

Marcus & Millichap
TAG INDUSTRIAL GROUP

STP, LLC
6700 INTERSTATE 20
MIDLAND, TX 79706

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

STP, LLC
6700 INTERSTATE 20
MIDLAND, TX 79706

PRESENTED BY

DAVIS CAGLE

Partner
Office & Industrial Division
Dallas Office
Office (972) 755-5230
Davis.Cagle@MarcusMillichap.com
License: TX 722097

JUSTIN DODD

President & Managing Broker
NRG Realty Group
Office (214) 534-7976
Justin@nrgrealtygroup.com
License: TX 0601010

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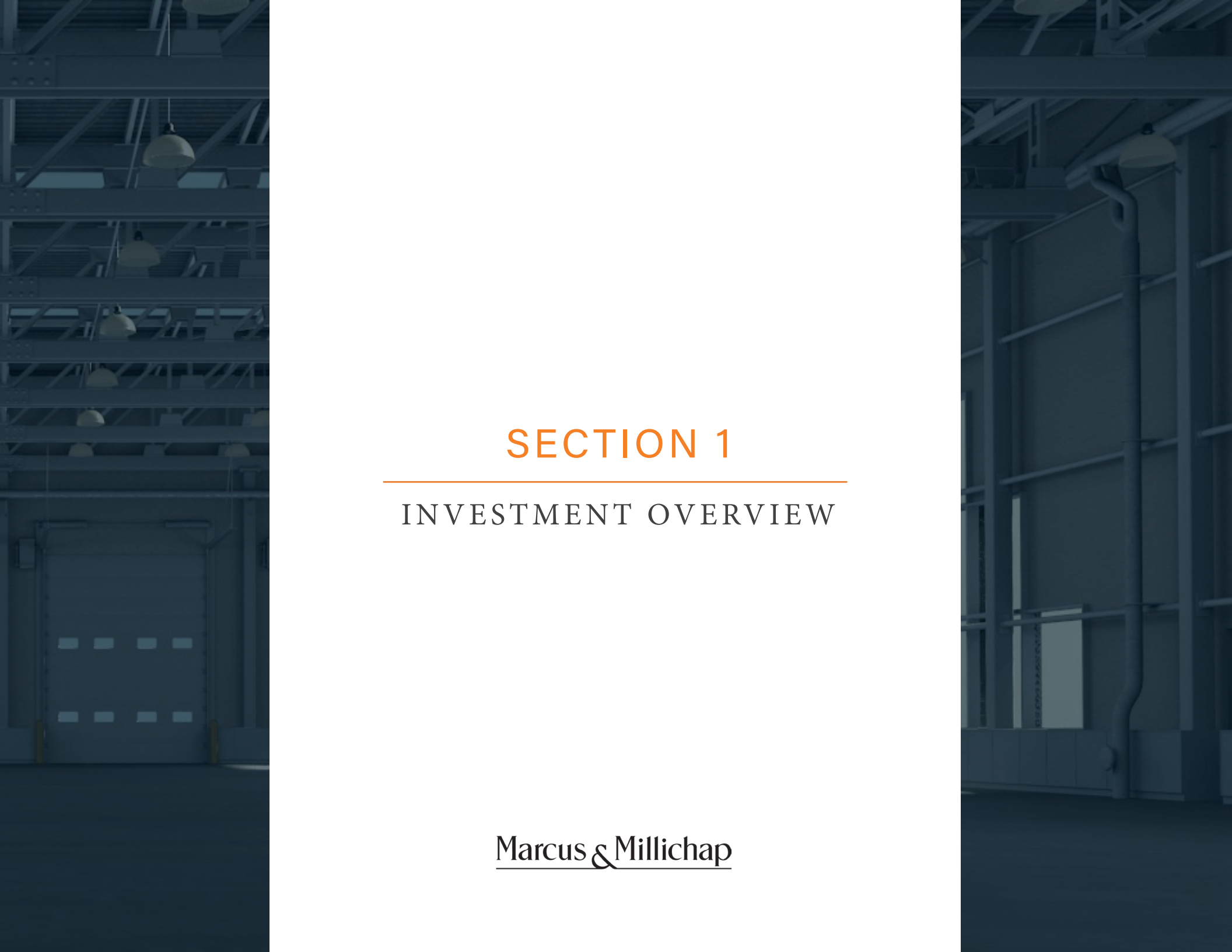
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The background of the slide is a dark, blue-toned photograph of an industrial interior. It shows a large, multi-level structure with metal beams, pipes, and several hanging industrial lamps. The lighting is dim, creating a moody atmosphere. The structure appears to be a factory or a large warehouse with complex piping and structural elements.

