MULTI-TENANT INDUSTRIAL OPPORTUNITY

14300 FM 307 | **Midland, TX 79706**

Industrial
Investment Opportunity

Offering Memorandum

Fast-Growing Market | 17.01% Population Growth

MATTHEWS™

EXCLUSIVELY LISTED BY

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EXECUTIVE SUMMARY

14300 FM 307 presents an opportunity to acquire a multi-tenant industrial investment property in one of Midland's fastest-growing industrial corridors. The property consists of four industrial buildings strategically positioned along FM 307, offering excellent accessibility and visibility within the Permian Basin.

The asset is anchored by Permian DEF Lubricants and Fossil Manufacturing, both operating under Triple Net (NNN) leases, providing stable cash flow with limited landlord responsibilities. In addition to the existing tenancy, the property offers significant value-add potential through the lease-up of a currently vacant building and additional rental income from Building D, creating the opportunity to increase occupancy and enhance future returns.

With its strategic location, diversified tenant mix, and upside through future leasing, 14300 FM 307 is well positioned for investors seeking both immediate income and long-term appreciation in one of Texas' strongest industrial markets.

INVESTMENT HIGHLIGHTS

Property Highlights

- **Multi-Tenant Industrial Asset** – Four-building industrial campus totaling ±12,800 SF on ±5.50 acres.
- **Value-Add Upside** – Opportunity to increase income through lease-up of the owners building.
- **Strategic Midland Location** – Positioned along FM 307 within one of the Permian Basin's premier industrial corridors.

Tenant Highlights

- **Permian DEF Lubricants** – Leading supplier of DEF, lubricants, and industrial products serving West Texas' energy and transportation sectors.
- **Fossil Manufacturing** – Established fabrication and manufacturing company supporting regional industrial and energy operations.
- **Stable NNN Tenancy** – Existing tenants operate under Triple Net (NNN) leases, providing predictable cash flow with limited landlord responsibilities.
- **Lease Structure** - The owners building lease is TBD and negotiated at sale.


N
Midland, Texas
Primary Industry | Oil & Gas Production
Produces half of total U.S. crude oil production
Stanton
TALLCITYBRINE
PRECISION PIPE RENTALS
FASKEN OIL AND RANCH
Fuel supplier
±500 Employees
TRACTOR SUPPLY Co
PARAGON INTEGRATED SERVICES GROUP
20
± 65,180 VPD
± 25,630 VPD
250
PROPETRO
Fuel supplier
±1,500 Employees
PROFRAC
Fuel supplier
±90 Employees
Subject Property
MILESTONE ENVIRONMENTAL SERVICES
Fuel supplier
±40 Employees
Midland College
Community College
±7,336 Students | ±800 Employees
Midland
Greenwood
LUFKIN DON-NAN
Olidfield
One of the largest API sucker rod pump manufacturers in the United States
±350 Employees
Midland Airpark
Annual Aircraft Operations: 40,000+
TARGA
Greenwood Gas Plant
±80 Employees
20
± 13,520 VPD
158
Midland International Air & Space Port
Annual Passengers: ± 767,734
Oil Field
Brazos Midstream South Plant
Oil Field
X rig 15

Property Overview

14300 FM 307 | Midland, TX 79706

±12,800 SF
Total GLA

±5.50 AC
Lot Size

4
Total Buildings

Metal
Construction

$208.63
Price Per SF

$2,670,500
List Price

TENANT OVERVIEW

Founded
2017

Headquarters
Midland, Texas

Origin
Permian Basin

Permian DEF & Lubricants

Permian DEF & Lubricants is a Midland-based supplier of diesel exhaust fluid (DEF), lubricants, fuels, greases, and specialty chemicals serving the oil and gas, transportation, construction, and industrial sectors throughout the Permian Basin. Since its founding in 2017, the company has built a reputation for dependable product availability, responsive delivery, and customer-focused service tailored to demanding field operations. Strategically located in Midland, Permian DEF & Lubricants supports drilling, completion, production, and fleet operations with comprehensive fluid management solutions designed to maximize equipment performance and minimize downtime. Its commitment to reliable logistics, high-quality products, and responsive service has made the company a trusted partner for operators across West Texas and southeastern New Mexico.

