

Marcus & Millichap
TAG INDUSTRIAL GROUP

SOLARIS OILFIELD INFRASTRUCTURE
4558 COUNTY ROAD 307

JOURDANTON, TX 78026

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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.

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Texas Real Estate Commission
P.O. Box 12188
Austin, Texas 78711-2188
(512) 936-3000

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

Marcus & Millichap
TAG INDUSTRIAL GROUP

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The background of the page is a photograph of an industrial building. The left side shows the interior of a large, empty warehouse with a high ceiling supported by a grid of dark metal beams. The right side shows the exterior of the building, featuring light-colored corrugated metal siding and a concrete base. A thin orange horizontal line is positioned above the main title.

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SECTION 1

INVESTMENT OVERVIEW

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OFFERING SUMMARY

- 13,050-Square-Foot Industrial Asset Situated on 25.02 Acres
- Metal Construction Featuring Seven Grade-Level Doors with Drive-Through Bays, Three-Phase Power and Truck Wash Pit
 - New Five-Ton Crane Installed in Warehouse Specifically for Tenant's Use
- Solaris Oilfield Infrastructure (NYSE:SOI) Manufactures, Installs, and Services Oil and Gas Drilling Equipment
 - 10 Acres Stabilized for Outside Storage and Fleet Parking, with the Ability to Expand with Development
 - Located Within the Eagle Ford Shale Basin to Service Oil and Gas Activity in the Area

Marcus & Millichap is pleased to present the opportunity to acquire the property located at 4558 County Road 307 in Jourdanton, Texas, fully leased to Solaris Oilfield Infrastructure, LLC. The subject property consists of approximately 13,050 square feet of space and is situated on 25.02 acres of land. The asset features metal construction, seven grade-level doors with drive-through bays, three-phase power, and a truck washing pit. Given the low coverage ratio, the property can easily accommodate future expansion and facilitate outside storage space with 10 stabilized acres. In 2022, the current owner installed a five-ton crane, specifically for the tenant's use. With the installation of the crane, the tenant is likely to exercise its renewal option in 2025.

Located within the Eagle Ford Shale Basin, the asset is ideal for the oil and natural gas industry. The tenant, Solaris, uses innovative technologies to manufacture, install, and service oil and gas drilling equipment. Solaris operates in all major U.S. shale plays, including the Permian, Eagle Ford, Marcellus/Utica, Haynesville, the STACK/SCOOP, and Bakken formations. Formed in 2014, the company is publicly traded on the New York Stock Exchange (Solaris).

Home to the Alamo and famous River Walk, San Antonio metro is the primary residence of 2.5 million people. San Antonio is the second most populous city in Texas behind Houston, housing more than 1.5 million residents. The local economy is anchored by the industries of healthcare, tourism, and national defense. An extensive transportation network provides shipping options to domestic and international markets. Additionally, the formation of the Eagle Ford Shale that runs through Atascosa and Wilson counties has cultivated a thriving energy sector. Valero Energy, one of the largest oil companies in the U.S., is headquartered in San Antonio. Major private employers include AT&T, Wells Fargo, USAA, and Toyota. San Antonio offers a high quality of life with a variety of entertainment including the NBA's San Antonio Spurs, SeaWorld, and Six Flags.

PROPERTY DETAILS

SOLARIS OILFIELD INFRASTRUCTURE 4558 COUNTY ROAD 307, JOURDANTON, TX 78026

Number of Buildings	1
Total Square Feet	13,050
Warehouse Square Feet	10,050
Office Square Feet	3,000
Office Ratio	23%
Year Built	2012
Lot Size	25.02 Acres
Type of Ownership	Fee Simple
Building Class	C
Tenancy	Single
Grade Level Doors	7
Construction	Metal
Power	3-Phase
Zoning	ETJ
Roof Type	Pitched Metal
Market	Outlying San Antonio
Submarket	Atascosa County



