

Marcus & Millichap

THE WOOD GROUP USA, INC.

7303 NORTH FM 1788

MIDLAND, TX 79707

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Activity ID: ZAH0060229

TEXAS NOTICE

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

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

THE WOOD GROUP USA, INC.
7303 NORTH FM 1788,
MIDLAND, TX 79707

BROKER OF RECORD

Tim Speck

Texas Broker of Record
5001 Spring Valley Road, Suite 1100W
Dallas TX
Tel: (972) 755-5200
Tim.Speck@MarcusMillichap.com
License: 9002994

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The background of the slide is a photograph 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 metal beams. The right side shows the exterior of the building, featuring light-colored corrugated metal siding and a concrete base. A thin orange horizontal line is positioned above the main title.

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INVESTMENT OVERVIEW

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OFFERING SUMMARY

- 5,000-Square-Foot Industrial Asset Situated on 1.90 Acres
 - Featuring 1,250-Square-Foot Office, Two Pull-Thru Bays, Fenced-in Lot, and Three Phase Power
 - Fully Stabilized - Ideal for Investors Seeking Hands-Off Opportunity with Strong Returns
 - One-Year Modified Gross Lease with Wood Group - 36-Month Renewal Option at 3% Annual Increases
- Wood is a Global Consulting, Engineering, and Operations Partner with Locations in over 50 Countries and More than 30,000 Employees
 - Located South of Highway 158 Between Midland and Odessa

The property is a 5,000-square-foot industrial asset situated on 1.90 acres, providing ample space for various industrial operations. The asset features a 1,250-square-foot office, which can accommodate administrative staff and management. Two pull-thru bays are also available, allowing for efficient loading and unloading of goods. The fenced-in lot provides a secure environment for equipment and inventory storage. Additionally, the property has three-phase power, which is suitable for heavy industrial equipment. The property's location south of Highway 158 between Midland and Odessa makes it easily accessible. This strategic location allows for convenient transportation and logistics.

The property is fully stabilized, making it an ideal investment opportunity for those seeking a hands-off experience with strong returns. The current tenant, Wood Group, has a one-year modified gross lease with a 36-month renewal option at 3% annual increases. This lease agreement provides a stable source of income for investors. Wood Group is a reputable global consulting, engineering, and operations partner with locations in over 50 countries and more than 30,000 employees. The company's strong presence and financial stability ensure a reliable lease payment. The property's stabilized condition and secure lease agreement make it an attractive investment opportunity. The lease terms and tenant profile minimize the risk for investors.

PROPERTY DETAILS

7303 NORTH FM 1788, MIDLAND, TX 79707

Number of Suites	1
Number of Buildings	1
Total Square Feet	5,000 SF
Warehouse Square Feet	3,750 SF
Office Square Feet	1,250 SF
Office Ratio	25.00%
Year Built	2015
Lot Size	1.90 acres
Type of Ownership	Fee Simple
Tenancy	Multi-Tenant
Drive-In Doors	4
Construction	Metal
Roof Type	Pitched Metal
Market	TX-West Texas
Submarket	Midland
Market Vacancy	7.90%



OFFERING HIGHLIGHTS

7303 NORTH FM 1788

OFFERING PRICE	CAP RATE	PRO FORMA CAP RATE
\$1,100,000	11.01%	11.37%

Offering Price	\$1,100,000
Cap Rate	11.01%
Pro Forma Cap Rate	11.37%
Price/SF	\$220.00
Total Square Feet	5,000
Rental Rate	\$26.08
Lease Type	Modified Gross
Lease Term	One-Year
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: ZAH0060229)

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.								
Wood Group USA, Inc.	7303 N FM 1788	5,000	100.0%	2/1/23	1/31/27	\$26.08	\$10,867	\$130,407	\$134,319	Feb-2027	3.00%	Modified Gross	(1) 36 Month Renewal at 3% Annual Increases
Total		5,000				\$26.08	\$10,867	\$130,407	\$134,319				
Occupied Tenants: 1				Unoccupied Tenants: 0		Occupied GLA: 100.00%		Unoccupied GLA: 0.00%					
Total Current Rents: \$10,867						Occupied Current Rents: \$10,867		Unoccupied Current Rents: \$0					

