

Marcus & Millichap
TAG INDUSTRIAL GROUP

FLYNT AVENUE MULTI-TENANT

2608 & 2614 FLYNT AVENUE

MIDLAND, TX 79701

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Activity ID: ZAH0060220

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PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

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SECTION 1

INVESTMENT OVERVIEW

Marcus & Millichap

OFFERING SUMMARY

- 23,175 Square-Foot Multi-Tenant Industrial Asset Situated on 2.84 Acres
- Metal Construction Featuring 16' Clear Height, Eight Grade-Level Doors, and 3-Phase Heavy Power
 - Fully Occupied By Two Tenants on Triple-Net Leases, Minimizing Landlord Responsibilities
 - Value-Add Opportunity to Renew Tenants or Re-Lease at Higher Rental Rate
- Slowing Supply Side Pressure in Midland with Only 41,000 Square-Feet of Industrial Under-Construction as of December 2025 (CoStar)
 - Ideal Location with Easy Access to Interstate 20 and Other Major Streets

The property is a 23,175 square-foot multi-tenant industrial asset situated on 2.84 acres. It features metal construction with 16' clear height, eight grade-level doors, and 3-phase heavy power. The building is fully occupied by two tenants on triple-net leases, which minimizes landlord responsibilities. This arrangement allows the landlord to benefit from a steady income stream with reduced maintenance and operational costs. The property's design and layout provide an ideal environment for industrial operations, with ample space for storage, manufacturing, or distribution. The metal construction and high clear height also make it suitable for a variety of industrial uses. The property's location and design make it an attractive option for businesses seeking a functional and efficient industrial space.

The property presents a value-add opportunity for investors, as the current rental rates are below market levels. With the slowing supply side pressure in Midland, there is potential for rental rate growth. As of December 2025, there were only 41,000 square-feet of industrial space under construction, indicating a limited supply of new industrial properties. This scarcity could drive up demand and rental rates for existing properties like this one. The property's triple-net leases also provide a stable income stream, allowing investors to focus on renewing tenants or re-leasing the space at higher rates. The building's condition and amenities make it an attractive option for tenants, increasing the likelihood of securing higher rental rates. The potential for rental rate growth makes this property an attractive investment opportunity.

The property's location is ideal, with easy access to Interstate 20 and other major streets. This provides tenants with convenient access to transportation routes, facilitating the movement of goods and personnel. The property's proximity to major transportation arteries also enhances its appeal to businesses that rely on efficient logistics and distribution. The location is also conducive to a variety of industrial uses, making it an attractive option for businesses seeking a functional and accessible location. The property's accessibility and visibility make it an attractive option for investors and tenants alike. The combination of its location, design, and value-add potential make this property a compelling investment opportunity in the Midland industrial market. The property's characteristics and location make it well-suited to meet the needs of industrial tenants and investors.

PROPERTY DETAILS

2608 & 2614 FLYNT AVENUE, MIDLAND, TX 79701

Number of Suites	2
Number of Buildings	5
Total Square Feet	23,175 SF
Year Built	2010/2019
Lot Size	2.84 acres
Clear Height	16'
Parking Surface	Asphalt
Building Class	B
Tenancy	Multi-Tenant
Grade Level Doors	8
Construction	Metal
Power	220a/ 3p
Zoning	ETJ - Outside City Limits
Market	TX-West Texas
Submarket	Midland
Market Vacancy	7.40%



2608 & 2614 FLYNT AVENUE

OFFERING PRICE	CAP RATE	PRO FORMA CAP RATE
\$2,462,000	9.75%	9.98%

Offering Price	\$2,462,000
Cap Rate	9.75%
Pro Forma Cap Rate	9.98%
Price/SF	\$106.24
Total Square Feet	23,175
Rental Rate	\$10.36
Lease Type	NNN
Tenancy	Multi-Tenant
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 of Nevada, Inc. © 2026 Marcus & Millichap. All rights reserved. (Activity ID: ZAH0060220)

