MULTI-TENANT INDUSTRIAL OPPORTUNITY

1522 S County Road 1090 | **Midland, TX 79706**

Industrial Investment Opportunity

Offering Memorandum

Located In One Of The Fastest Growing Industrial Corridors | 17.32% Population Growth in a 1-Mile Radius

MATTHEWS™

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EXECUTIVE SUMMARY

1522 South County Road 1090 offers the opportunity to acquire a multi-tenant industrial investment property in Midland, Texas, located in the heart of the Permian Basin. The property is occupied by Hugh Brinson Pipeline and Stine Equipment, providing investors with diversified rental income from two established industrial tenants. Positioned within one of Midland's most active industrial corridors, the property benefits from strong demand driven by the region's energy, construction, and infrastructure industries.

INVESTMENT HIGHLIGHTS

Property Highlights

- **Multi-Tenant Industrial Investment –** Stable cash flow generated by two established industrial tenants, providing diversified income and reducing single-tenant risk.
- **Established Tenant Base –** Occupied by Hugh Brinson Pipeline and Stine Equipment, both serving critical sectors of the Permian Basin's energy and industrial markets.
- **Strategic Midland Location –** Situated on South County Road 1090 within one of Midland's premier industrial corridors, offering excellent access to major transportation routes and surrounding industrial users.
- **Exposure to the Permian Basin –** Positioned in one of the nation's most productive oil and gas regions, benefiting from continued investment in energy, infrastructure, and industrial development.
- **Strong Industrial Fundamentals –** Midland continues to experience healthy industrial demand driven by oilfield services, pipeline construction, manufacturing, and equipment operations.
- **Mission-Critical Tenancy –** Both tenants utilize the property for essential operational functions, supporting long-term occupancy and business continuity.
- **Excellent Accessibility –** Conveniently located near major highways and industrial hubs, allowing efficient access throughout Midland and the greater Permian Basin.

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

Property Overview

11522 S County Road 1090

±10,000 SF
Total GLA

±6.00 AC
Land Acreage

2
Total Buildings

Metal
Construction

$209.36
Price Per SF

$2,093,577
List Price

PROPERTY PHOTOS

RENT ROLL

		Lease Term	Lease Type	Monthly Rent	Expenses	NOI	Renewal Option
Tenant A	Hugh Brinson Pipeline	2/28/27	NNN	$9,000	$3,578	$104,422	3 month extension
Tenant B	Stine Equipment	3/31/27	NNN	$7,000	-	$84,000	2 years at max + 15%

TENANT OVERVIEW

Owner
Energy Transfer LP

Pipeline Length
442 miles

Origin
Permian Basin

Hugh Brinson Pipeline

The Hugh Brinson Pipeline is a major intrastate natural gas transmission project being developed and operated by Energy Transfer LP (NYSE: ET). Formerly known as the Warrior Pipeline, the project was renamed in December 2024 in honor of Hugh Brinson Warren, the father of Energy Transfer Executive Chairman Kelcy Warren. The pipeline is designed to increase natural gas takeaway capacity from the Permian Basin, addressing growing demand from power generation, LNG exports, industrial customers, and data centers across Texas and the Gulf Coast.

Founded
2017

Headquarters
Midland, Texas

Service Area
Permian Basin

Stine Equipment

Stine Equipment is a privately held equipment rental company serving the oil and gas, construction, and industrial sectors throughout the Permian Basin and Central Texas. Founded in 2017, the company has established a reputation for providing late-model rental equipment paired with responsive customer service, positioning itself as a reliable partner for customers operating in demanding field environments. With strategically located operations in Midland and Austin, Stine Equipment supports a broad range of infrastructure, energy, and commercial construction projects while emphasizing equipment reliability, rapid service response, and long-term customer relationships.

