

www.TAG-Industrial.com

OFFERING
MEMORANDUM

12008 EAST HIGHWAY 158

GARDENDALE, TX 79758

TAG INDUSTRIAL
THE ABUSHAGUR GROUP

Marcus & Millichap

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SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

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OFFICES THROUGHOUT THE U.S. AND CANADA
www.marcusmillichap.com



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The image is a cover page for a report. It features a dark blue background with a white vertical line on the left and a white horizontal line at the top. The central text is enclosed in a white rectangular frame. The background is composed of two vertical panels: the left panel shows the interior of a large industrial building with a high, vaulted ceiling supported by a grid of steel beams, and the right panel shows the exterior of a similar building with a corrugated metal facade and a row of windows near the ground level.

SECTION 1
INVESTMENT
OVERVIEW

Marcus & Millichap

12008 EAST HIGHWAY 158 GARDENDALE, TX 79758

INVESTMENT HIGHLIGHTS

- Industrial Asset Totaling 5,700 Square Feet, Situated on 1.07 Acres
 - Metal Construction Featuring Four Grade-Level Doors and Four Half-Size Doors
 - Vacant Sale Ideal for Owner-User or Investor Lease-Up Opportunity
 - Outside-Storage Lease Provides Additional Property Income with Option to Terminate
 - Fully Fenced Lot with Electric Gate for Property Access
 - Frontage Along Highway 158 for Easy Access to Midland/Odessa
-

INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present the opportunity to acquire the property located at 12008 East Highway 158 in Gardendale, Texas. The subject property consists of approximately 5,700 square feet of space and is situated on 1.07 acres of land. The asset features metal construction, four grade-level doors, and four half-size doors. The fully fenced lot is equipped with an electric gate for property access. This vacant sale is ideal for an owner-user or investor as a lease-up opportunity. The outside-storage lease provides additional property income with an option to terminate. The subject property has frontage along Highway 158 for easy access to Midland and Odessa.

As the largest single source of oil and gas deposits in the United States, Odessa has long been known for its rich resources. The oil market has historically been volatile. When supply and demand pressures level out, prices will rebound and real estate values will follow. New businesses have come to the city that have helped diversify the economy as well as reinforce the quality of life standards. Odessa proudly boasts world-class cultural and recreational facilities as well as healthcare and transportation often associated with larger cities. It also serves as the crucial midpoint between Fort Worth and El Paso. Lucrative financial incentives, site selection, logistics, qualified workforce, easy access to foreign markets, and low cost-of-living make it easy to do business (odessatex.com). Major industries include: medical, energy, distribution, manufacturing, and technology.



PROPERTY DETAILS

12008 EAST HIGHWAY 158,
GARDENDALE, TX 79758

Number of Suites	2
Number of Buildings	2
Total Square Feet	5,700
Year Built	2009
Lot Size	1.07 Acres
Type of Ownership	Fee Simple
Building Class	C
Tenancy	Multi
Grade Level Doors	4
Construction	Metal
Market Vacancy	10.00%

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OFFERING HIGHLIGHTS

12008 EAST HIGHWAY 158
GARDENDALE, TX 79758

OFFERING PRICE
\$480,000

Offering Price	\$480,000
Price/SF	\$84.21
Total Square Feet	5,700
Occupancy	0.00%

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OPERATING STATEMENT

Income	Current	Per SF	Pro Forma	Per SF
Scheduled Base Rental Income	21,600	0.00	21,600	0.00
Expense Reimbursement Income Net Lease Reimbursement				
Total Reimbursement Income	\$0	0.0%	\$0	0.0%
Effective Gross Revenue	\$21,600	\$0.00	\$21,600	\$0.00

Operating Expenses	Current	Per SF	Pro Forma	Per SF
Insurance	1,710	0.00	1,710	0.00
Real Estate Taxes	3,526	0.00	3,526	0.00
Total Expenses	\$5,236	\$0.00	\$5,236	\$0.00
Expenses as % of EGR	24.2%		24.2%	
Net Operating Income	\$16,364	\$0.00	\$16,364	\$0.00

