

Marcus & Millichap
TAG INDUSTRIAL GROUP

INFRASTRUCTURE NETWORKS
10800 WEST COUNTY ROAD 77

MIDLAND, TX 79707

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Activity ID: ZAH0060295

TEXAS NOTICE

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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

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OFFICES THROUGHOUT THE U.S. AND CANADA
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The page features a background image of an industrial building. The left side shows the interior of a large, empty warehouse with a high ceiling supported by a grid of dark steel beams. The right side shows the exterior of the building, characterized by vertical corrugated metal siding and a concrete base. A thin orange horizontal line is positioned above the main title.

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SECTION 1

INVESTMENT OVERVIEW

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OFFERING SUMMARY

- 10,375-Square-Foot Industrial Asset Situated on 2.50 Acres
 - Delivered in 2018, Featuring Metal Construction, Six Overhead Doors, and a Gated Lot
- Fully Stabilized - Ideal for Investors Seeking a Hands-Off Investment Opportunity with Strong Returns
- Fully Occupied by Infrastructure Networks (INET) | Founded in 2011, the Oil & Gas Industry's Leading Provider of Remote Communication Solutions with over 100 Clients
 - +/- Five Years Remaining on NNN Lease with 2% Annual Rent Escalations
 - Attractive Location Between Midland and Odessa, Just North of SH 191

The property is a 10,375-square-foot industrial asset situated on 2.50 acres of land. It was delivered in 2018 and features metal construction, six overhead doors, and a gated lot. The property's modern design and construction make it an attractive option for businesses in the industrial sector.

Its location between Midland and Odessa, just north of State Highway 191, provides easy access to major transportation routes. The property's proximity to these cities also offers a large pool of potential employees and customers. The industrial asset is well-suited for companies that require a secure and accessible location. The gated lot provides an additional layer of security for the property.

The property is fully occupied by Infrastructure Networks, a leading provider of remote communication solutions to the oil and gas industry. Infrastructure Networks has been in operation since 2011 and has over 100 oil and gas clients, making it a stable and reliable tenant. The company has a strong presence in the industry and is well-established, providing a sense of security for investors. The property's lease is structured as a triple net lease, with the tenant responsible for all expenses, making it a hands-off investment opportunity. The lease has approximately five years remaining, with annual rent escalations of 2 percent, providing a potential for long-term growth. This lease structure and the tenant's strong industry presence make the property an attractive option for investors seeking a stable and low-maintenance investment. The property's full occupancy and stable lease provide a sense of security for investors.

PROPERTY DETAILS

10800 WEST COUNTY ROAD 77, MIDLAND, TX 79707

Number of Buildings	1
Total Square Feet	10,375 SF
Warehouse Square Feet	8,125 SF
Office Square Feet	2,250 SF
Office Ratio	21.69%
Year Built	2018
Lot Size	2.50 acres
Type of Ownership	Fee Simple
Tenancy	Single-Tenant
Grade Level Doors	6
Construction	Metal
Zoning	ETJ
Roof Type	Pitched Metal
Age/Condition of Roofs	2018
Market	TX-West Texas
Submarket	Midland
Market Vacancy	7.30%





10800 WEST COUNTY ROAD 77

OFFERING PRICE	CAP RATE	PRO FORMA CAP RATE
\$1,850,000	8.92%	9.09%

Offering Price	\$1,850,000
Cap Rate	8.92%
Pro Forma Cap Rate	9.09%
Price/SF	\$178.31
Total Square Feet	10,375
Rental Rate	\$15.90
Lease Type	NNN
Lease Term	Five Years
Rental Increases	2% Annual
Tenancy	Single-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: ZAH0060295)

RENT ROLL

Tenant Name	Suite	Square Feet	% Bldg Share	Lease Dates Comm.	Lease Dates Exp.	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
Infrastructure Networks, Inc	10800 W County Road 77	10,375	100.0%	4/1/21	4/1/31	\$15.90	\$13,746	\$164,952	\$168,252	Apr-2027	2.00%	NNN	Five-Year Renewal Option with 2% Annual Increases
Total		10,375				\$15.90	\$13,746	\$164,952	\$168,252				
Occupied Tenants: 1				Unoccupied Tenants: 0		Occupied GLA: 100.00%		Unoccupied GLA: 0.00%					
Total Current Rents: \$13,746						Occupied Current Rents: \$13,746		Unoccupied Current Rents: \$0					

10800 WEST COUNTY ROAD 77

iNet

Extract Production Services

Miller Tubular Services
Midland Yard

Edge Controls

The Sod Shack

ZENRG Services

WTR | Refrigeration
Cooling Heating...

