INDUSTRIAL WAREHOUSE OPPORTUNITY

4610 S County Road 1140 | **Midland, TX 79706**

Industrial
Investment Opportunity

Offering Memorandum

Fast-Growing Market | 18.41% Population Growth

MATTHEWS™

Exclusively Listed By

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EXECUTIVE SUMMARY

4610 South County Road 1140 offers the opportunity to acquire a fully leased, single-tenant industrial investment property in Midland, Texas, the heart of the Permian Basin. The property is 100% occupied by Strata Innovative Solutions under a Triple Net (NNN) lease, providing a stable investment with minimal landlord responsibilities. Strategically located with convenient access to Interstate 20, Loop 250, and Midland International Air & Space Port, the property is surrounded by established industrial and energy service businesses in one of Midland's most active industrial corridors. Strong demand for industrial facilities, driven by the Permian Basin's energy sector and continued economic growth, makes this an attractive long-term investment opportunity.

INVESTMENT HIGHLIGHTS

Property Highlights

- **Fully Leased Industrial Asset –** 100% occupied by Strata Innovative Solutions, providing immediate and stable cash flow.
- **Triple Net (NNN) Lease –** Minimal landlord responsibilities with a long-term, passive investment structure.
- **Located in the Permian Basin –** Positioned in the heart of one of the nation's most productive oil and gas regions.
- **Strategic Industrial Location –** Convenient access to Interstate 20, Loop 250, and Midland International Air & Space Port.
- **Established Industrial Corridor –** Surrounded by leading industrial, energy, and oilfield service businesses.
- **Strong Industrial Fundamentals –** Supported by continued investment in energy infrastructure and manufacturing growth.
- **High Demand for Industrial Space –** Benefiting from sustained demand driven by the Permian Basin's expanding energy sector.
- **Growing Manufacturing & Automation Base –** Diverse industrial users continue to strengthen the local economy.
- **Limited Industrial Vacancy –** Tight market conditions support long-term occupancy and rental stability.
- **Long-Term Investment Opportunity –** Positioned to benefit from Midland's continued industrial and economic expansion.

N
Midland, Texas
Primary Industry | Oil & Gas Production
Produces half of total U.S. crude oil production
Stanton
TALLCITYBRINE
FASKEN OIL AND RANCH
Fuel supplier
±500 Employees
PRECISION PIPE RENTALS
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
MILESTONE ENVIRONMENTAL SERVICES
Fuel supplier
±40 Employees
Midland College
Community College
±7,336 Students | ±800 Employees
Midland
Greenwood
Midland Airpark
Annual Aircraft Operations: 40,000+
Subject Property
TARGA
Greenwood Gas Plant
±80 Employees
± 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

14610 S County Road 1140 | Midland, TX 79706

±6,750 SF
Total GLA

±5.00 AC
Lot Size

Strata Innovative Solutions
Tenant

Metal
Construction

$237.04
Price Per SF

$1,600,000
List Price

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	1,189	3,796	16,010
Current Year Estimate	1,004	3,289	13,981
2020 Census	637	2,674	12,407
Growth Current Year-Five-Year	18.41%	15.42%	14.51%
Growth 2020-Current Year	57.70%	23.02%	12.68%
Households	**1-Mile**	**3-Mile**	**5-Mile**
Five-Year Projection	393	1,217	5,425
Current Year Estimate	333	1,046	4,692
2020 Census	240	905	3,986
Growth Current Year-Five-Year	18.04%	16.36%	15.61%
Growth 2020-Current Year	38.93%	15.60%	17.71%
Income	**1-Mile**	**3-Mile**	**5-Mile**
Average Household Income	$135,108	$161,778	$142,600

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11-2-2015

TREC
TEXAS REAL ESTATE COMMISSION

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.

EQUAL HOUSING OPPORTUNITY

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 Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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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