SECTION 1

INVESTMENT OVERVIEW

Marcus & Millichap

OFFERING SUMMARY

- 15,549-Square-Foot Industrial Asset Situated on 5.0 Acres
- Features 18' Clear Height, Six Grade Doors, Three-Phase Power, and Wash Bay
- New Five-Year Triple-Net Lease with Attractive 5% Annual Increases
- Occupied by STP, Core Provider of Various Trucking Services to Oil Field Operators
- Located Along I-20, Providing Easy Access Across Midland-Odessa

Marcus & Millichap is pleased to present the opportunity to acquire the property located at 6700 Interstate 20 in Midland, Texas, leased to STP, LLC. The subject property consists of approximately 15,549 square feet of space and is situated on 5.0 acres of land. The three-building asset features metal construction, a clear height of 18', six grade-level doors, a wash bay, and three-phase heavy power with 480 volts. Situated along Interstate 20, the property has easy access across Midland and Odessa. Effective April 2025, the property was leased for five years on a triple-net term at \$11.58 per square foot with above-market 5.0 percent annual rent escalations. Founded in 2014, STP provides a wide variety of trucking services to oil field operators and other industries.

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 138,000 residents and Odessa with roughly 116,000 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. (midlandtxedc.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

6700 INTERSTATE 20, MIDLAND, TX 79706

Number of Suites	1
Number of Buildings	3
Total Square Feet	15,549 SF
Warehouse Square Feet	14,729 SF
Office Square Feet	820 SF
Office Ratio	5.27%
Year Built	1980/2012
Lot Size	5.00 Acres
Type of Ownership	Fee Simple
Clear Height	18'
Parking Surface	Asphalt
Building Class	B
Tenancy	Single-Tenant
Grade Level Doors	6
Construction	Metal
Power	3-Phase/480V
Zoning	ETJ - None
Roof Type	Pitched Metal
Market	TX-West Texas
Submarket	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: ZAG0060257)



OFFERING HIGHLIGHTS

STP, LLC

6700 INTERSTATE 20, MIDLAND, TX 79706

OFFERING PRICE	CAP RATE	PRO FORMA CAP RATE
\$2,057,000	8.75%	9.19%
Offering Price	\$2,057,000	
Cap Rate	8.75%	
Pro Forma Cap Rate	9.19%	
Price/SF	\$132.29	
Total Square Feet	15,549	
Rental Rate	\$11.58	
Lease Type	Triple-Net (NNN)	
Lease Term	5 Years	
Rental Increases	5% Annually	
Tenancy	Single	
Occupancy	100.00%	

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RENT ROLL

Tenant Name	Square Feet	%	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
		Bldg Share	Comm.	Exp.								
STP, LLC	15,549	100.0%	4/1/25	4/30/30	\$11.58	\$15,000	\$180,000	\$189,000	May-2026	5.00%	NNN	5% Annual Increases
Total	15,549				\$11.58	\$15,000	\$180,000	\$189,000				
Occupied Tenants: 1			Unoccupied Tenants: 0		Occupied GLA: 100.00%		Unoccupied GLA: 0.00%					
Total Current Rents: \$15,000					Occupied Current Rents: \$15,000		Unoccupied Current Rents: \$0					

OPERATING STATEMENT

Income	Current		Per SF	Pro Forma		Per SF
Scheduled Base Rental Income	180,000		11.58	189,000		12.16
Expense Reimbursement Income						
Net Lease Reimbursement						
Insurance	11,306		0.73	11,306		0.73
Real Estate Taxes	7,099		0.46	7,099		0.46
Management Fees	6,000		0.39	6,000		0.39
Total Reimbursement Income	\$24,405	100.0%	\$1.57	\$24,405	100.0%	\$1.57
Effective Gross Revenue	\$204,405		\$13.15	\$213,405		\$13.72

