

Marcus & Millichap
TAG INDUSTRIAL GROUP



ROADKILL DIESEL PERFORMANCE
5605 EAST LOOP 250

MIDLAND, TX 79707

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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
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SECTION 1

INVESTMENT OVERVIEW

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OFFERING SUMMARY

- Two Industrial Buildings Totaling 5,000 Square Feet, Situated on 1.51 Acres
- Metal Construction Featuring 16' Clear Height, Two Grade-Level Doors, and Two RV Hookup's
 - Three-Year Triple-Net Lease with Roadkill Diesel Performance
- Ability to Lease Buildings Separately in the Future to Cater to Wider Tenant Pool
 - Loop 250 Frontage Allowing for Easy Access to Interstate-20

Marcus & Millichap is pleased to present the opportunity to acquire the property located at 5605 East Loop 250 in Midland, Texas, leased to Roadkill Diesel Performance. The subject property consists of approximately 5,000 square feet of warehouse space and is situated on 1.51 acres. Delivered in 2022, the two-building asset features metal construction, a 16' clear height, two grade-level doors, and two RV hookups. With frontage along Loop 250, the property has easy access to Interstate 20 which runs through the heart of the Permian Basin. The tenant is signed to a triple-net lease that runs through mid-August 2027 at \$14.04 per square foot. The property provides the flexibility to lease the buildings separately in the future, catering to a wider range of potential tenants.

Midland is a relatively small market with 19.9 million square feet of industrial space heavily concentrated in the oil and gas industry. In 2023, the Midland market bucked the national trend, experiencing a 160-basis-point drop in vacancies to 4.7 percent. However, this year, availability has reversed course as oil and gas service providers consolidate. The increase in vacancies has put additional pressure on asking rents with the annual growth rate slowing to just 0.6 percent. Despite the decline, the long-term outlook for oil and gas prices remains highly positive. America's current economic environment and government fiscal situation call for more assistance from the Federal Reserve which historically stimulates oil prices. Any decline in property values in Midland should be viewed as temporary and a great buying opportunity to capitalize on future appreciation.

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 the economic driving force. The two largest cities are Midland with over 140,000 residents and Odessa with roughly 123,000 residents.

Midland is the center of America's oil and gas production. Petroleum production and all things in between are prevalent in the area, but Midland is making great efforts and success in diversifying into additional industries such as aerospace. Interstate 20 runs through Midland, making it easy to transport goods and raw materials throughout the country. Rated the No. 1 state for business by U.S. corporate executives, this is an excellent place to start or grow a business in Texas. (midlandtxdc.com). Major employers include: Halliburton, Hilliard, Legacy Reserves, Midland College, Midland Health, Patterson-UTI, Pioneer Natural Resources, Schlumberger, Weatherford, Baker Hughes, Chevron, ConocoPhillips, Bloomberg, and more.

PROPERTY DETAILS

ROADKILL DIESEL PERFORMANCE

5605 EAST LOOP 250, MIDLAND, TX 79707

Number of Suites	2
Number of Buildings	2
Total Square Feet	5,000
Warehouse Square Feet	4,620
Office Square Feet	380
Office Ratio	8%
Year Built	2022
Lot Size	1.51 Acres
Type of Ownership	Fee Simple
Clear Height	16'
Parking Surface	Unimproved/Dirt
Building Class	C
Tenancy	Single
Grade Level Doors	2
Construction	Metal
Power	120V/240V
Type of Lighting	LED
Zoning	None - ETJ
Roof Type	Pitched Metal
RV Hookup's	2
Market	Midland-Odessa



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 of Nevada, Inc. © 2025 Marcus & Millichap. All rights reserved. (Activity ID: ZAF0060610)

ROADKILL DIESEL PERFORMANCE

5605 EAST LOOP 250, MIDLAND, TX 79707

OFFERING PRICE

\$700,000

CAP RATE

10.03%

Offering Price	\$700,000
Cap Rate	10.03%
Price/SF	\$140.00
Total Square Feet	5,000
Rental Rate	\$14.04
Lease Type	Triple-Net (NNN)
Lease Term	3 Years
Tenancy	Single
Occupancy	100.00%



