

Marcus & Millichap
TAG INDUSTRIAL GROUP

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ODESSA, TX 79765

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The Texas Real Estate Commission (TREC) regulates real estate brokers and sales agents, real estate inspectors, home warranty companies, easement and right-of-way agents and timeshare interest providers. You can find more information and check the status of a license holder at www.trec.texas.gov. You can send a complaint against a license holder to TREC, a complaint form is available on the TREC website. TREC administers two recovery funds which may be used to satisfy a civil court judgment against a broker, sales agent, real estate inspector, or easement or right-of-way agent, if certain requirements are met. If you have questions or issues about the activities of a license holder, the complaint process or the recovery funds, please visit the website or contact TREC at: 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

OFFICES THROUGHOUT THE U.S. AND CANADA

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SECTION 1

INVESTMENT OVERVIEW

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OFFERING SUMMARY

- Vacant 7,812-Square-Foot Industrial Asset Situated on 1.05 Acres
 - Features Metal Construction, Three Grade Doors, Two and Five-Ton Cranes, and Heavy Machinery Maintenance Pit
 - Vacant Property Ideal for a Variety of Owner Uses or Value-Add Investment Opportunity
 - Only Two Other Industrial Buildings Available for Lease within One-Mile Radius at Time of Listing (CoStar)
- 2025 Odessa Market Metrics: 8.7% Vacancy Rate and -0.2% Annual Rent Growth, Only 101,000 Square Feet Under Construction at 2026 Start (0.6% of Inventory)
 - Ideal Location Along Interstate 20 for Ease of Access

The property is a vacant 7,812-square-foot industrial asset situated on 1.05 acres. It features metal construction and has three grade doors, which provide easy access for loading and unloading. The property also boasts two and five-ton cranes, as well as a heavy machinery maintenance pit, making it an ideal space for industrial operations. The metal construction and functional features of the property make it a great fit for a variety of owner uses. With its versatile layout and functional features, the property is also a prime candidate for a value-add investment opportunity. The property's location and features make it a rare find in the current market. Its vacant status allows for immediate occupancy or renovation.

The property's location along Interstate 20 provides ease of access and excellent visibility. The surrounding area has limited industrial availability, with only two other industrial buildings available for lease within a one-mile radius at the time of listing. This limited availability, combined with the property's functional features, makes it an attractive option for businesses looking for a convenient and accessible location. The property's proximity to the interstate also makes it an ideal location for logistics and distribution operations. The current market conditions in the Odessa area, with a low vacancy rate and limited new construction, make the property an even more desirable option. The property's location and features make it a great fit for a variety of industrial uses. The area's limited availability and the property's accessibility make it a prime location for businesses.

The current market metrics in the Odessa area indicate a strong demand for industrial space, with a vacancy rate of 8.7% and annual rent growth of -0.2% as of 2025. With only 101,000 square feet of new construction underway at the start of 2026, the property is well-positioned to capitalize on the limited availability of industrial space in the area. The property's vacant status and functional features make it an ideal candidate for a variety of owner uses or a value-add investment opportunity. The property's location and features, combined with the current market conditions, make it a rare and desirable find in the industrial market. The property's accessibility and limited availability in the surrounding area make it a prime location for businesses looking for a convenient and functional space. The property is a great fit for a variety of industrial uses, and its vacant status allows for immediate occupancy or renovation. The property's features and location make it a valuable asset in the current market.

PROPERTY DETAILS

11008 WEST COUNTY ROAD 128, ODESSA, TX 79765

Number of Suites	1
Number of Buildings	1
Total Square Feet	7,812 SF
Year Built	1982
Lot Size	1.05 acres
Type of Ownership	Fee Simple
Building Class	B
Tenancy	Vacant
Grade Level Doors	3
Construction	Metal
Roof Type	Pitched Metal
Market	TX-West Texas
Submarket	Odessa
Market Vacancy	8.90%



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. © 2026 Marcus & Millichap. All rights reserved. Activity ID: ZAH0060160

OFFERING HIGHLIGHTS

11008 WEST COUNTY ROAD 128

ODESSA, TX 79765

OFFERING PRICE
\$950,000

PRO FORMA CAP RATE
9.46%

Offering Price	\$950,000
Pro Forma Cap Rate	9.46%
Price/SF	\$121.61
Total Square Feet	7,812
Tenancy	Vacant
Occupancy	0.00%

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An aerial photograph of an industrial facility. In the center, a light blue metal building with a corrugated roof is highlighted by a white callout bubble with a dark blue chevron pattern. The bubble contains the text "11008 WEST COUNTY ROAD 128". An orange star is placed on the roof of this building. The facility includes a large paved area with several white vehicles, a large tan metal building to the right, and a massive stack of white and blue plastic containers in the background. A road runs along the bottom left, with a yellow sign for "Hydradyn" and a blue sign for "AVIATION" visible. The sky is clear and blue.

