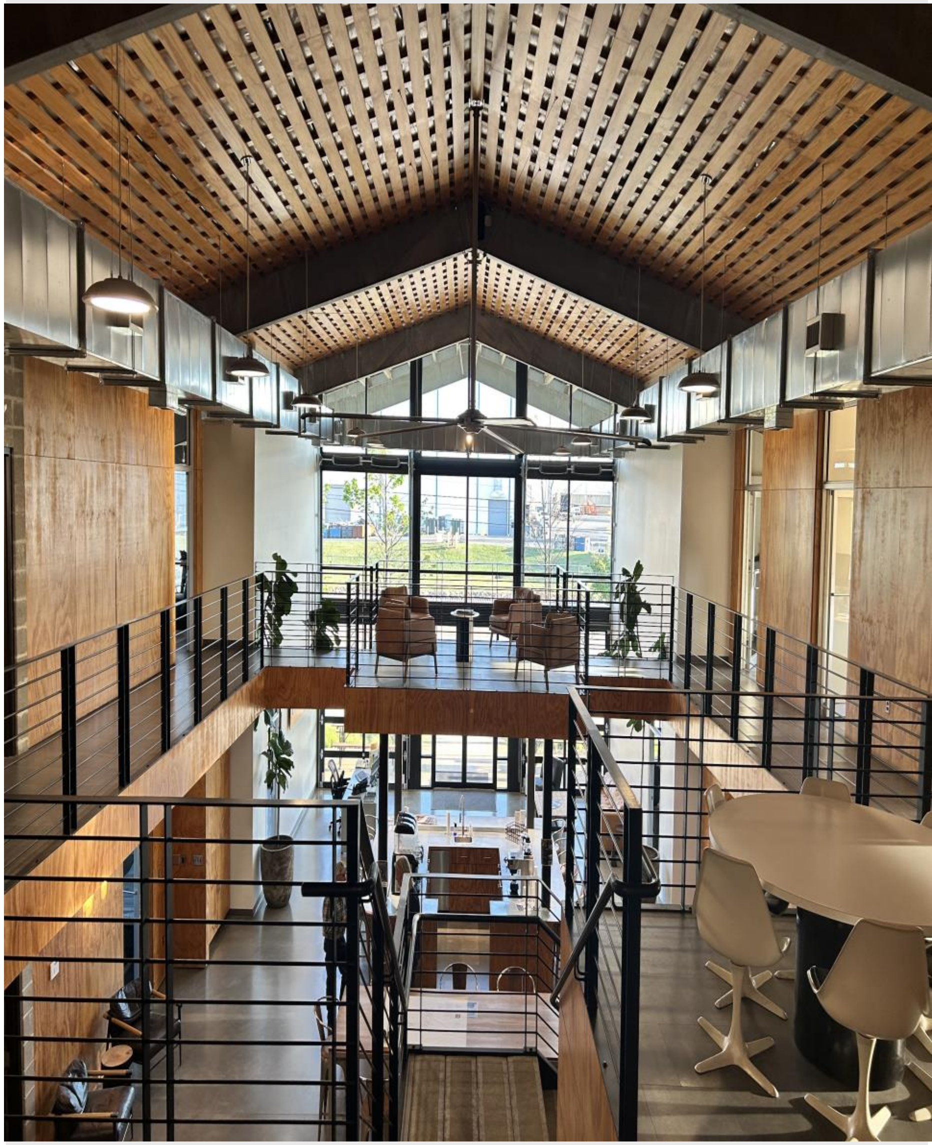
PROPERTY DESCRIPTION

This offering presents a rare opportunity to acquire a high-quality industrial asset secured by a long-term sale/leaseback with Reliance Mechanical Contractors. The property consists of a well-maintained **37,930 +/- square-foot facility**, purpose-built in 2016 and strategically positioned on **5.043 +/- acres** in the growing Texarkana/Nash industrial corridor.