WTX Outdoor Living Co

Comfort Zone Services

TEG Reclamation Services

Zintex Remodeling Group

Lightning Production Services

S&R Vapor Recovery

WTB

Services

Dogwood CDL Training

Terracon C

191 stor

W County Rd 77

W County Rd 77

W County Rd 77

W County Rd 77

W County Rd 77

NCR-1282

NCR-1282

TX-191 Frontage

TX-191 Frontage

TX-191 Frontage

TX-191 Frontage

191

191

191

191

10800 WEST
COUNTY
ROAD 77





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%



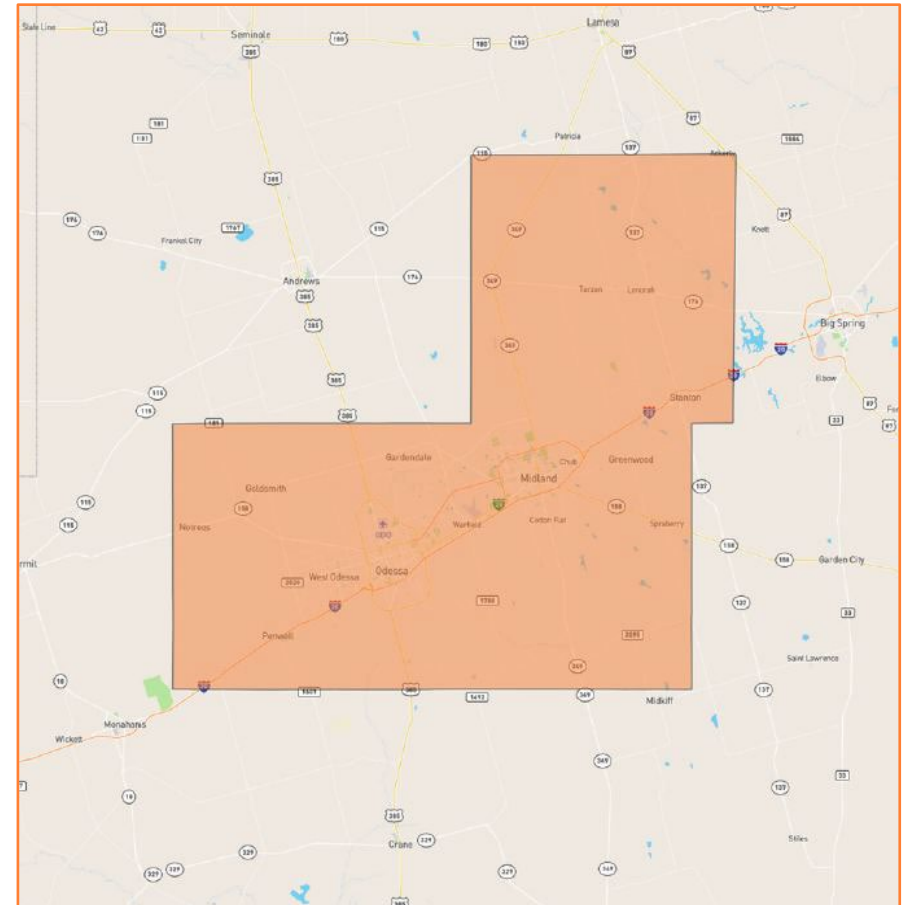
HOUSEHOLDS
128K
2025-2029* Growth
4.4%



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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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

Information available at www.trec.texas.gov

IABS 1-2

Buyer/Tenant/Seller/Landlord's Initials

Date

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