Note: Insurance expense estimated at \$0.30 per square foot

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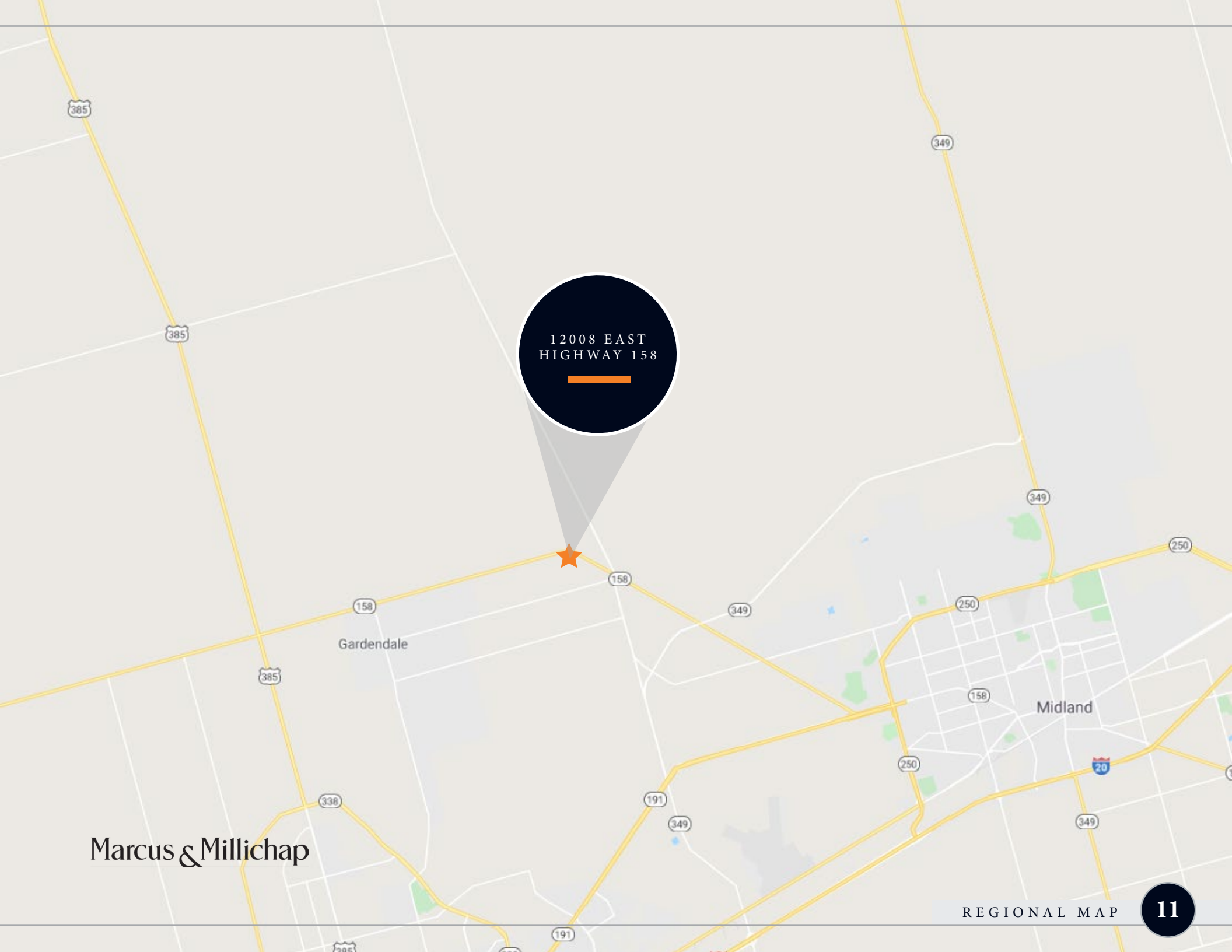
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RENT ROLL

Tenant Name	Square Feet	% Bldg Share	Lease Dates Comm. Exp.	Annual Rent per Sq. Ft.	Total Rent Per Month	Total Rent Per Year	Pro Forma Rent Per Year	Renewal Options and Option Year Rental Information
Outside Storage Lease	5,700	0.0%	Month-to-Month	\$0.00	\$1,800	\$21,600	\$21,600	Termination Option with 30 Day Notice
Total	5,700			\$0.00	\$1,800	\$21,600	\$21,600	
Occupied Tenants: 1			Unoccupied Tenants: 0		Occupied GLA: 0.00%		Unoccupied GLA: 100.00%	
Total Current Rents: \$1,800				Occupied Current Rents: \$1,800		Unoccupied Current Rents: \$0		

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12008 EAST
HIGHWAY 158



Gardendale

Midland

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Vaughn Energy

12008 EAST
HIGHWAY 158



ExRadio

ExRadio

Marcus & Millichap

158



MARCUS & MILLICHAP CAPITAL CORPORATION CAPABILITIES

MMCC—our fully integrated, dedicated financing arm—is committed to providing superior capital market expertise, precisely managed execution, and unparalleled access to capital sources, providing the most competitive rates and terms.