**SOLARIS OILFIELD INFRASTRUCTURE**

4558 COUNTY ROAD 307, JOURDANTON, TX 78026

OFFERING PRICE
\$1,705,000**CAP RATE**
9.50%**PRO FORMA CAP RATE**
9.81%

Offering Price	\$1,705,000
Cap Rate	9.50%
Pro Forma Cap Rate	9.81%
Price/SF	\$130.65
Total Square Feet	13,050
Rental Rate	\$12.41
Lease Type	Triple Net (NNN)
Lease Term	3 Years
Rental Increases	3.25% Annual
Tenancy	Single
Occupancy	100.00%

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2022 Marcus & Millichap. All rights reserved. (Activity ID: ZAD0061140)

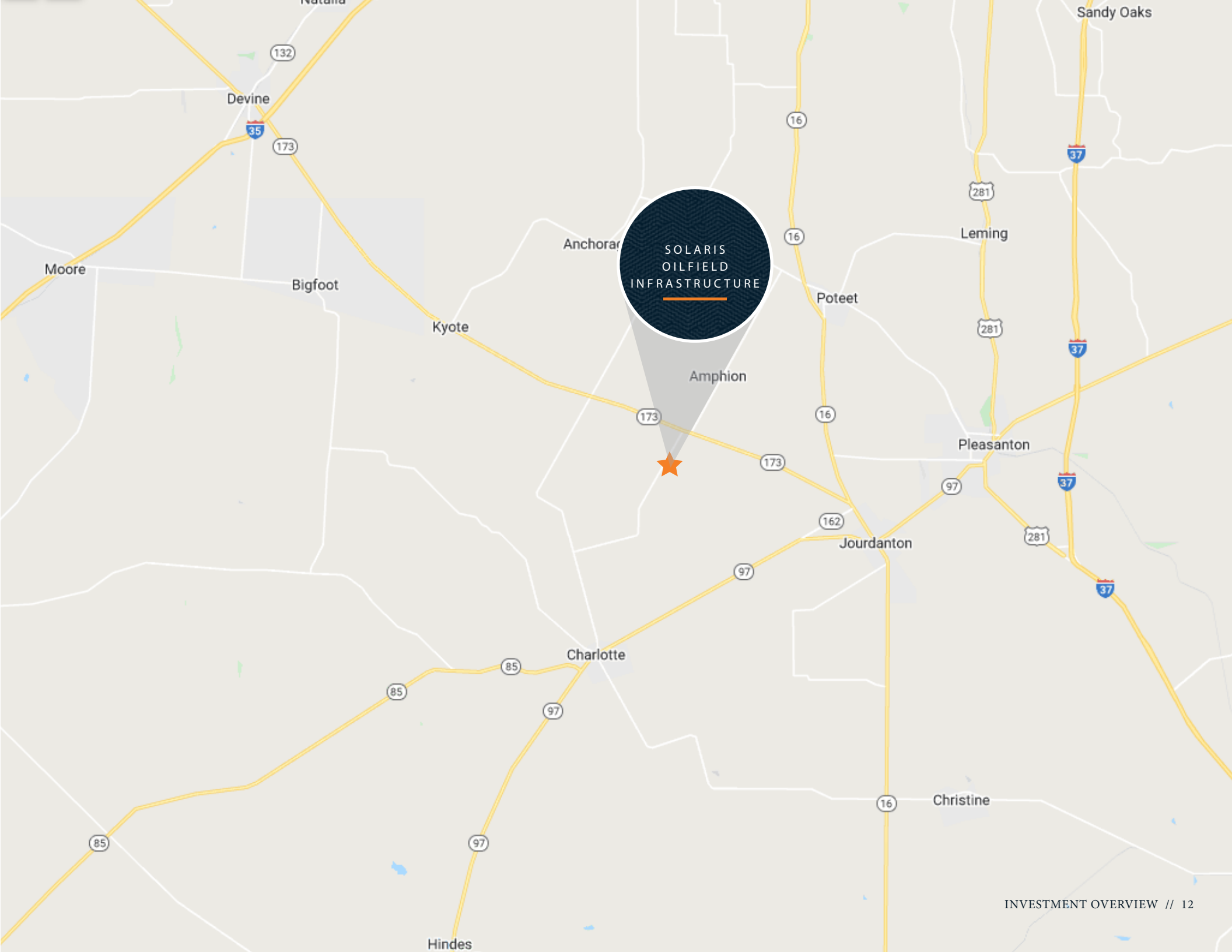
RENT ROLL

Tenant Name	Square Feet	% Bldg Share	Lease Dates		Annual Rent per Sq. Ft.	Total Rent Per Month	Total Rent Per Year	Pro Forma Rent Per Year	Changes on	Rent Increase	Lease Type	Renewal Options and Option Year Rental Information
			Comm.	Exp.								
Solaris Oilfield Infrastructure, LLC	13,050	100.0%	8/1/22	7/31/25	\$12.41	\$13,500	\$162,000	\$167,265	Aug-2023	3.25%	NNN	(1) 60-Month Option at 3.25% Increases
Total	13,050				\$12.41	\$13,500	\$162,000	\$167,265				
Occupied Tenants: 1			Unoccupied Tenants: 0		Occupied GLA: 100.00%		Unoccupied GLA: 0.00%					
Total Current Rents: \$13,500					Occupied Current Rents: \$13,500		Unoccupied Current Rents: \$0					

OPERATING STATEMENT

Income	Current		Per SF	Pro Forma		Per SF
Scheduled Base Rental Income	162,000		12.41	167,265		12.82
Expense Reimbursement Income						
Net Lease Reimbursement						
Insurance	5,121		0.39	5,121		0.39
Real estate Taxes	16,107		1.23	16,107		1.23
Total Reimbursement Income	\$21,228	100.0%	\$1.63	\$21,228	100.0%	\$1.63
Effective Gross Revenue	\$183,228		\$14.04	\$188,493		\$14.44

Operating Expenses	Current		Per SF	Pro Forma		Per SF
Insurance	5,121		0.39	5,121		0.39
Real Estate Taxes	16,107		1.23	16,107		1.23
Total Expenses	\$21,228		\$1.63	\$21,228		\$1.63
Expenses as % of EGR	11.6%			11.3%		
Net Operating Income	\$162,000		\$12.41	\$167,265		\$12.82



SOLARIS
OILFIELD
INFRASTRUCTURE