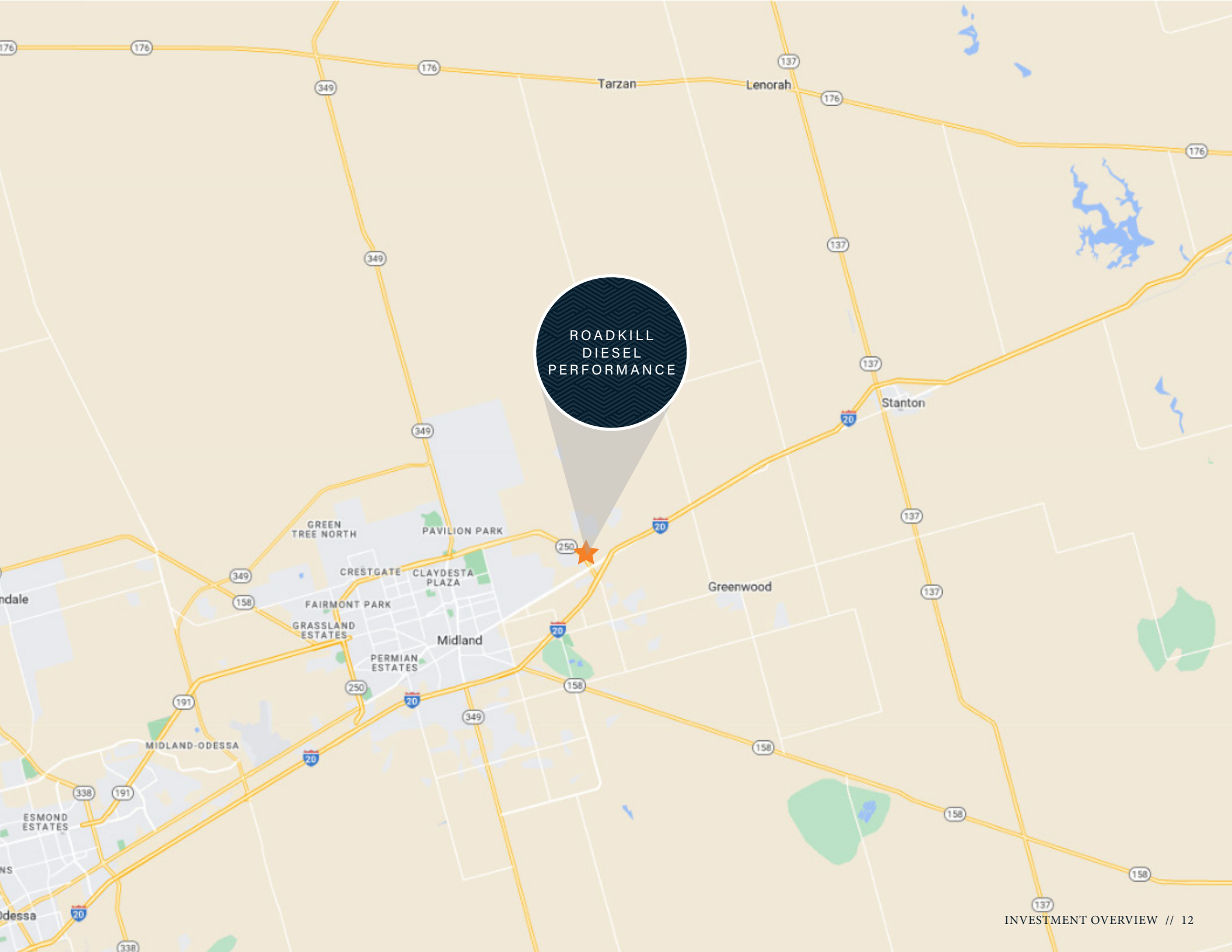
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RENT ROLL

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	Lease Type	Renewal Options and Option Year Rental Information
			Comm.	Exp.						
Roadkill Diesel Performance	5,000	100.0%	8/15/24	8/15/27	\$14.04	\$5,850	\$70,200	\$70,200	NNN	Renewal at FMV
Total	5,000				\$14.04	\$5,850	\$70,200	\$70,200		
Occupied Tenants: 1			Unoccupied Tenants: 0		Occupied GLA: 100.00%		Unoccupied GLA: 0.00%			
Total Current Rents: \$5,850					Occupied Current Rents: \$5,850		Unoccupied Current Rents: \$0			