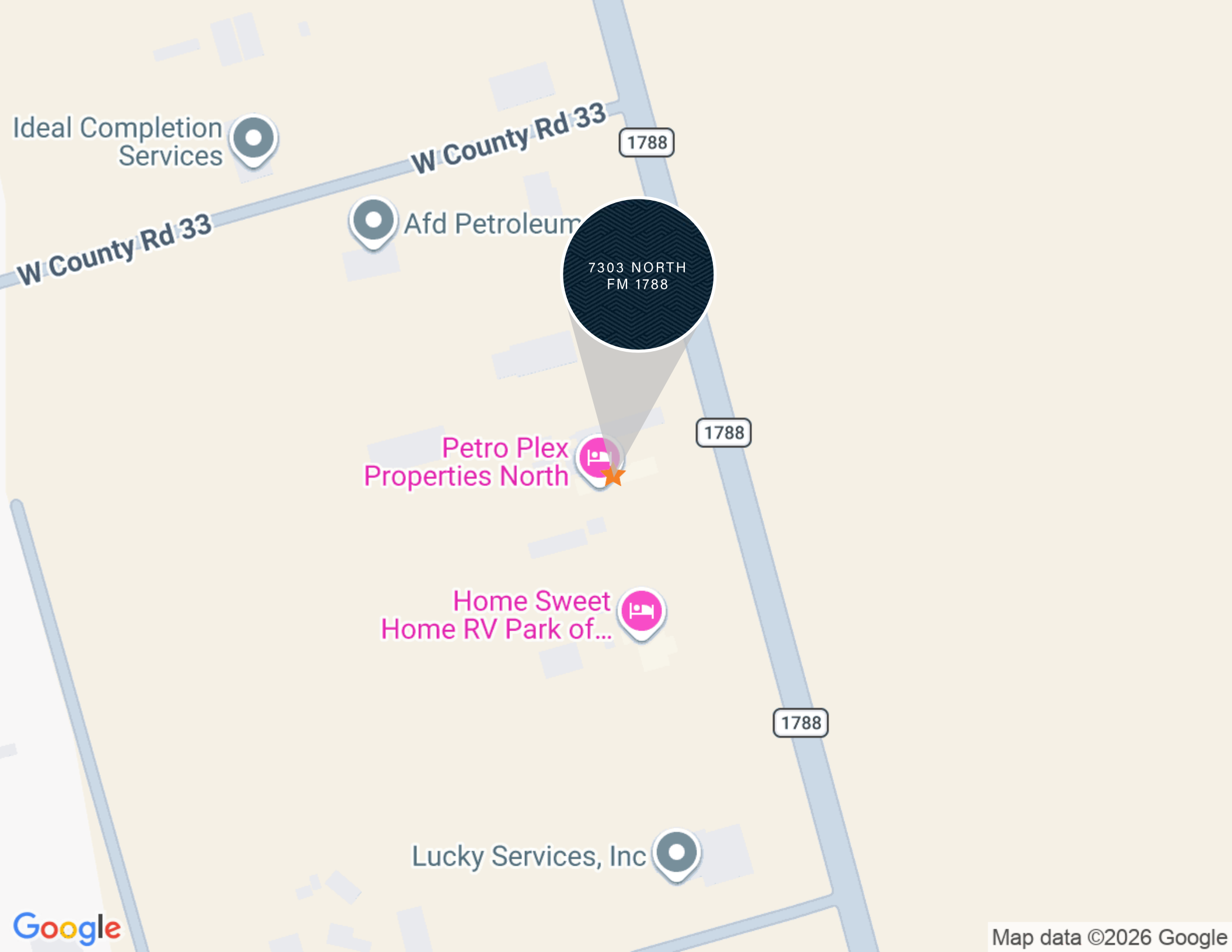
Notes: "Base Rent": Tenant shall pay to Landlord as Total Monthly Rent the sum of \$10,867.25; In the event Landlord's costs for property taxes and property insurance are increased, Landlord shall have the right to adjust such Total Monthly Rent to reflect such increase.

OPERATING STATEMENT

Income	Current	Per SF	Pro Forma	Per SF
Scheduled Base Rental Income	130,407	26.08	134,319	26.86
Expense Reimbursement Income				
Net Lease Reimbursement				
Total Reimbursement Income	\$0	0.0%	\$0	0.0%
Effective Gross Revenue	\$130,407	\$26.08	\$134,319	\$26.86

Operating Expenses	Current	Per SF	Pro Forma	Per SF
Insurance	4,937	0.99	4,937	0.99
Real Estate Taxes	4,355	0.87	4,355	0.87
Total Expenses	\$9,292	\$1.86	\$9,292	\$1.86
Expenses as % of EGR	7.1%		6.9%	
Net Operating Income	\$121,115	\$24.22	\$125,027	\$25.01

Operating statement reflects the seller-reported expenses.