An aerial photograph of an oilfield infrastructure site. The site is a cleared, sandy area containing several industrial buildings and structures. A circular callout with a dark blue background and white text is positioned over the site. The text reads "SOLARIS OILFIELD INFRASTRUCTURE" with a small orange star icon pointing to a specific building within the site. The surrounding area is a mix of scrubby vegetation, dirt roads, and some residential-style buildings.

SOLARIS
OILFIELD
INFRASTRUCTURE



TENANT SUMMARY

“To Redefine Wellsite Performance”

TENANT

Solaris Oilfield Infrastructure, LLC.

HEADQUARTERS

Houston, TX

DATE FOUNDED

2014

REVENUE

\$159.2 Million

EMPLOYEES

200+

www.solarisoilfield.com



OUR MISSION IS TO DELIVER ENERGY TO PEOPLE.
OUR METHOD IS INNOVATIVE TECHNOLOGIES.



Solaris Oilfield Infrastructure, LLC manufactures, installs, and services equipment used in the drilling and fracking of oil and natural gas throughout every major shale play in the nation. Since its formation in 2014, Solaris has invested more than \$10 million in technology improvements to redefine wellsite performance for oil and gas operators. The company’s innovative equipment is manufactured domestically at its 100,000-square-foot facility in Early, Texas.

With vertical tanks, Solaris patented equipment revolutionized the way proppant, water, and chemicals are delivered, loaded, stored, and processed at wellsites. Solaris’ automated system allows equipment to be monitored and controlled remotely from the data van while providing real-time inventory data at a fingertip. A team of logistics and field technicians offer round-the-clock preventative maintenance support.

Each year, Solaris delivers over 10 million pounds of sand to oil and natural gas operators. Solaris maintains operations in Permian, Eagle Ford, Marcellus/Utica, Haynesville, the STACK/SCOOP, and Bakken formations. Represented by the ticker symbol SOI, Solaris is a publicly traded company on the New York Stock Exchange. In 2021, Solaris was chosen by the Houston Chronicle as one of the top workplaces in the metropolitan area (Solaris).