OPERATING STATEMENT

Income	Current		Per SF	Pro Forma		Per SF
Scheduled Base Rental Income	70,200		14.04	70,200		14.04
Expense Reimbursement Income						
Net Lease Reimbursement						
Insurance	2,000		0.40	2,000		0.40
Real estate Taxes	3,289		0.66	3,289		0.66
Total Reimbursement Income	\$5,289	100.0%	\$1.06	\$5,289	100.0%	\$1.06
Effective Gross Revenue	\$75,489		\$15.10	\$75,489		\$15.10
Operating Expenses	Current		Per SF	Pro Forma		Per SF
Insurance	2,000		0.40	2,000		0.40
Real Estate Taxes	3,289		0.66	3,289		0.66
Total Expenses	\$5,289		\$1.06	\$5,289		\$1.06
Expenses as % of EGR	7.0%			7.0%		
Net Operating Income	\$70,200		\$14.04	\$70,200		\$14.04



ROADKILL
DIESEL
PERFORMANCE

An aerial photograph of an industrial or construction site. A multi-lane asphalt road curves along the left side of the frame. In the center, there are two large, dark grey metal buildings with red roofs. A white star is placed on a dirt area in front of these buildings, with a white arrow pointing from a circular callout box above it. The callout box has a dark blue background with a white zigzag pattern and contains the text 'ROADKILL DIESEL PERFORMANCE'. The surrounding area is mostly dirt with some sparse vegetation and utility poles. In the background, there are more industrial structures and a tall drilling rig.

ROADKILL
DIESEL
PERFORMANCE





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 2,143 debt and equity financings in 2023



National platform operating within the firm's brokerage offices



\$86.3 billion total national volume in 2023



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

Marcus & Millichap

MIDLAND-ODESSA TEXAS



Located in West Texas, the Midland-Odessa metro is considered 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 has supported recent economic growth. The two largest cities are Midland, with over 138,000 residents, and Odessa, where roughly 123,000 citizens live.



ENERGY
HUB



FAST GROWING
POPULATION

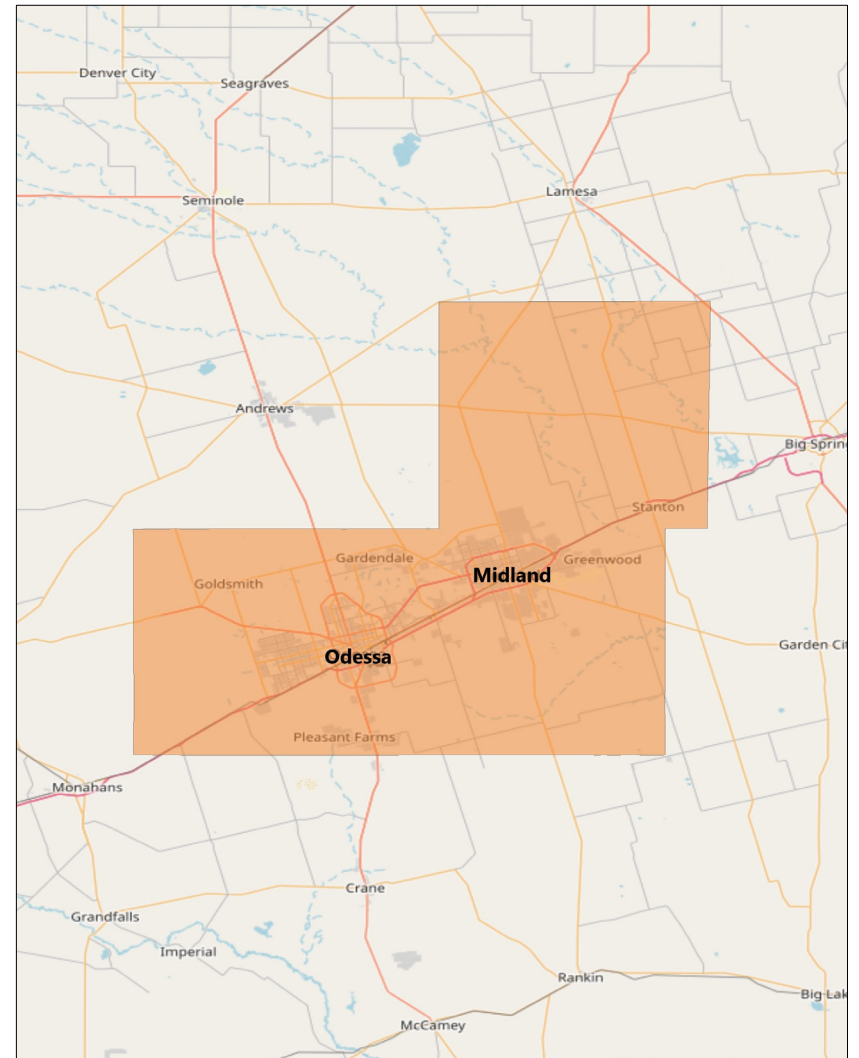
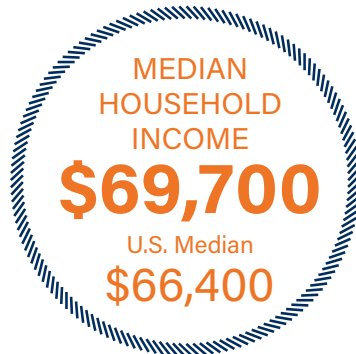
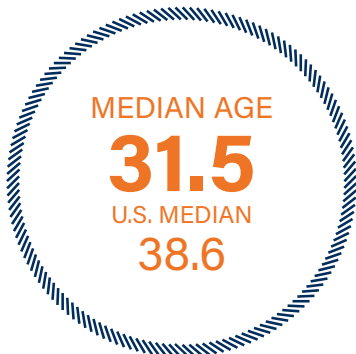