Ideal Completion Services

W County Rd 33

W County Rd 33

1788

Afd Petroleum

7303 NORTH
FM 1788

1788

Petro Plex
Properties North

Home Sweet
Home RV Park of...

1788

Lucky Services, Inc

An aerial photograph of an industrial yard. In the center, a large, light-green metal building with a grey roof has the word "wood." written on its side. An orange star is placed on the roof of this building. A dark blue circular callout bubble with a white border and a chevron pattern is positioned above the star, containing the text "7303 NORTH FM 1788". The yard is filled with various equipment, including forklifts, trucks, and trailers. Some trailers also have the "wood." logo. In the foreground, there are stacks of blue and red materials, possibly pipes or lumber. A paved road runs along the bottom right of the image. The background shows a vast, flat landscape with other industrial buildings and utility poles under a clear blue sky.

7303 NORTH
FM 1788



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/du diligence and underwriting to ensure timely, predictable closings.





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%



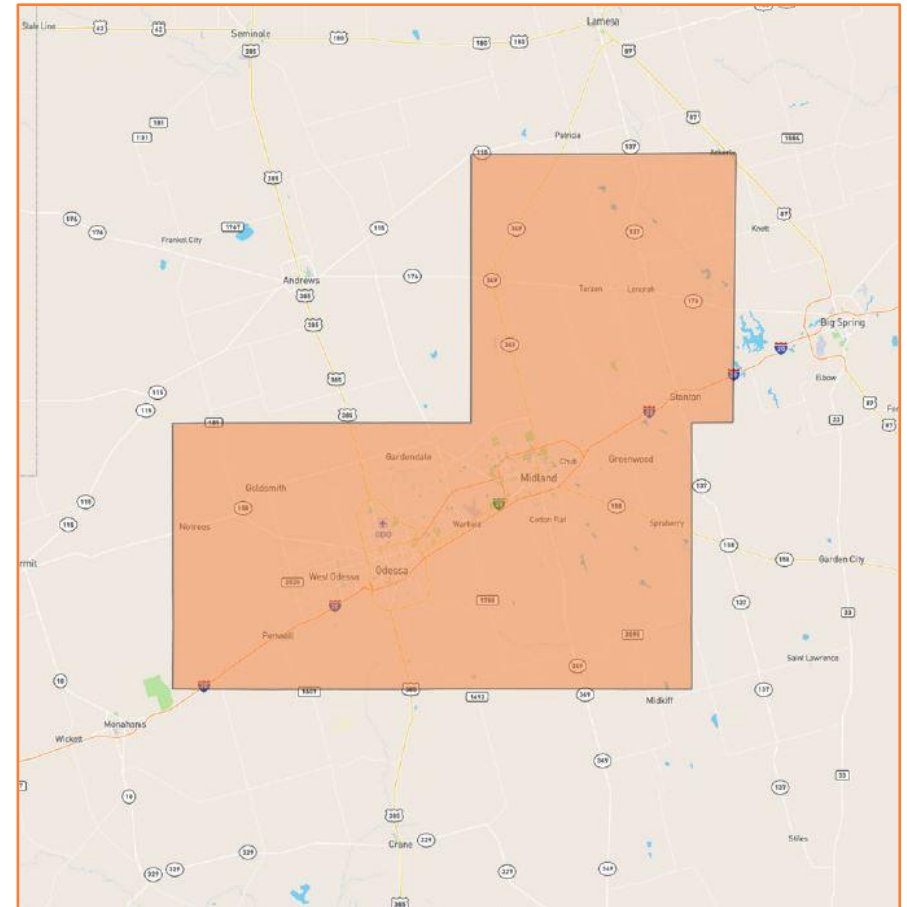
HOUSEHOLDS
128K
2025-2029* Growth
4.4%



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.

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
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



THE WOOD GROUP USA, INC.
7303 NORTH FM 1788,
MIDLAND, TX 79707

BROKER OF RECORD

Tim Speck

Texas Broker of Record
5001 Spring Valley Road, Suite 1100W
Dallas TX
Tel: (972) 755-5200
Tim.Speck@MarcusMillichap.com
License: 9002994

Marcus & Millichap