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
				Comm.	Exp.								
Richard Sparks	2608	9,165	39.5%	8/9/24	2/28/28	\$12.44	\$9,500	\$114,000	\$119,700	Mar-2027	5.00%	NNN	Lease Termination Upon Death of Tenant (1) 24-Month Renewal at FMR. Personal Guaranty
G.S. HVAC Solutions, LLC	2614	14,010	60.5%	12/1/25	12/31/27	\$8.99	\$10,500	\$126,000	\$126,000	N/A	N/A	NNN	
Total		23,175				\$10.36	\$20,000	\$240,000	\$245,700				
Occupied Tenants: 2				Unoccupied Tenants: 0		Occupied GLA: 100.00%		Unoccupied GLA: 0.00%					
Total Current Rents: \$20,000						Occupied Current Rents: \$20,000		Unoccupied Current Rents: \$0					

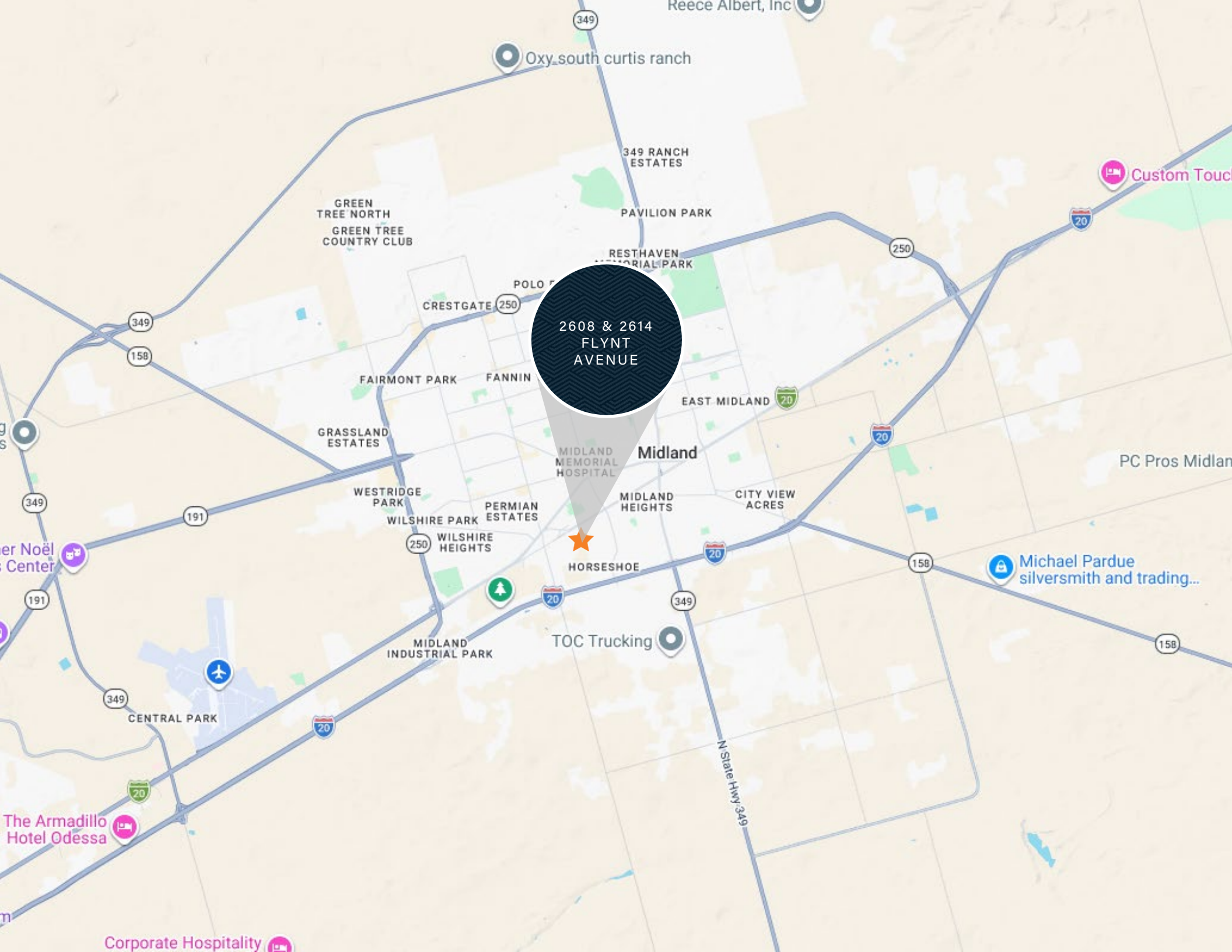
Notes: Rent roll reflects increased rent amount of \$10,500 for G.S. HVAC Solutions, LLC effective 12/1/2026