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 2,399 debt and equity financings in 2021



National platform operating within the firm's brokerage offices



\$10.4 billion total national volume in 2021



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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SAN ANTONIO TEXAS

Home to the Alamo and famous River Walk, the San Antonio metro is located in the southern portion of central Texas and straddles the Interstate 35 Corridor, one of the fastest-growing areas in the state. The metro encompasses eight counties: Banderá, Atascosa, Kendall, Comal, Bexar, Guadalupe, Medina and Wilson. Situated only 160 miles from Nuevo Laredo, Mexico, San Antonio is an easy drive on I-35 from the border and serves as a major gateway between the United States and Mexico. The area is further enhanced by an extensive transportation network that provides shipping options to domestic and international markets, as well as the Eagle Ford Shale formation that runs through Atascosa and Wilson counties. San Antonio is the most populous city in the metro, housing more than 1.4 million residents.



STRONG POPULATION
GROWTH



ROBUST JOB
CREATION



LOW COST OF
LIVING



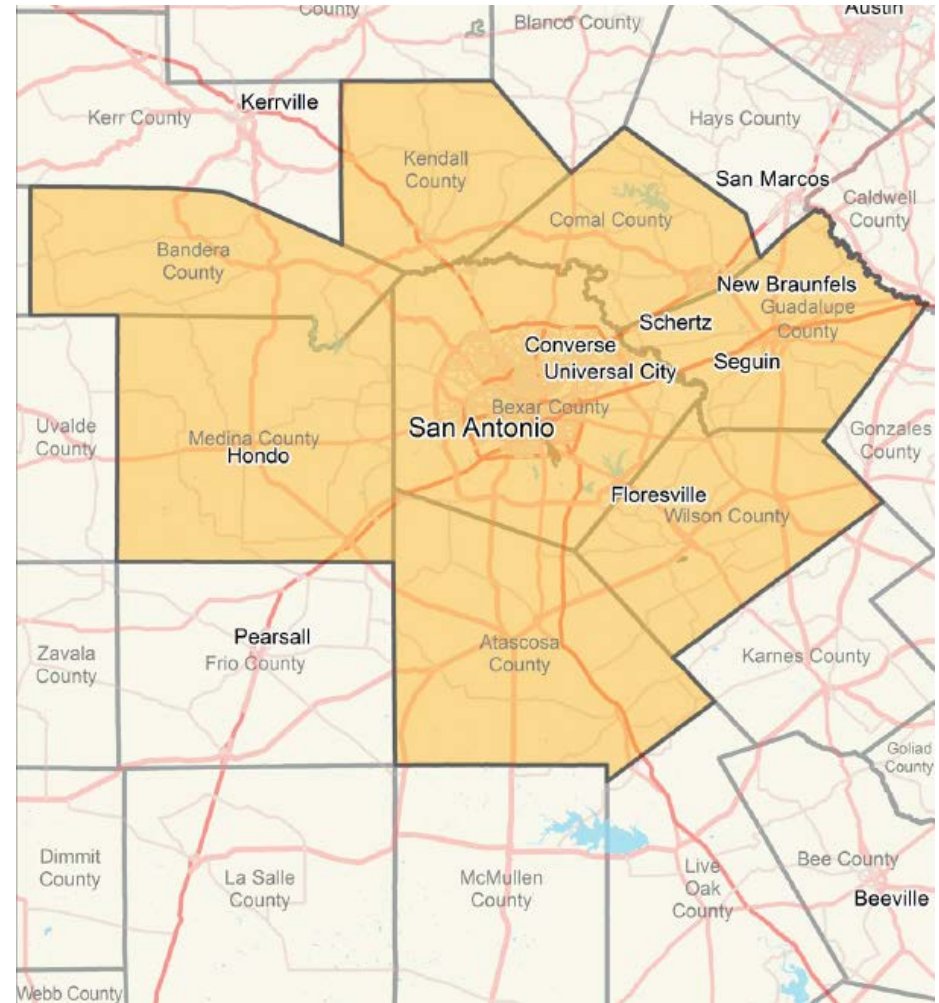
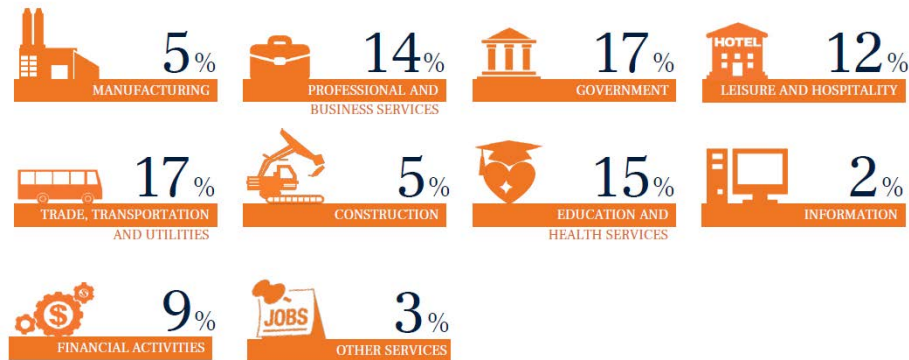
METROPLEX GROWTH