Operating Expenses	Current		Per SF	Pro Forma		Per SF
Insurance	11,306		0.73	11,306		0.73
Real Estate Taxes	7,099		0.46	7,099		0.46
Management Fee	6,000	2.9%	0.39	6,000	2.8%	0.39
Total Expenses	\$24,405		\$1.57	\$24,405		\$1.57
Expenses as % of EGR	11.9%			11.4%		
Net Operating Income	\$180,000		\$11.58	\$189,000		\$12.16



6700
INTERSTATE
20



6700
INTERSTATE
20







TENANT SUMMARY



STP recently celebrated its 10th anniversary as a core provider of trucking services in the Permian Basin. With a diverse fleet of company-owned vehicles, STP offers a wide variety of services including hotshot, scheduled loads, frac jobs, sand & water hauling, and equipment transportation. Notably, STP maintains 60 master service agreements (MSA's) with various oil & gas companies. These highly sought-after contracts provide a stable flow of work for STP in an industry known for volatility. As the company continues to grow, STP plans to expand its services into aggregate hauling and equipment rentals (STP).

TENANT
STP, LLC

DATE FOUNDED
2014

EMPLOYEES
60

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.



1,249 Financing
Transactions
in 2024



National platform operating
within the firm's
brokerage offices



\$6.7 billion total
national volume
in 2024



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

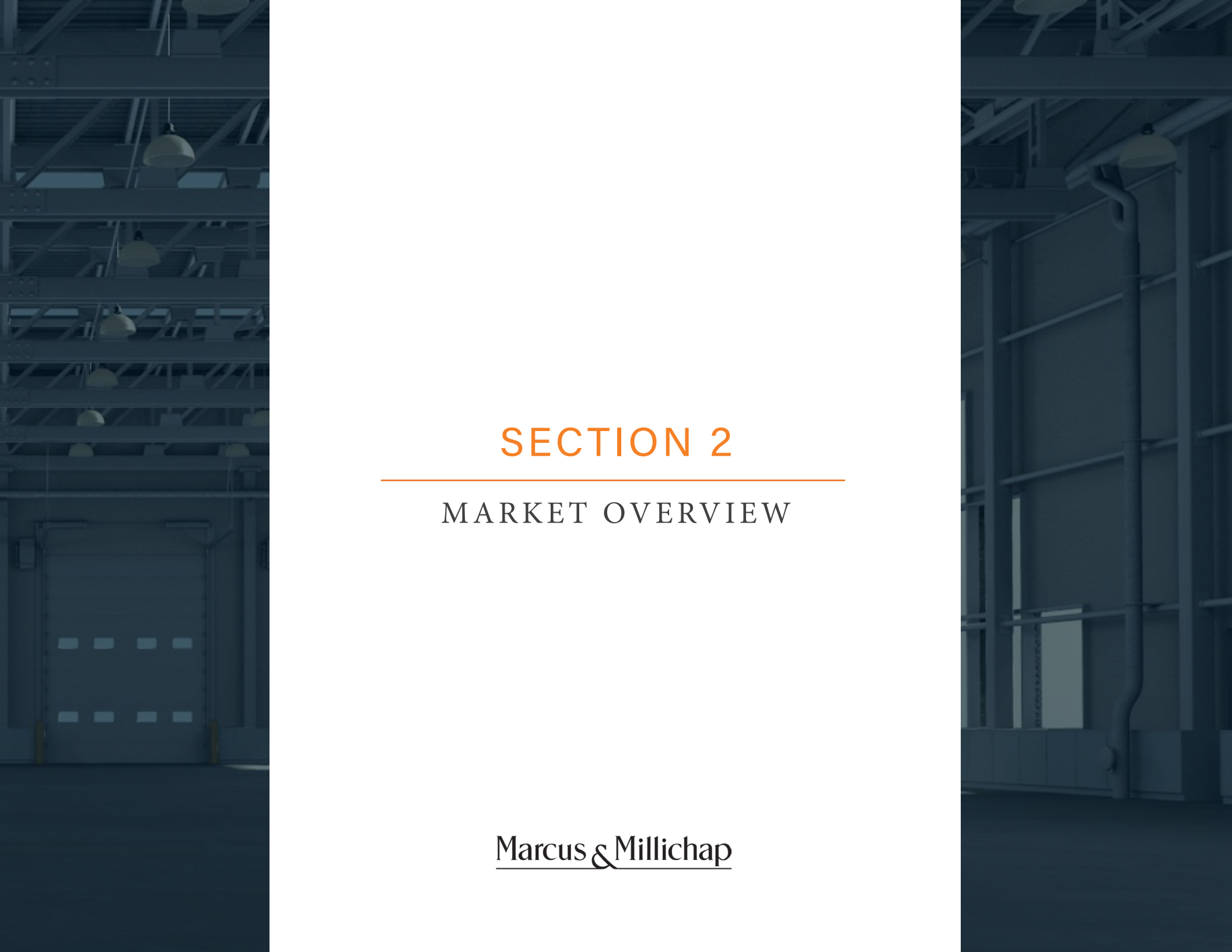
WHY MMCC?