OPERATING STATEMENT

Income	Current	Per SF	Pro Forma	Per SF
Scheduled Base Rental Income	240,000	10.36	245,700	10.60
Expense Reimbursement Income				
Net Lease Reimbursement				
CAM	8,676	0.37	8,676	0.37
Insurance	16,915	0.73	16,915	0.73
Real estate Taxes	11,517	0.50	11,517	0.50
Total Reimbursement Income	\$37,108	100.0%	\$37,108	100.0%
Effective Gross Revenue	\$277,108	\$11.96	\$282,808	\$12.20

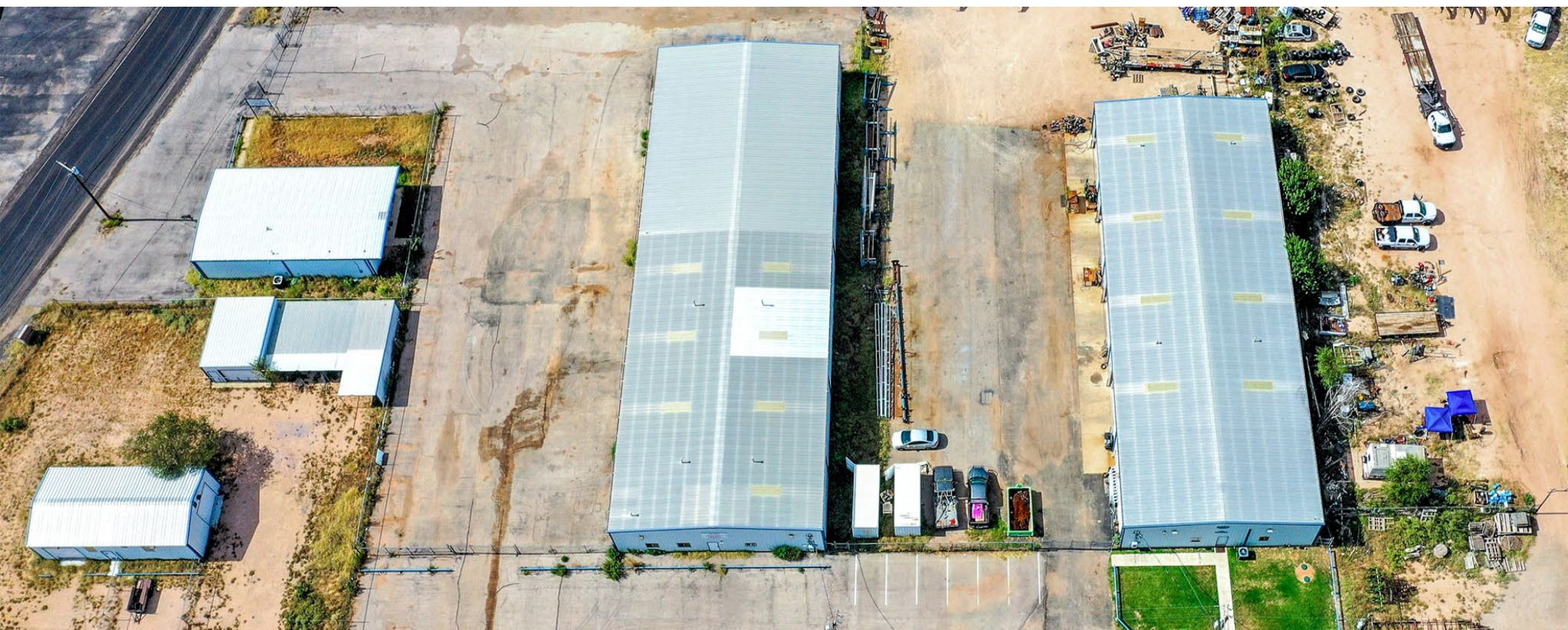
Operating Expenses	Current	Per SF	Pro Forma	Per SF
CAM	8,676	0.37	8,676	0.37
Insurance	16,915	0.73	16,915	0.73
Real Estate Taxes	11,517	0.50	11,517	0.50
Total Expenses	\$37,108	\$1.60	\$37,108	\$1.60
Expenses as % of EGR	13.4%		13.1%	
Net Operating Income	\$240,000	\$10.36	\$245,700	\$10.60