ECONOMY

The economy is anchored by the industries of health care, tourism and national defense. The Eagle Ford Shale deposit has contributed to the diversification of jobs into the energy sector. Valero's corporate headquarters are here, as well as firms that include NuStar Energy, NOV, Baker Hughes and Marathon Petroleum Corp. Lackland Air Force Base, Randolph Air Force Base, Fort Sam Houston and Camp Bullis are among the many military installations located in the metro. An important component of the health care industry is South Texas Medical Center—a conglomerate of hospitals, clinics and research, as well as higher education facilities.

TRANSPORTATION

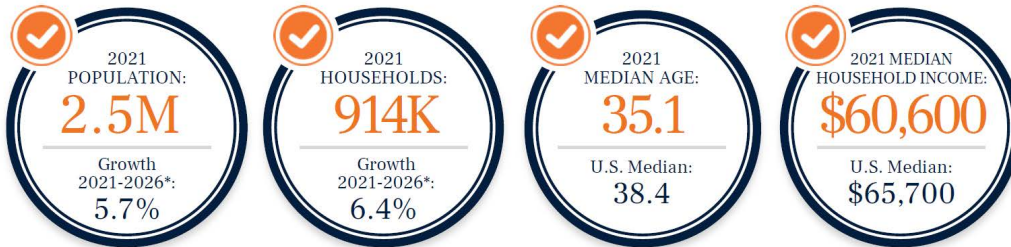
The metro is expected to add more than 142,000 people through 2026, resulting in the formation of roughly 58,500 households. A relatively youthful population contributes to a homeownership rate of 63 percent, which is slightly below the national rate of 64 percent. Roughly 28 percent of residents ages 25 and older hold a bachelor's degree; 10 percent of residents have also earned a graduate or professional degree.



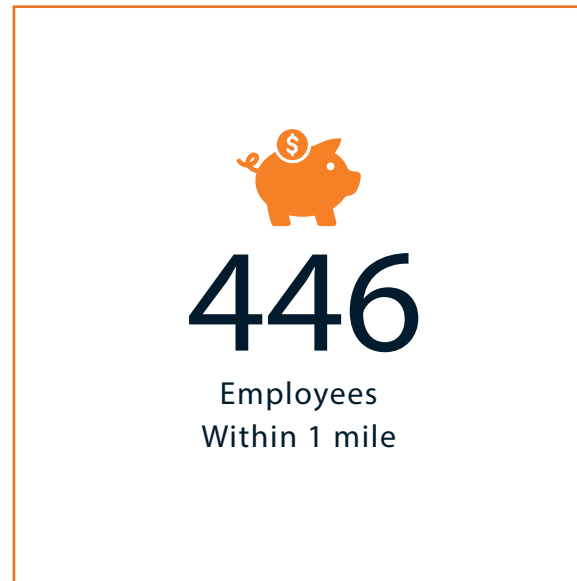
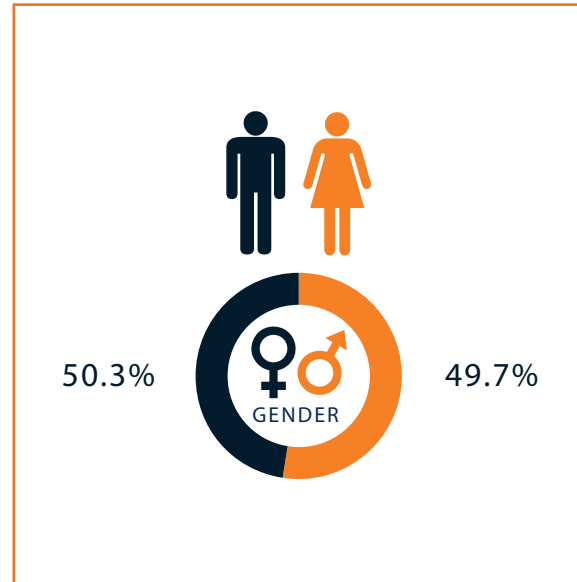
METROPLEX GROWTH

