

Marcus & Millichap
TAG INDUSTRIAL GROUP

3201 WEST MURPHY STREET
ODESSA, TX 79763

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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.

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SECTION 1

INVESTMENT OVERVIEW

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OFFERING SUMMARY

- Five-Building 61,540-Square-Foot Industrial Asset Situated on 30.13 Acres
- Features 18'-26' Clear Heights, 32 Grade-Level Doors, Three 10-Ton Cranes and Ample IOS
- Triple-Net Lease with ProFrac until March 2032, Tenant is Currently Dark in the Space
- Owner-User or Value-Add Investor Opportunity to Negotiate Lease Buyout or Tenant Sublease
 - Located Near the Intersection of I-20 and Loop 338 for Ease of Access

Marcus & Millichap is pleased to present the opportunity to acquire the property located at 3201 West Murphy Street in Odessa, Texas. The subject property consists of approximately 61,540 square feet of warehouse space and is situated on 30.13 acres of land. The five-building asset features a clear height of 18'-26', 32 grade-level doors, and three 10-ton cranes. With a building coverage ratio of just 5 percent, the property has ample outdoor storage space equipped with concrete pads for tenant use. Located near the interchange between Interstate 20 and Loop 338, the property has easy access within Odessa and throughout the Permian Basin.

ProFrac Services (Dark Tenant) is signed to a triple-net lease that runs to March 4, 2032. The \$13.10 per square foot rental rate increases by 3.0 percent annually and can be renewed for another 10-year period at market rent. Founded in 2016, ProFrac Services is a leading manufacturer and service provider of hydraulic fracturing equipment for the oil and gas industry. Headquartered in Willow Park, Texas, ProFrac Services maintains 13 operations across six states (ProFrac).

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.

As the largest single source of oil and gas deposits in the United States, Odessa has long been known for its rich resources. 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

3201 WEST MURPHY STREET, ODESSA, TX 79763

Number of Buildings	5
Total Square Feet	61,540 SF
Warehouse Square Feet	38,927 SF
Office Square Feet	22,613 SF
Office Ratio	36.75%
Year Built	2006-2014*
Lot Size	30.13 Acres
Type of Ownership	Fee Simple
Building Class	B
Tenancy	Single-Tenant
Grade Level Doors	32
Construction	Metal
Zoning	FD
Market	TX-West Texas
Submarket	Midland-Odessa

*Office and Warehouse on North Side Built 1950-1965.



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. © 2024 Marcus & Millichap. All rights reserved. (Activity ID: ZAF0060554)



OFFERING HIGHLIGHTS

3201 WEST MURPHY STREET

ODESSA, TX 79763

OFFERING PRICE
\$9,200,000

CAP RATE
8.56%

PRO FORMA CAP RATE
8.82%

Offering Price	\$9,200,000
Cap Rate	8.56%
Pro Forma Cap Rate	8.82%
Price/SF	\$149.50
Total Square Feet	61,540
Rental Rate	\$13.10
Lease Type	Triple-Net (NNN)
Lease Term	+/- 7 Years Remaining
Rental Increases	3% Annual
Tenancy	Single-Tenant

***Contact Broker for Details Regarding Tenant and Potential Owner-User Opportunity.**

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. © 2024 Marcus & Millichap. All rights reserved. (Activity ID: ZAF0060554)

RENT ROLL

Tenant Name	Suite	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
ProFrac Services, LLC (Dark Tenant)	3201	61,540	100.0%	3/4/22	3/4/32	\$13.10	\$67,203	\$806,433	\$830,625	Mar-2026	3.00%	NNN	10-Year Renewal at Market Rent. Tenant Right of First Offer
Total		61,540				\$13.10	\$67,203	\$806,433	\$830,625				
Occupied Tenants: 1				Unoccupied Tenants: 0		Occupied GLA: 100.00%		Unoccupied GLA: 0.00%					
Total Current Rents: \$67,203						Occupied Current Rents \$67,203		Unoccupied Current Rents: \$0					

Notes: ProFrac Services, LLC is in the process of relocating operations out of this facility. The Rent Roll Reflects the March 1, 2025 rental increase detailed in the lease.