HIGHER
EDUCATION

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 a 907,000-square-foot distribution center in Odessa. Health care centers represent some of the metro's largest employers. These facilities include the Texas Tech University Health Sciences Center and the Odessa Regional Medical Center.



DEMOGRAPHICS



28,868

Total Population
Within 5 Miles



50.6%



49.4%



\$83,423

Average Household Income
Within 5 Miles



16,907

Employees
Within 1 Mile

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Population	1,236	6,473	30,644
2023 Estimate			
Total Population	1,161	6,142	28,868
2020 Census			
Total Population	1,230	6,452	28,422
2010 Census			
Total Population	880	4,192	18,957
Daytime Population			
2023 Estimate	656	2,812	24,180
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Households	486	2,260	10,697
2023 Estimate			
Total Households	454	2,135	9,993
Average (Mean) Household Size	2.8	2.9	2.9
2020 Census			
Total Households	426	2,029	9,468
2010 Census			
Total Households	331	1,432	6,169

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2023 Estimate			
\$200,000 or More	9.0%	8.9%	6.2%
\$150,000-\$199,999	8.7%	10.2%	7.3%
\$100,000-\$149,999	19.4%	20.9%	16.4%
\$75,000-\$99,999	12.1%	13.1%	11.2%
\$50,000-\$74,999	18.4%	17.6%	17.3%
\$35,000-\$49,999	9.9%	10.2%	11.6%
\$25,000-\$34,999	5.8%	5.2%	7.4%
\$15,000-\$24,999	7.8%	7.0%	9.6%
Under \$15,000	8.8%	6.9%	13.2%
Average Household Income	\$95,223	\$100,412	\$83,423
Median Household Income	\$73,622	\$80,619	\$61,123
Per Capita Income	\$37,421	\$34,991	\$29,004
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2023 Estimate Total Population	1,161	6,142	28,868
Under 20	35.6%	34.6%	35.4%
20 to 34 Years	19.9%	20.3%	21.8%
35 to 39 Years	9.3%	8.9%	8.3%
40 to 49 Years	12.9%	13.0%	12.1%
50 to 64 Years	13.0%	14.2%	13.2%
Age 65+	9.2%	9.0%	9.2%
Median Age	31.6	32.0	30.6
Population 25+ by Education Level			
2023 Estimate Population Age 25+	681	3,646	16,838
Elementary (0-8)	8.3%	7.1%	11.6%
Some High School (9-11)	10.9%	9.0%	12.8%
High School Graduate (12)	26.7%	24.6%	25.8%
Some College (13-15)	26.1%	27.5%	24.4%
Associate Degree Only	6.2%	7.4%	7.4%
Bachelor's Degree Only	13.2%	15.6%	11.9%
Graduate Degree	8.7%	8.7%	6.1%
Travel Time to Work			
Average Travel Time to Work in Minutes	22.0	24.0	23.0



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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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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