2608 & 2614
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AVENUE





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.



SECTION 2

MARKET OVERVIEW

Marcus & Millichap

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%



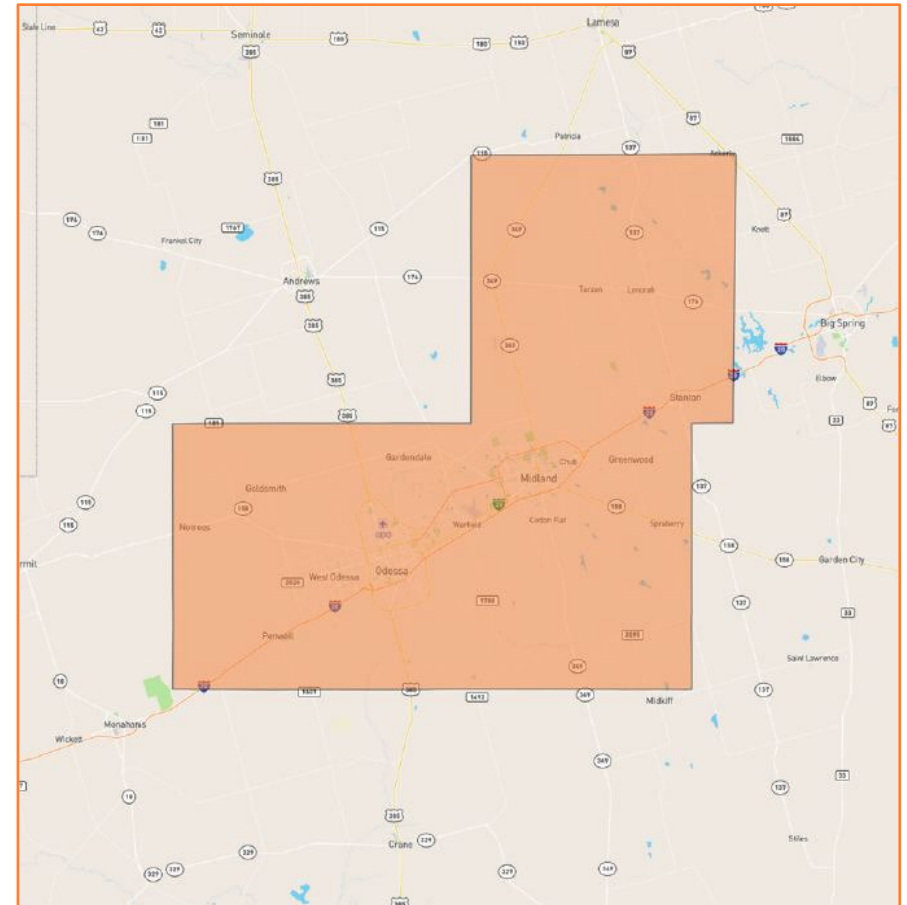
HOUSEHOLDS
128K
2025-2029* Growth
4.4%



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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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

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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