MIDLAND, TX

#1 U.S. Oil-Producing Basin

Top U.S.
Energy Hub

200K+
Jobs Across the Permian Basin

55+ Billion
Metro GDP

Local Market Overview

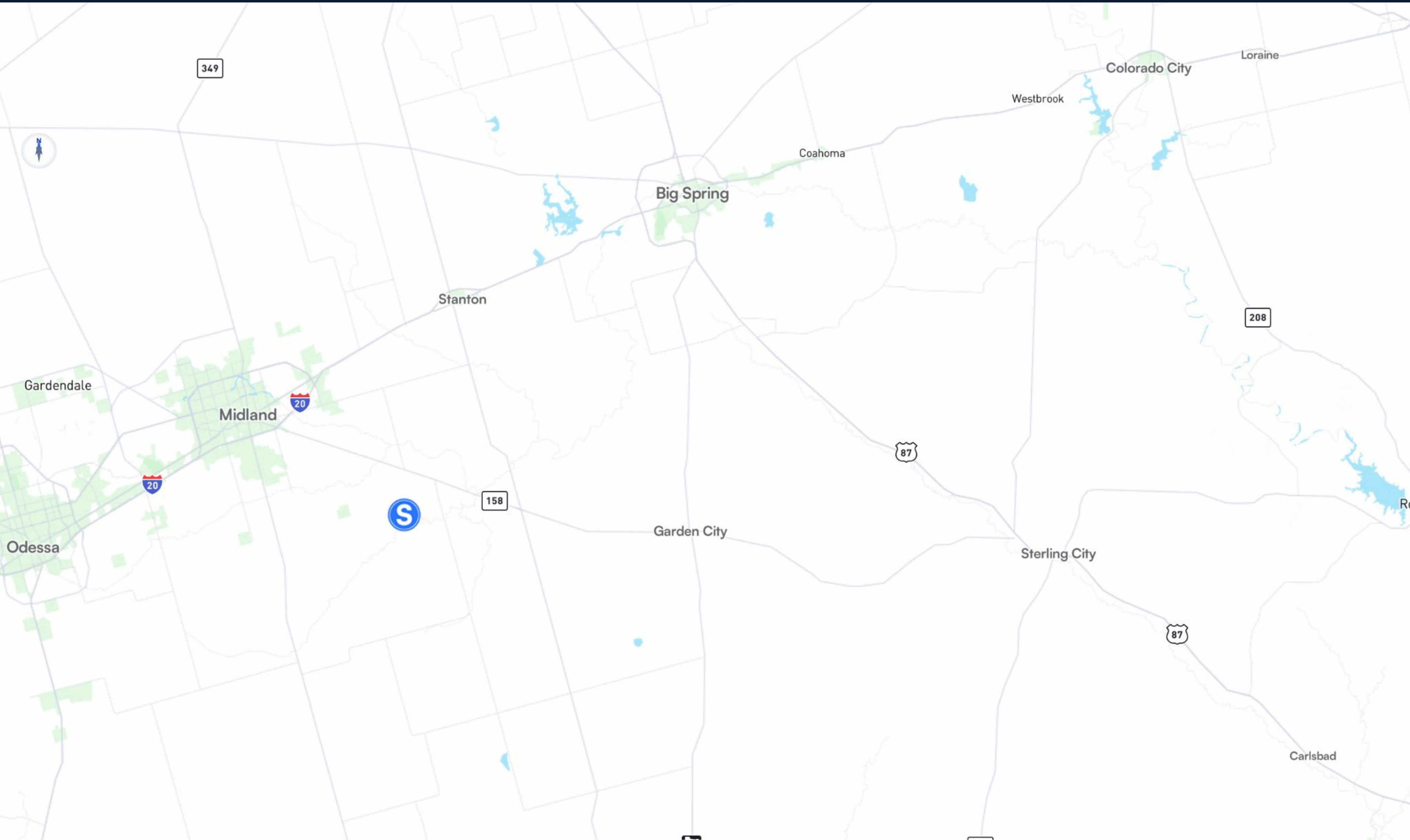
Midland, Texas is one of the nation's premier energy and industrial markets, serving as a strategic hub within the ***Permian Basin***—the most productive oil-producing region in the United States. The city's economy is anchored by oil and gas exploration, manufacturing, engineering, transportation, 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	866	5,202	11,188
Current Year Estimate	738	4,473	9,603
2020 Census	598	3,793	8,474
Growth Current Year-Five-Year	17.32%	16.31%	16.51%
Growth 2020-Current Year	23.43%	17.91%	13.32%
Households	**1-Mile**	**3-Mile**	**5-Mile**
Five-Year Projection	261	1,603	3,458
Current Year Estimate	220	1,372	2,950
2020 Census	190	1,201	2,681
Growth Current Year-Five-Year	18.33%	16.84%	17.20%
Growth 2020-Current Year	16.23%	14.21%	10.04%
Income	**1-Mile**	**3-Mile**	**5-Mile**
Average Household Income	$142,539	$162,812	$161,803

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 1522 S County Road 1090 , 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.

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