11008 WEST
COUNTY
ROAD 128

Hydradyn

AVIATION
EQUIPMENT



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 our 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 1,659 Debt and equity financings in 2025



National platform operating within the firm's brokerage offices



\$11.9 billion total national volume in 2025



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

WHY MMCC?

Optimum financing solutions to enhanced 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. 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 134,000 residents, and Odessa, where roughly 119,000 citizens live.



ENERGY
HUB



FAST-GROWING
POPULATION



HIGHER
EDUCATION

METROPLEX GROWTH

ECONOMY

The oil and energy sector drives the local economy. The Permian Basin covers more than 86,000 square miles and is believed to contain up to 46 billion barrels of oil. Powerhouses in the petroleum industry, such as ExxonMobil, Chevron, and Occidental Petroleum, have major operations in the region. 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
348K
2025-2029* Growth
3.9%



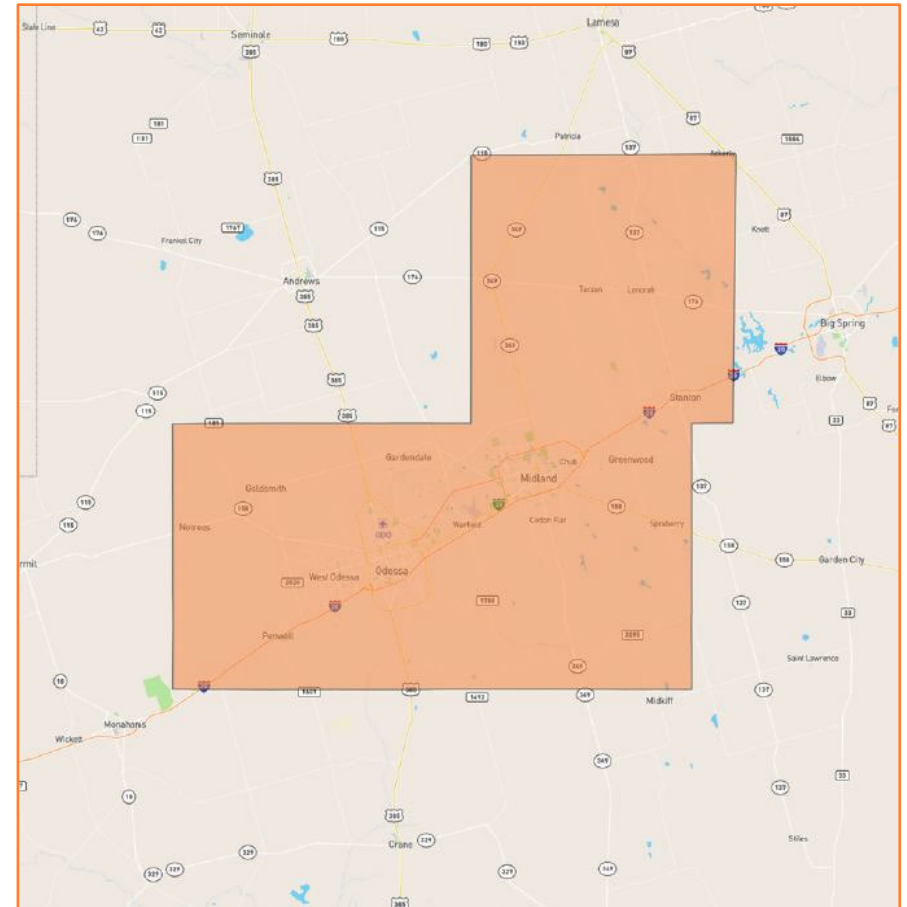
HOUSEHOLDS
128K
2025-2029* Growth
4.4%



MEDIAN AGE
32
U.S. Median
39



MEDIAN HOUSEHOLD INCOME
\$82,500
U.S. Median
\$76,100





Information About Brokerage Services

11-03-2025

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code, **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant options or advise regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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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Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-2

Buyer/Tenant/Seller/Landlord's Initials

Date

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