We leverage out prominent capital market relationships with commercial banks, life insurance companies, CMBS, private and public debt/equity funds, Fannie Mae, Freddie Mac, and HUD to provide our clients with the greatest range of financing options.

Our dedicated, knowledgeable experts understand the challenges of financing and work tirelessly to resolve all potential issues for the benefit of our clients.



Closed 1,707 debt and equity financings in 2017



National platform operating within the firm's brokerage offices



\$5.63 billion total national volume in 2017



Access to more capital sources than any other firm in the industry

WHY MMCC?

Optimum financing solutions to enhance value

Enhanced control through MMCC's ability to qualify investor finance contingencies

Enhanced control through quickly identifying potential debt/equity sources, processing, and closing buyer's finance alternatives

Enhanced control through MMCC's ability to monitor investor/due diligence and underwriting to ensure timely, predictable closings



SECTION 2

MARKET OVERVIEW

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MIDLAND-ODESSA TEXAS

Located in West Texas, the Midland-Odessa metro is considered to be an energy capital as the Permian Basin is one of the biggest oil fields in the world and is home to some of the largest petroleum-producing companies. The metro consists of Martin, Midland and Ector counties. The public sector is a top job provider, but the private sector is driving the economic growth. The two largest cities are Midland with nearly 130,000 residents and Odessa with roughly 112,000 residents.



ENERGY
HUB

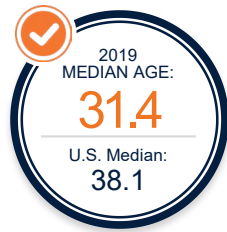


AFFORDABLE
HOUSING



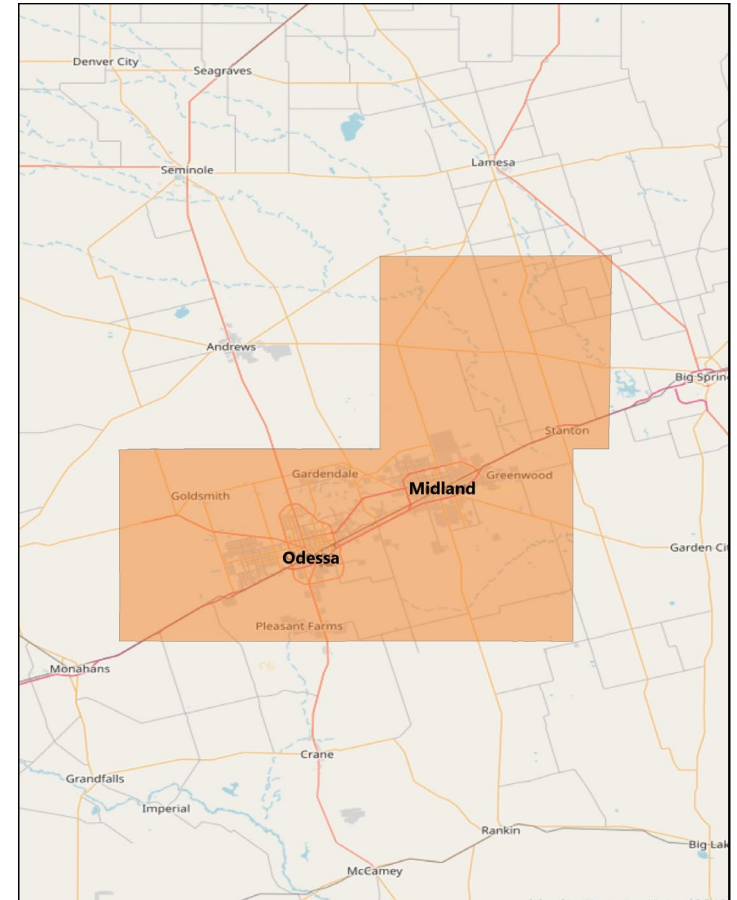
HIGHER
EDUCATION

METROPLEX GROWTH



ECONOMY

The oil and energy sector drives the Midland-Odessa economy. The Permian Basin covers more than 86,000 square miles and is believed to contain as much as 46 billion barrels of oil. Petroleum powerhouses such as ExxonMobil, Chevron, and Occidental Petroleum have major operations in the area. Odessa has become a regional distribution hub for many companies outside of the energy industry. Family Dollar has its Texas Distribution Center in Odessa. Of the top 10 employers in Midland-Odessa, four are in the healthcare field. This sector is driven in part by Texas Tech University Health Sciences Center.