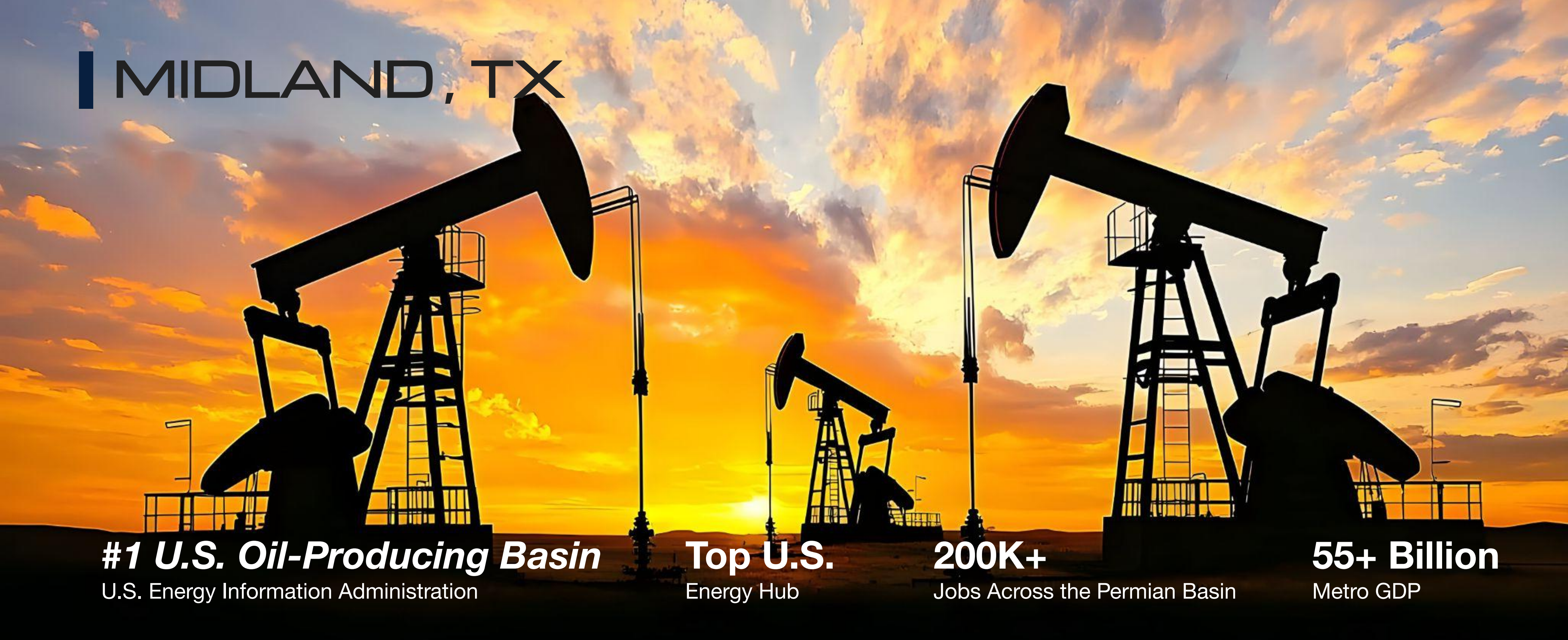
Founded
2019

Headquarters
Tolar, Texas

Service Area
Permian Basin

Fossil Manufacturing

Fossil Manufacturing is an oilfield equipment manufacturer specializing in vapor recovery units (VRUs), gas lift systems, and emissions control technologies for the oil and natural gas industry. Founded in 2019, the company designs and manufactures equipment engineered to improve operational efficiency, maximize hydrocarbon recovery, and help producers meet evolving environmental regulations. With field support based in Midland and a strong presence throughout the Permian Basin, Fossil Manufacturing serves upstream operators with custom-engineered vapor recovery and compression solutions. The company's equipment is designed for ease of maintenance, reliable performance, and regulatory compliance, helping customers reduce emissions while increasing the profitability of oil and gas production facilities



