INDUSTRIAL FACILITY ON ±5 AC

12502 W C R 100 | **Midland, TX 79706**

Industrial Sale-Leaseback Opportunity

Offering Memorandum

Fast-Growing Market | 17.01% Population Growth

MATTHEWS™

EXCLUSIVELY LISTED BY

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EXECUTIVE SUMMARY

This property offers investors the opportunity to acquire an industrial asset strategically positioned within the Midland-Permian Basin market. The property benefits from convenient access to HWY 191 and FM 1788, providing efficient connectivity to major industrial, energy, and transportation hubs throughout Midland and Odessa. The surrounding corridor continues to experience industrial and commercial growth, supported by ongoing infrastructure improvements and demand from energy-related businesses.

The property is being offered through a sale-leaseback transaction, providing an investor with the opportunity to secure a tenancy with an established operating company while gaining exposure to Midland’s strong industrial fundamentals. The combination of a strategic location, established tenancy, and direct exposure to the Permian Basin energy economy creates an attractive opportunity for long-term industrial investment.

INVESTMENT HIGHLIGHTS

Property Highlights

- **Sale-Leaseback Opportunity –** Industrial asset leased to established operator Bosque Systems.
- **Prime Midland Location –** Convenient access to HWY 191 and FM 1788, connecting Midland and Odessa.
- **Permian Basin Exposure –** Located in a major U.S. energy market with strong industrial demand.
- **Established Tenant –** Bosque Systems has provided oilfield water-management services since 2007.
- **Modern Facility –** Two metal buildings totaling 11,261 SF, built in 2017.
- **Large Site –** Approximately 5 acres supporting industrial operations and site functionality.
- **Mission-Critical Operations –** Facility supports water-management services essential to oil and gas activity.
- **Strong Industrial Corridor –** Surrounding area continues to benefit from infrastructure investment and commercial growth.
- **Energy-Focused Tenancy –** Tenant operations are directly tied to the Permian Basin's oil and gas industry.


SW
Bass Pro Shops
KINDER MORGAN TREATING LP
SPARTAN CONSULTING & SAFETY
WILLSCOT
FLATLAND ENERGY SERVICES, LLC
TIGER RENTALS
± 43,360 VPD
191
eTECH Environmental & Safety Solutions, Inc.
PALMER JOHNSON DRIVETRAIN | ENGINES | SERVICE
IRONCLAD POWERED BY MERSINO
bpl INDUSTRIES
GIDEON SAFETY
Koserca Construction Services and Rental Equipment
Subject Property
W County Rd

Property Overview

12502 W C R 100

±11,261 SF
Total GLA

±5.00 AC
Lot Size

2
Total Buildings

Metal
Construction

$250
Price Per SF

$2,815,250
List Price

TENANT OVERVIEW

Founded
2007

Headquarters
Fort Worth, Texas

Primary Market
Permian Basin

Bosque Systems

Bosque Systems is an established oilfield water-management company founded in 2007, providing water solutions to the energy industry. The company offers water treatment, recycling, infrastructure, pumping, transportation, and disposal services to oil and gas operators across major U.S. energy markets.

With operations and expertise tied directly to the Permian Basin, Bosque Systems provides mission-critical water-management services that support ongoing oil and gas production.

Why Invest in Bosque Systems?

- Established Operating History: Founded in 2007 with nearly two decades of experience serving the energy industry.
- Mission-Critical Services: Provides essential water-management solutions required throughout oil and gas operations.
- Permian Basin Presence: Operations are directly tied to one of the largest and most active energy-producing regions in the U.S.
- Diversified Service Offering: Capabilities include water treatment, recycling, infrastructure, pumping, transportation, and disposal.
- Energy Sector Alignment: Continued oil and gas activity supports long-term demand for water-management infrastructure and services.

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	0	16,847	27,675
Current Year Estimate	0	13,143	22,930
2020 Census	0	7,665	17,313
Growth Current Year-Five-Year	0.00%	28.18%	20.69%
Growth 2020-Current Year	0.00%	71.46%	32.45%
Households	**1-Mile**	**3-Mile**	**5-Mile**
Five-Year Projection	0	6,632	10,896
Current Year Estimate	0	5,161	9,012
2020 Census	0	3,166	7,060
Growth Current Year-Five-Year	0.00%	28.50%	20.91%
Growth 2020-Current Year	0.00%	63.04%	27.65%
Income	**1-Mile**	**3-Mile**	**5-Mile**
Average Household Income	$0	$140,991	$148,736

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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 12502 W C R 100 , 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.

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 ______