

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.





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

250

± 65,180 VPD

PROPETRO
Fuel supplier
±1,500 Employees

± 25,630 VPD

PROFRAC
Fuel supplier
±90 Employees

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+

Subject Property

TARGA
Greenwood Gas Plant
±80 Employees

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

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

± 13,520 VPD

158

Oil Field
X rig 15

Oil Field
Brazos Midstream South Plant

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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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 4610 S COUNTY ROAD 1140 , 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.

Matthews Real Estate Investment Services, Inc.	9005919	transactions@matthews.com	866-889-0050
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Patrick Graham	528005	licensing@matthews.com	866-889-0050
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