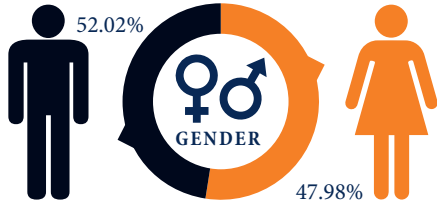


DEMOGRAPHICS



3,559

Total Population
Within 5 miles



\$119,423

Average Household Income
Within 5 miles



79

Employees
Within 1 mile

DEMOGRAPHICS

POPULATION	1 Miles	3 Miles	5 Miles
■ 2023 Projection			
Total Population	67	1,199	3,447
■ 2018 Estimate			
Total Population	62	1,201	3,559
■ 2010 Census			
Total Population	50	752	2,169
■ 2000 Census			
Total Population	38	480	1,291
■ Daytime Population			
2018 Estimate	49	1,110	3,559
HOUSEHOLDS	1 Miles	3 Miles	5 Miles
■ 2023 Projection			
Total Households	30	458	1,300
■ 2018 Estimate			
Total Households	28	456	1,329
Average (Mean) Household Size	2.52	2.71	2.72
■ 2010 Census			
Total Households	22	283	810
■ 2000 Census			
Total Households	16	184	488

HOUSEHOLDS BY INCOME	1 Miles	3 Miles	5 Miles
■ 2018 Estimate			
\$200,000 or More	20.60%	14.84%	14.20%
\$150,000 - \$199,000	6.39%	5.38%	6.18%
\$100,000 - \$149,000	15.98%	16.24%	17.00%
\$75,000 - \$99,999	10.26%	15.64%	14.43%
\$50,000 - \$74,999	16.46%	15.44%	15.67%
\$35,000 - \$49,999	13.38%	12.64%	13.00%
\$25,000 - \$34,999	9.55%	9.48%	9.60%
\$15,000 - \$24,999	3.44%	6.22%	5.80%
Under \$15,000	3.92%	4.13%	4.11%
Average Household Income	\$132,845	\$122,568	\$119,423
Median Household Income	\$81,637	\$78,210	\$78,042
Per Capita Income	\$60,230	\$46,506	\$44,598
POPULATION PROFILE	1 Miles	3 Miles	5 Miles
■ Population By Age			
2018 Estimate Total Population	62	1,201	3,559
Under 20	23.56%	27.70%	27.55%
20 to 34 Years	17.51%	19.29%	19.89%
35 to 39 Years	7.46%	6.32%	6.38%
40 to 49 Years	13.10%	12.11%	12.11%
50 to 64 Years	23.49%	22.03%	22.06%
Age 65+	14.88%	12.54%	12.00%
Median Age	41.00	37.31	36.92
■ Population 25+ by Education Level			
2018 Estimate Population Age 25+	45	799	2,373
Elementary (0-8)	1.48%	1.38%	1.36%
Some High School (9-11)	4.81%	5.25%	4.63%
High School Graduate (12)	24.72%	31.41%	31.92%
Some College (13-15)	36.07%	32.97%	31.77%
Associate Degree Only	10.82%	11.63%	11.60%
Bachelors Degree Only	16.08%	12.60%	13.69%
Graduate Degree	5.55%	4.46%	4.75%
■ Time Travel to Work			
Average Travel Time in Minutes	22	24	24

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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.

MARCUS & MILLICHAP	9002994	TIM.SPECK@MARCUSMILLICHAP.COM	972-755-5200
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_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
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_____ Licensed Supervisor of Sales Agent/Associate	_____ License No.	_____ Email	_____ Phone
ADAM ABUSHAGUR	661916	ADAM.ABUSHAGUR@MARCUSMILLICHAP.COM	972-755-5223
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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GARDENDALE, TX 79758

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