

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 $\pm 12,800$ 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.





FASKEN OIL AND RANCH
Fuel supplier
±500 Employees

TSC TRACTOR SUPPLY CO

PARAGON
INTEGRATED SERVICES GROUP

PRECISION
PIPE RENTALS

Midland, Texas
Primary Industry | Oil & Gas Production
Produces half of total U.S. crude oil production

Stanton

TALLCITYBRINE

±65,180 VPD
PROPETRO
Fuel supplier
±1,500 Employees

±25,630 VPD
PROFRAC
Fuel supplier
±90 Employees

Subject Property

Midland College
Community College
±7,336 Students | ±800 Employees

Midland

Greenwood

MILESTONE
ENVIRONMENTAL SERVICES
Fuel supplier
±40 Employees

Midland Airpark
Annual Aircraft Operations: 40,000+

LUFKIN
DON-NAN
Olidfield
One of the largest API sucker rod pump manufacturers in the United States
±350 Employees

TARGA
Greenwood Gas Plant
±80 Employees

Midland International Air & Space Port
Annual Passengers: ± 767,734

±13,520 VPD

Oil Field
X rig 15

Oil Field
Brazos Midstream South Plant

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

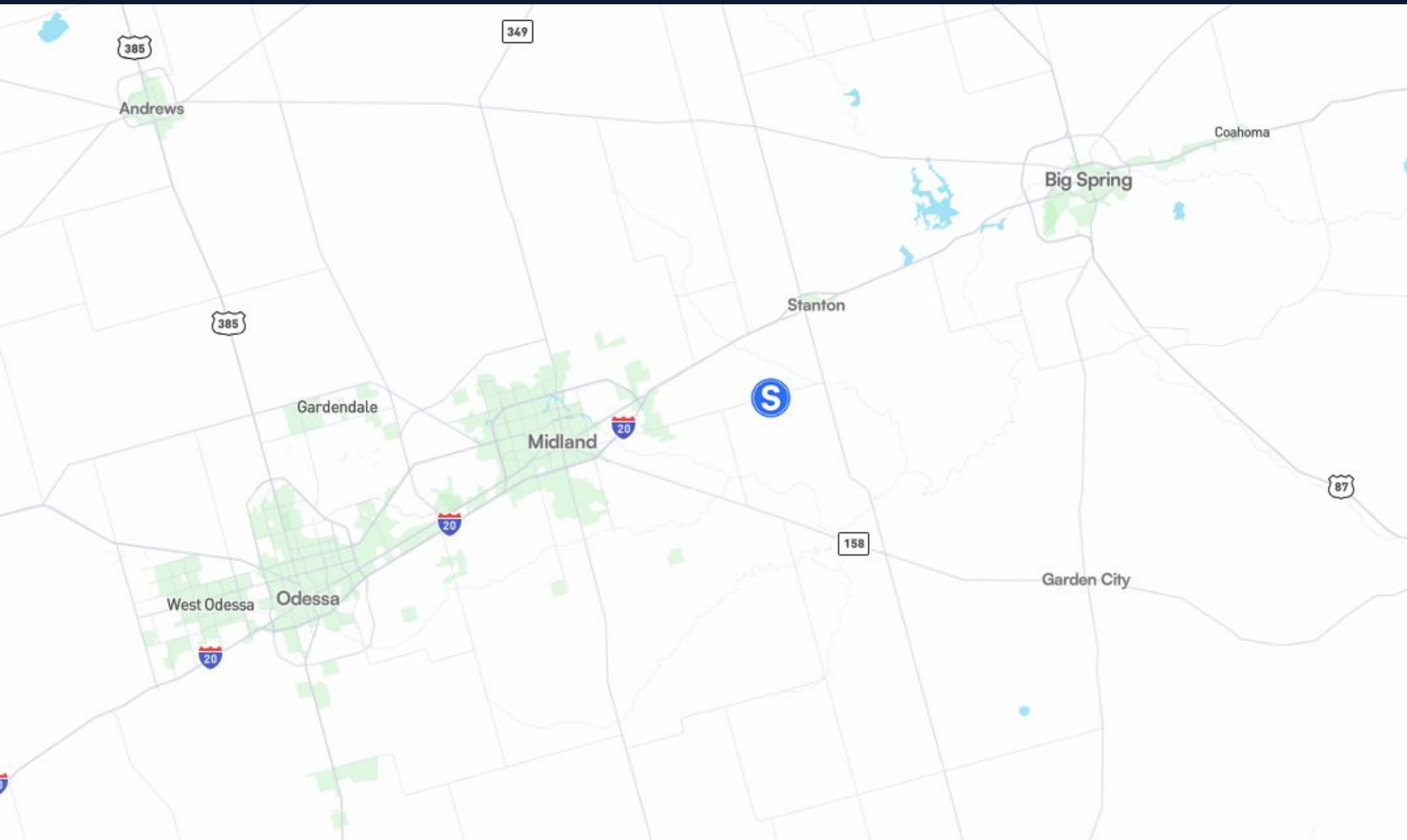
Midland, Texas is one of the nation's premier energy and industrial markets, serving as a strategic hub within the **Permian Basin**—the most productive oil-producing region in the United States. The city's economy is anchored by oil and gas exploration, manufacturing, engineering, transportation, and 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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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 14300 FM 307 , Midland, TX, 79706 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.



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.

11-2-2015



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

Buyer/Tenant/Seller/Landlord Initials

Date