OPERATING STATEMENT

Income	Current	Per SF	Pro Forma	Per SF
Scheduled Base Rental Income	806,433	13.10	830,625	13.50
Expense Reimbursement Income				
Net Lease Reimbursement				
Insurance	42,500	0.69	42,500	0.69
Real estate Taxes	121,849	1.98	121,849	1.98
Total Reimbursement Income	\$164,349	89.7%	\$164,349	89.7%
Effective Gross Revenue	\$970,782	\$15.77	\$994,974	\$16.17

Operating Expenses	Current	Per SF	Pro Forma	Per SF
Insurance	42,500	0.69	42,500	0.69
Real Estate Taxes	121,849	1.98	121,849	1.98
Management Fee	18,807	1.9%	18,807	1.9%
Total Expenses	\$183,156	\$2.98	\$183,156	\$2.98
Expenses as % of EGR	18.9%		18.4%	
Net Operating Income	\$787,626	\$12.80	\$811,818	\$13.19



3201 WEST MURPHY STREET

An aerial photograph of an industrial park. The foreground shows a large, mostly empty lot with some scattered equipment and a set of railroad tracks running parallel to the left. In the middle ground, there are several large industrial buildings, mostly white with grey roofs, and numerous pieces of heavy machinery, including forklifts and trucks, parked in organized rows. The background shows a dense residential or commercial area with many smaller buildings and trees under a clear blue sky. A dark blue circular callout bubble with a white border and a white arrow pointing to a specific spot in the industrial area is centered in the upper half of the image. Inside the bubble, the text "3201 WEST MURPHY STREET" is written in white, all-caps, sans-serif font.

3201 WEST
MURPHY
STREET





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

The background of the slide is a dark, blue-tinted photograph of an industrial interior. It shows a high ceiling with a complex network of metal beams and pipes. Several large, white, dome-shaped pendant lights are suspended from the ceiling. In the lower-left corner, a large, white, segmented industrial door is visible. The overall atmosphere is industrial and modern.

SECTION 2

MARKET OVERVIEW

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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

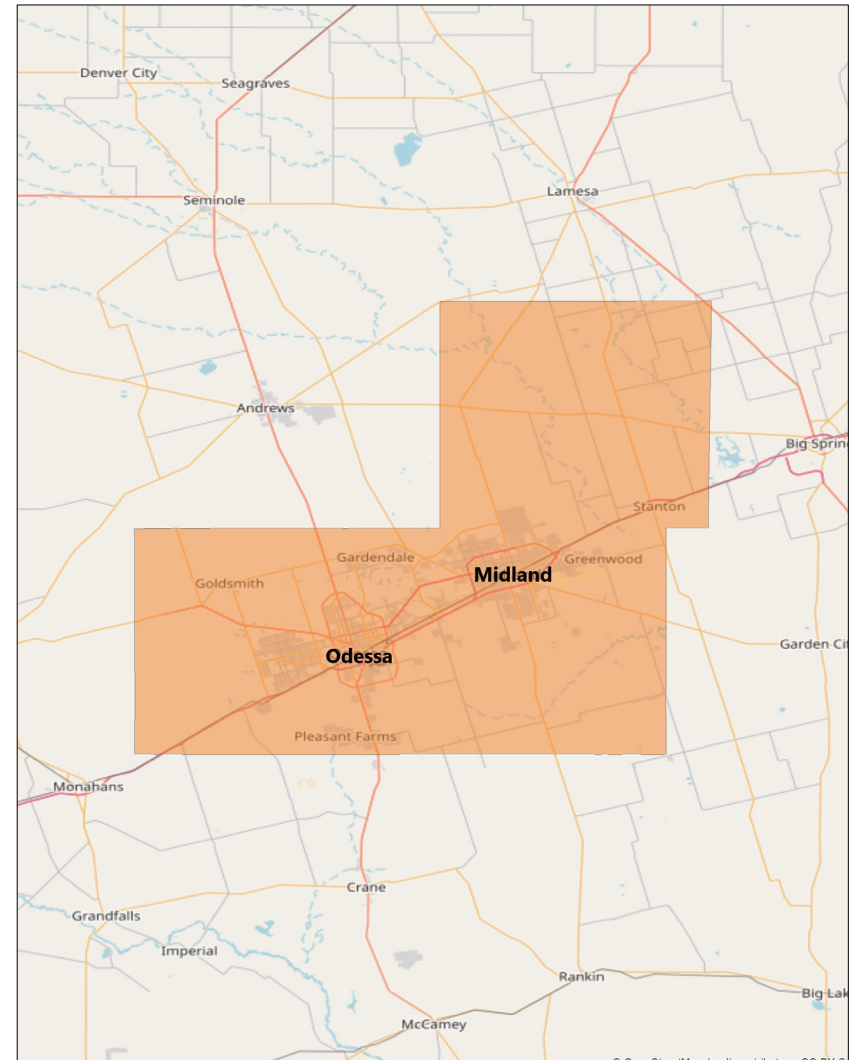
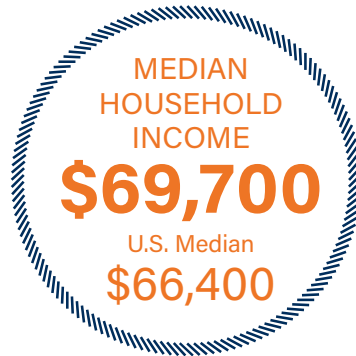
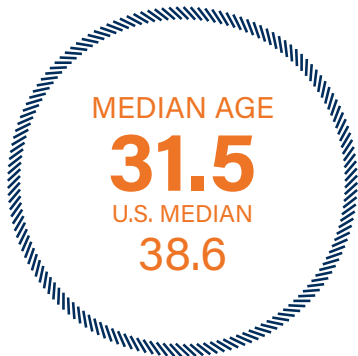