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-toned photograph of an industrial interior. It shows a large, multi-level structure with metal beams, pipes, and several hanging industrial lamps. The lighting is dim, creating a moody atmosphere. The structure appears to be a large warehouse or factory floor with multiple levels and complex piping.

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 131,000 residents, and Odessa, where roughly 118,000 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.

POPULATION

345K

GROWTH 2023-2028*

4.4%

HOUSEHOLDS

125K

GROWTH 2023-2028*

4.9%

MEDIAN AGE

31.8

U.S. MEDIAN

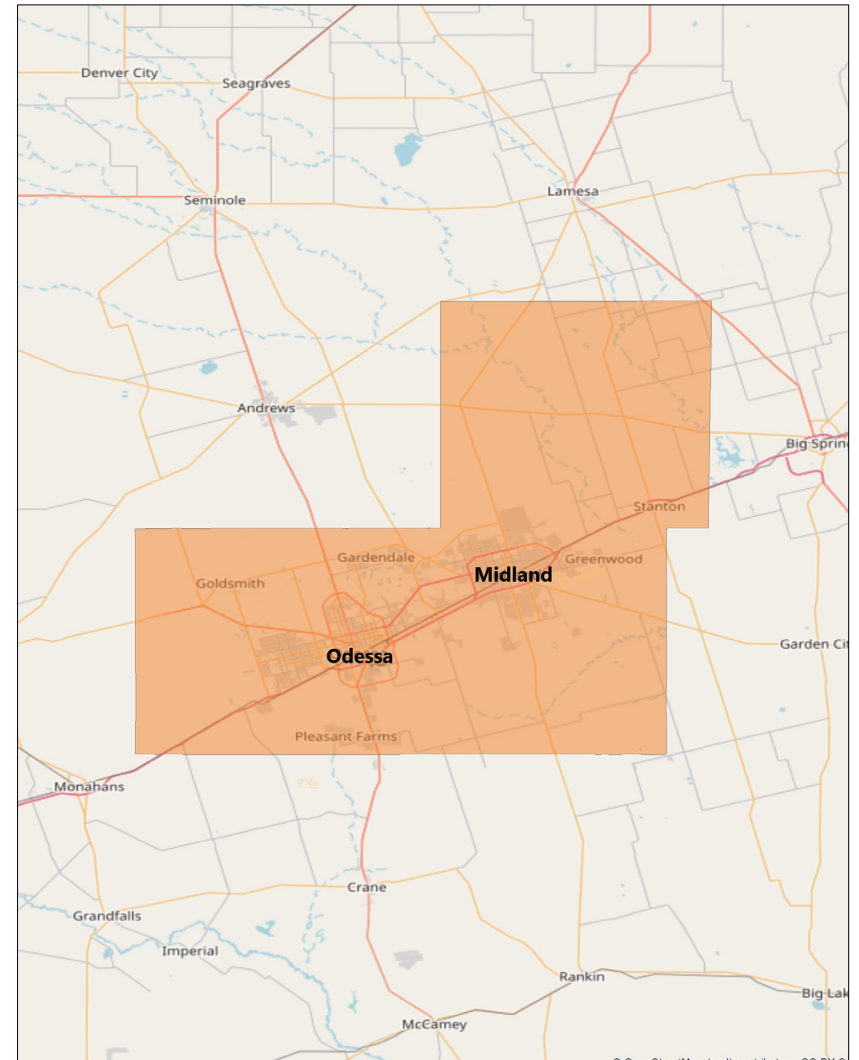
38.7

MEDIAN
HOUSEHOLD
INCOME

\$66,500

U.S. Median

\$68,500



DEMOGRAPHICS



48,503

Total Population
Within 5 Miles



49.2%



50.8%



\$98,229

Average Household Income
Within 5 Miles



29,156

Employees
Within 1 Mile

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Population	1,416	11,113	49,299
2024 Estimate			
Total Population	1,461	10,984	48,503
2020 Census			
Total Population	1,625	11,147	48,830
2010 Census			
Total Population	619	6,490	39,987
Daytime Population			
2024 Estimate	3,634	11,923	49,672
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Households	510	4,003	17,995
2024 Estimate			
Total Households	530	3,933	17,651
Average (Mean) Household Size	2.8	2.8	2.7
2020 Census			
Total Households	561	3,843	17,184
2010 Census			
Total Households	242	2,225	14,463

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2024 Estimate			
\$200,000 or More	10.6%	5.4%	8.0%
\$150,000-\$199,999	12.1%	11.0%	8.4%
\$100,000-\$149,999	23.0%	21.5%	17.3%
\$75,000-\$99,999	10.6%	15.5%	15.3%
\$50,000-\$74,999	19.8%	17.0%	19.6%
\$35,000-\$49,999	5.7%	9.5%	10.5%