The improvements include **6,530 +/- square feet of office space** complemented by a **31,400 +/- square-foot warehouse**, designed for operational efficiency and scalability. The warehouse is equipped with **two dock-high doors and four grade-level doors**, supporting a wide range of distribution and service functions.
At closing, the property will be leased back to the seller under a **10-year absolute NNN lease**, offering investors stable, passive income with minimal landlord responsibilities. The asking basis of **$100 per square foot** represents a compelling value, positioned **below current replacement cost**, providing both downside protection and long-term upside potential.

This is an ideal opportunity for investors seeking a newer construction industrial asset with strong tenancy, functional design, and attractive long-term fundamentals in a growing regional market.



TENANT OVERVIEW

Reliance Mechanical Contractors is a well-established, full-service mechanical contractor with over **30 years of operating history** and a strong reputation throughout the Ark-La-Tex region. Headquartered in Texarkana, Texas, with an additional location in Shreveport-Bossier City, the company has grown into a recognized leader in mechanical construction and service across Texas, Arkansas, and Louisiana.

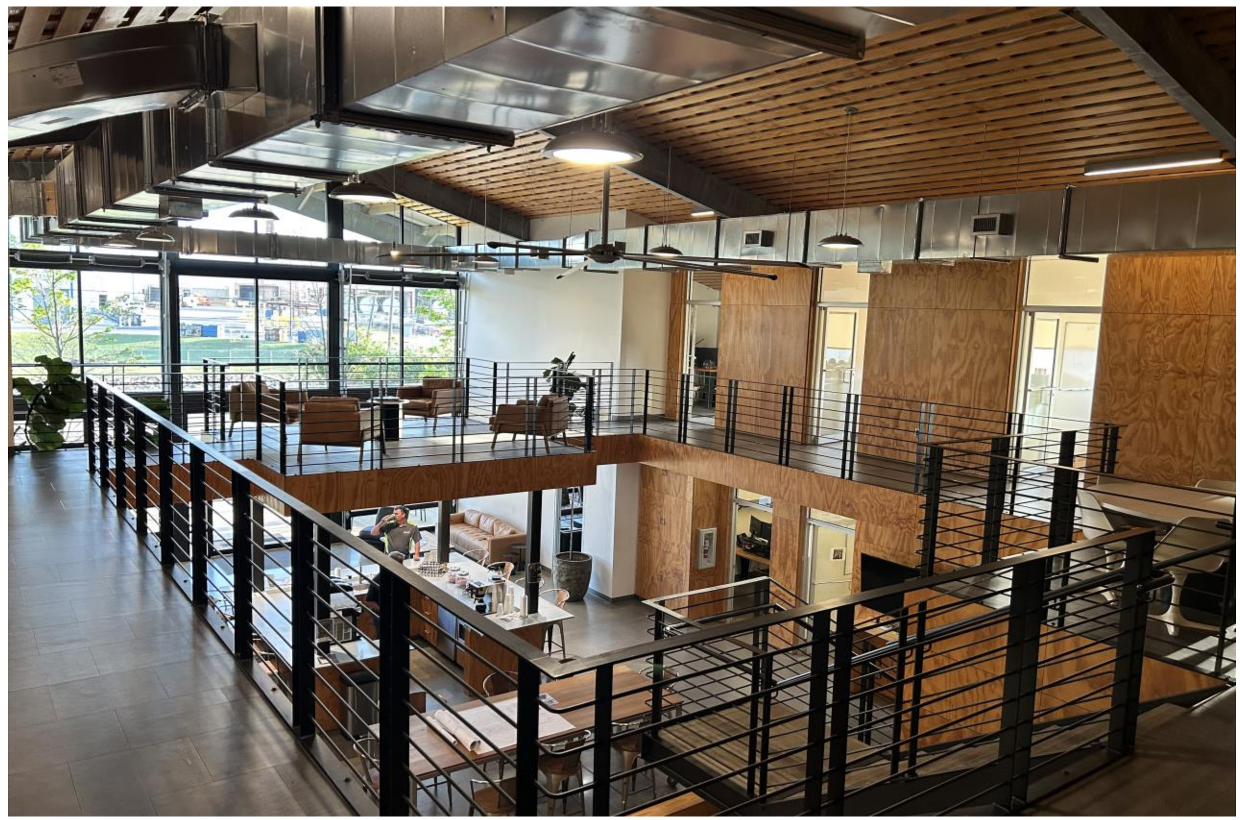
The company provides a comprehensive range of services, including **plumbing, mechanical piping, HVAC-R, electrical, and prefabrication**, supporting both commercial, industrial, and residential clients. Their integrated design-build and maintenance capabilities allow them to serve projects from initial concept through long-term system support.