MIDLAND, TX

#1 U.S. Oil-Producing Basin
U.S. Energy Information Administration

Top U.S.
Energy Hub

200K+
Jobs Across the Permian Basin

55+ Billion
Metro GDP

Local Market Overview

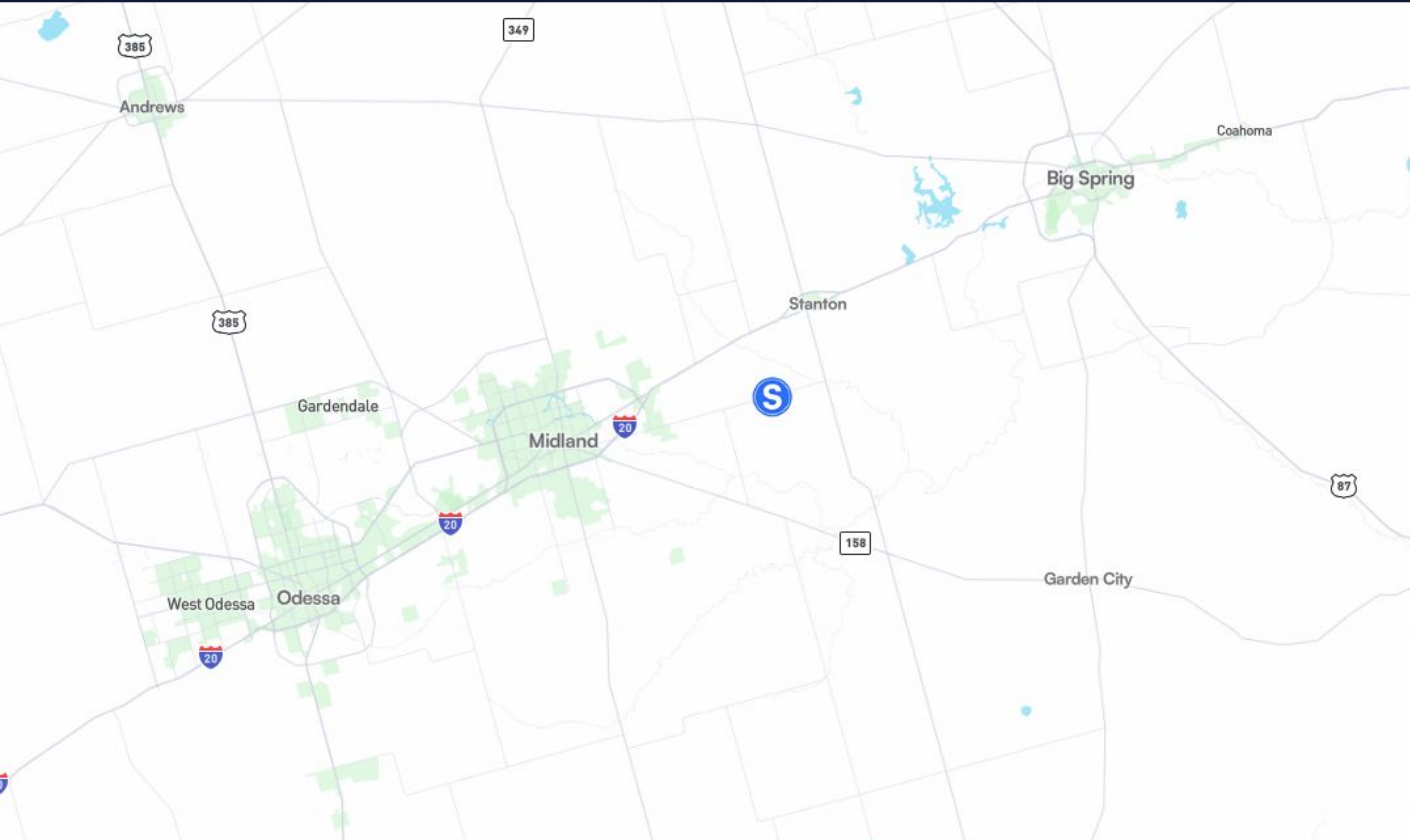
Midland, Texas is one of the nation's premier energy and industrial markets, serving as a strategic hub within the ***Permian Basin***—the most productive oil-producing region in the United States. The city's economy is anchored by oil and gas exploration, manufacturing, engineering, transportation, and industrial services, creating sustained demand for warehouse, distribution, and industrial facilities. Midland also benefits from direct access to Interstate 20, State Highway 191, and Midland International Air & Space Port, providing efficient connectivity for freight movement and regional commerce.

Beyond energy production, Midland continues to attract investment in logistics, infrastructure, and industrial development as companies expand operations throughout West Texas. A highly skilled workforce, business-friendly environment, and proximity to major energy producers support long-term economic growth while strengthening the city's position as a leading center for manufacturing, distribution, and industrial services.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	492	2,753	5,603
Current Year Estimate	420	2,353	4,798
2020 Census	338	1,896	3,913
Growth Current Year-Five-Year	17.01%	17.01%	16.77%
Growth 2020-Current Year	24.13%	24.13%	22.61%
Households	**1-Mile**	**3-Mile**	**5-Mile**
Five-Year Projection	144	807	1,697
Current Year Estimate	122	682	1,443
2020 Census	106	593	1,246
Growth Current Year-Five-Year	18.39%	18.39%	17.64%
Growth 2020-Current Year	14.94%	14.94%	15.79%
Income	**1-Mile**	**3-Mile**	**5-Mile**
Average Household Income	$125,939	$125,939	$145,064

REGIONAL MAP



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11-2-2015

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:
  - 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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials　　Date