HIGHER
EDUCATION

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



87,723

Total Population
Within 5 Miles



50.7%



49.3%



\$61,561

Average Household Income
Within 5 Miles



47,973

Employees
Within 1 Mile

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Population	2,051	38,594	91,081
2023 Estimate			
Total Population	1,998	37,017	87,723
2020 Census			
Total Population	1,818	34,185	83,460
2010 Census			
Total Population	1,849	33,929	79,798
Daytime Population			
2023 Estimate	1,506	53,812	109,500
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Households	609	12,754	30,609
2023 Estimate			
Total Households	589	12,146	29,296
Average (Mean) Household Size	3.3	3.0	3.0
2020 Census			
Total Households	576	11,736	28,373
2010 Census			
Total Households	551	11,196	27,029

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2023 Estimate			
\$200,000 or More	0.0%	1.5%	1.6%
\$150,000-\$199,999	3.6%	3.2%	3.0%
\$100,000-\$149,999	17.5%	11.6%	13.1%
\$75,000-\$99,999	13.7%	8.8%	9.8%
\$50,000-\$74,999	19.5%	18.0%	18.6%
\$35,000-\$49,999	13.7%	16.6%	16.7%
\$25,000-\$34,999	12.5%	11.7%	11.5%
\$15,000-\$24,999	10.5%	13.7%	12.3%
Under \$15,000	9.0%	15.1%	13.5%
Average Household Income	\$64,825	\$58,746	\$61,561
Median Household Income	\$55,660	\$42,914	\$45,749
Per Capita Income	\$19,129	\$19,433	\$20,676
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2023 Estimate Total Population	1,998	37,017	87,723
Under 20	36.5%	33.7%	34.5%
20 to 34 Years	23.3%	22.8%	22.4%
35 to 39 Years	7.9%	7.5%	7.7%
40 to 49 Years	11.9%	12.2%	12.0%
50 to 64 Years	11.4%	14.0%	13.9%
Age 65+	8.8%	9.9%	9.5%
Median Age	29.0	30.9	30.7
Population 25+ by Education Level			
2023 Estimate Population Age 25+	1,128	21,894	51,513
Elementary (0-8)	17.9%	18.7%	14.2%
Some High School (9-11)	17.0%	16.4%	15.7%
High School Graduate (12)	35.2%	31.5%	33.0%
Some College (13-15)	17.8%	18.9%	20.5%
Associate Degree Only	4.7%	5.8%	6.4%
Bachelor's Degree Only	5.4%	6.2%	7.3%
Graduate Degree	2.0%	2.5%	2.9%
Travel Time to Work			
Average Travel Time to Work in Minutes	21.0	24.0	24.0



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

Buyer/Tenant/Seller/Landlord Initials

Date

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