\$25,000-\$34,999	9.8%	14.1%	10.7%
\$15,000-\$24,999	2.2%	2.5%	4.0%
Under \$15,000	6.1%	3.5%	6.1%
Average Household Income	\$112,425	\$96,155	\$98,229
Median Household Income	\$91,100	\$78,819	\$82,005
Per Capita Income	\$39,930	\$33,974	\$35,653
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2024 Estimate Total Population	1,461	10,984	48,503
Under 20	35.0%	34.4%	32.0%
20 to 34 Years	25.4%	25.2%	23.7%
35 to 39 Years	8.9%	8.3%	8.6%
40 to 49 Years	12.3%	12.1%	12.4%
50 to 64 Years	11.9%	12.3%	13.5%
Age 65+	6.5%	7.6%	9.9%
Median Age	29.0	29.0	31.0
Population 25+ by Education Level			
2024 Estimate Population Age 25+	863	6,412	29,740
Elementary (0-8)	2.1%	3.5%	7.4%
Some High School (9-11)	12.0%	8.0%	8.0%
High School Graduate (12)	28.8%	33.4%	28.8%
Some College (13-15)	21.6%	25.6%	25.4%
Associate Degree Only	10.2%	7.0%	8.2%
Bachelor's Degree Only	14.6%	16.0%	15.6%
Graduate Degree	10.8%	6.4%	6.7%
Travel Time to Work			
Average Travel Time to Work in Minutes	26.0	27.0	23.0



Information About Brokerage Services

2-10-2025

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Tim A. Speck	432723	tim.speck@marcusmillichap.com	972-755-5200
Designated Broker of Firm	License No.	Email	Phone
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

Regulated by the Texas Real Estate Commission

Buyer/Tenant/Seller/Landlord's Initials

Date

Information available at www.trec.texas.gov
IABS 1-1

STP, LLC
6700 INTERSTATE 20
MIDLAND, TX 79706

PRESENTED BY

DAVIS CAGLE

Partner
Office & Industrial Division
Dallas Office
Office (972) 755-5230
Davis.Cagle@MarcusMillichap.com
License: TX 722097

JUSTIN DODD

President & Managing Broker
NRG Realty Group
Office (214) 534-7976
Justin@nrgrealttygroup.com
License: TX 0601010

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