Reliance serves a diverse and high-quality customer base across **medical, educational, commercial, and industrial sectors**, with notable projects including work for the **Amazon Fulfillment Center, Red River Army Depot, LSU Medical School, Texas A&M–Texarkana, and multiple regional healthcare facilities**. These relationships demonstrate the company's ability to execute large-scale, mission-critical projects.

The business is led by an experienced management team with deep industry expertise, including licensed professionals across multiple trades and jurisdictions. With multi-state licensing and over 50 years of combined experience, Reliance maintains a strong operational platform and consistent demand for its services.

Reliance's long-standing market presence, diversified service offerings, and established client relationships position the company as a stable and reliable tenant with durable cash flow and continued growth potential.

ADDITIONAL PHOTOS



Nash, Texas

Regional Growth & Economic Expansion

Located immediately west of Texarkana along Interstate 30, Nash, Texas has become one of the fastest-growing economic corridors within the Texarkana Metropolitan Statistical Area (MSA). As Texarkana has expanded north and west over the past 30+ years, commercial and industrial growth has increasingly extended into Nash, positioning the city as a key part of the region's continued development.

TEXARKANA ALUMINUM

Texarkana Aluminum, Nash's largest employer, has played a transformative role in the city's economic momentum. Since acquiring the former aluminum rolling mill facility in 2018, the company has invested more than $1 billion into modernization, expanded production capabilities, and new construction. Today, the operation employs approximately 460 people in high-paying manufacturing and skilled trade positions while supporting continued economic growth throughout the Texarkana region.

DISCLAIMER

This Offering Memorandum was prepared by Scout Property Group, LLC ("Broker") solely for the purpose of prospective purchasers of the real property commonly known as 1001 Alumax Rd, Nash, TX("Property"). Neither the broker, nor the owner of the Property ("Owner"), makes any representations or warranty, expressed or implied, as to the completeness or accuracy of the material contained in the Offering Memorandum.

Prospective Purchasers of the Property are advised (i) that any changes may have occurred in the physical or financial condition of the Property since the time this Offering Memorandum was prepared, and (ii) that projections contained herein are based upon assumptions of the events beyond the control of Broker and, therefore, may be subject to variation. Prospective purchasers of the property are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. This Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and expressly reserve the right, at their sole discretion, to terminate discussions with any entity at any time with or without notice. The Owner or Broker shall have no legal commitment or obligation to any entity at any time with or without notice. The Owner or Broker shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property.

This Offering Memorandum is confidential. By accepting the Offering Memorandum, you agree (i) that you hold and treat the Offering Memorandum and its contents in the strictest confidence; (ii) that you will not photocopy or duplicate any part of the Offering Memorandum; (iii) that you will not disclose the Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Broker; and (iv) that you will not use the Offering Memorandum in any fashion or manner detrimental to the interest of the Owner or the Broker.

The Broker is the Seller/Owner's Agent and represents the Owner/Seller.

If you have no interest in the Property, please return the Offering Memorandum forthwith.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR SCOUT PROPERTY GROUP AGENT FOR MORE DETAILS.

INFORMATION ABOUT BROKERAGE SERVICES

REGULATED BY THE TEXAS REAL ESTATE COMMISSION
INFORMATION AVAILABLE AT WWW.TREC.TEXAS.GOV

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: 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.

EXCLUSIVELY MARKETED BY

BROKER OF RECORD
Adam Dukelow, CCIM
TX LIC # - 665019
AR LIC # - PB00086219

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