QUALITY OF LIFE

Culture and history abound in places like La Villita, the Spanish Governor's Palace, San Fernando Cathedral, Casa Navarro State Historic Site and the Alamo. Tradition blends with more modern attractions, such as the River Walk, a 2.5-mile stretch of parks, cafes, nightclubs and hotels. Upscale apartments built along the walk have brought more residents into the city. The metro is also home to numerous sporting events and teams, including the NBA's San Antonio Spurs, San Antonio FC Soccer and AA Baseball's Missions. Also, the University of Texas at San Antonio Roadrunners play NCAA Division 1 football. Art enthusiasts can visit many museums and cultural centers in San Antonio.



DEMOGRAPHICS



DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Population	57	630	1,076
2022 Estimate			
Total Population	54	609	1,051
2010 Census			
Total Population	45	542	957
2000 Census			
Total Population	41	480	835
Daytime Population			
2022 Estimate	28	388	725
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Households	23	207	385
2022 Estimate			
Total Households	22	198	371
Average (Mean) Household Size	2.8	2.8	2.8
2010 Census			
Total Households	18	174	334
2000 Census			
Total Households	15	145	275

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2022 Estimate			
\$200,000 or More	4.5%	6.0%	6.4%
\$150,000-\$199,999	6.5%	5.1%	4.3%
\$100,000-\$149,999	10.2%	9.4%	9.5%
\$75,000-\$99,999	5.8%	8.2%	9.6%
\$50,000-\$74,999	16.0%	19.4%	20.5%
\$35,000-\$49,999	12.8%	12.9%	13.1%
\$25,000-\$34,999	13.6%	12.0%	11.2%
\$15,000-\$24,999	12.2%	10.0%	9.3%
Under \$15,000	18.3%	17.1%	16.1%
Average Household Income	\$72,681	\$79,587	\$81,812
Median Household Income	\$41,697	\$47,350	\$50,327
Per Capita Income	\$29,195	\$25,903	\$28,900
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2022 Estimate Total Population	54	609	1,051
Under 20	29.6%	30.2%	30.5%
20 to 34 Years	18.6%	18.6%	18.6%
35 to 39 Years	6.9%	6.9%	6.9%
40 to 49 Years	11.7%	11.8%	11.9%
50 to 64 Years	17.0%	16.6%	16.4%
Age 65+	16.3%	15.9%	15.7%
Median Age	36.4	35.8	35.6
Population 25+ by Education Level			
2022 Estimate Population Age 25+	34	388	668
Elementary (0-8)	20.5%	16.3%	13.9%
Some High School (9-11)	11.3%	10.2%	9.8%
High School Graduate (12)	39.3%	42.3%	43.2%
Some College (13-15)	16.8%	17.2%	18.3%
Associate Degree Only	4.1%	5.3%	5.8%
Bachelor's Degree Only	3.7%	5.1%	5.8%
Graduate Degree	4.3%	3.6%	3.2%
Travel Time to Work			
Average Travel Time to Work in Minutes	35.0	34.0	34.0



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.

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Date

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