Marcus & Millichap
TAG INDUSTRIAL GROUP

10001 LINDBERG DRIVE

MIDLAND, TX 79706

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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.

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

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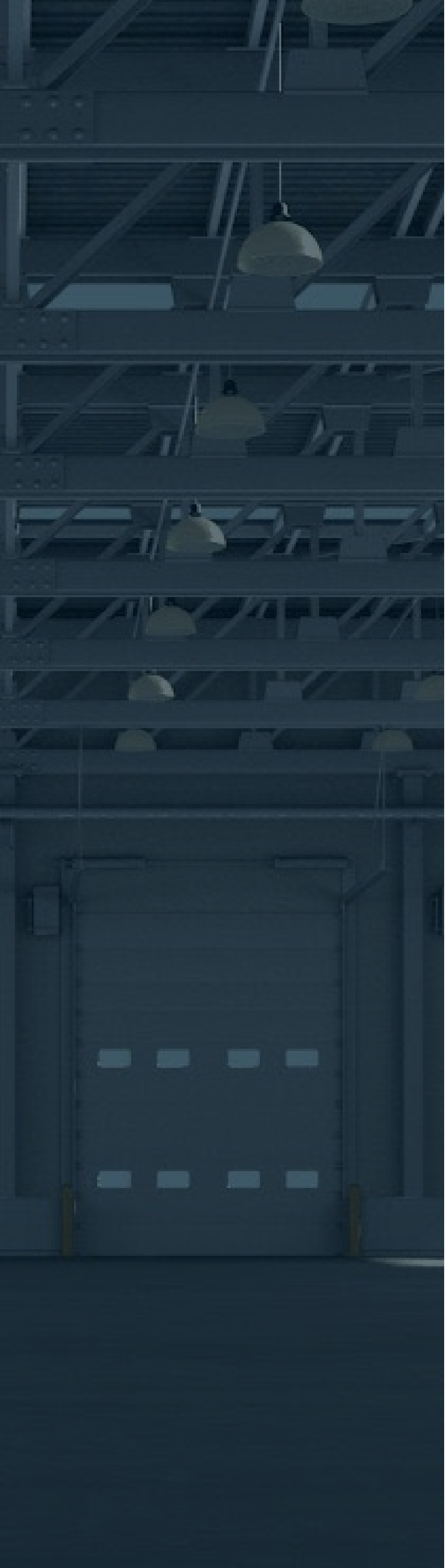

SECTION 1

INVESTMENT OVERVIEW

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OFFERING SUMMARY

- 13,600-Square-Foot Industrial Asset Situated on 2.10 Acres
- Property Features Metal Construction, Five Overhead Doors, Three-Phase Power, 13 Private Offices, and an Asphalt Parking Lot
- Ideal for Variety of Owner Uses or Value-Add Investment Opportunity
- Only Industrial Building Available for Sale Within One-Mile Radius at Time of Listing (CoStar)
- 2026 Midland Market Metrics: 7.60% Vacancy Rate and 11% Population Growth Since 2020
- Attractive Location Between Midland and Odessa with Close Proximity to Midland International Air and Space Port

The property is a 13,600-square-foot industrial asset situated on 2.10 acres of land. It features metal construction and three-phase power, making it suitable for a variety of industrial uses. The property also has five overhead doors that provide efficient access for loading, storage, and large equipment. It includes 13 private offices and an asphalt parking lot, providing both operational and administrative functionality. The size and layout of the asset support a broad range of industrial users, providing a versatile space well suited for operational needs. Additionally, it was the only industrial building available for sale within a one-mile radius at the time of listing, according to CoStar, further enhancing its appeal within the submarket.

The property's proximity to Midland and Odessa, along with convenient access to the Midland International Air & Space Port, provides strong regional connectivity for industrial users. Area fundamentals also support the property's long-term potential, with a 7.60% vacancy rate and 11% population growth since 2020, according to 2026 Midland market metrics. These market conditions, combined with the property's features and location, create a compelling opportunity for owner-users and investors alike. The asset also offers value-add potential through renovation, redevelopment, or future leasing opportunities to capitalize on growing industrial demand in the area. Its combination of functionality, accessibility, and market positioning makes it a rare opportunity within the region's industrial market.

PROPERTY DETAILS

10001 LINDBERG DRIVE, MIDLAND, TX 79706

Number of Suites	1
Number of Buildings	1
Total Square Feet	13,600 SF
Warehouse Square Feet	7,000 SF
Office Square Feet	6,600 SF
Office Ratio	48.53%
Year Built	2014
Lot Size	2.10 acres
Type of Ownership	Fee Simple
Parking Spaces	20
Parking Surface	Asphalt
Building Class	B
Tenancy	Single-Tenant
Grade Level Doors	5
Construction	Metal
Power	3 Phase
Zoning	TP (Technology Park)
Roof Type	Pitched Metal
Market	TX-West Texas
Submarket	Midland
Market Vacancy	7.60%

10001 LINDBERG DRIVE

OFFERING PRICE	PRO FORMA CAP RATE
$1,950,000	11.86%

Offering Price	$1,950,000
Pro Forma Cap Rate	11.86%
Price/SF	$143.38
Total Square Feet	13,600
Tenancy	Single-Tenant
Occupancy	0.00%

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	Lease Type
Potential Rent	10001 Lindberg Drive	13,600	100.0%	-	-	$0.00	$0.00	$0.00	$231,200	NNN
Total		13,600				$0.00	$0.00	$0.00	$231,200	

Occupied Tenants: 0	Unoccupied Tenants: 1	Occupied GLA: 0.00%	Unoccupied GLA: 100.00%
	Total Current Rents: $0	Occupied Current Rents: $0	Unoccupied Current Rents: $0

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OPERATING STATEMENT

Income	Current		Per SF	Pro Forma		Per SF
Scheduled Base Rental Income	0		0.00	231,200		17.00
Expense Reimbursement Income						
Net Lease Reimbursement						
Insurance	0		0.00	18,400		1.35
Real estate Taxes	0		0.00	15,787		1.16
Total Reimbursement Income	$0	0.0%	$0.00	$34,187	100.0%	$2.51
Effective Gross Revenue	$0		$0.00	$265,387		$19.51

Operating Expenses	Current	Per SF	Pro Forma	Per SF
Insurance	18,400	1.35	18,400	1.35
Real Estate Taxes	15,787	1.16	15,787	1.16
Total Expenses	$34,187	$2.51	$34,187	$2.51
Expenses as % of EGR	0.0%		12.9%	
Net Operating Income	-$34,187	($2.51)	$231,200	$17.00

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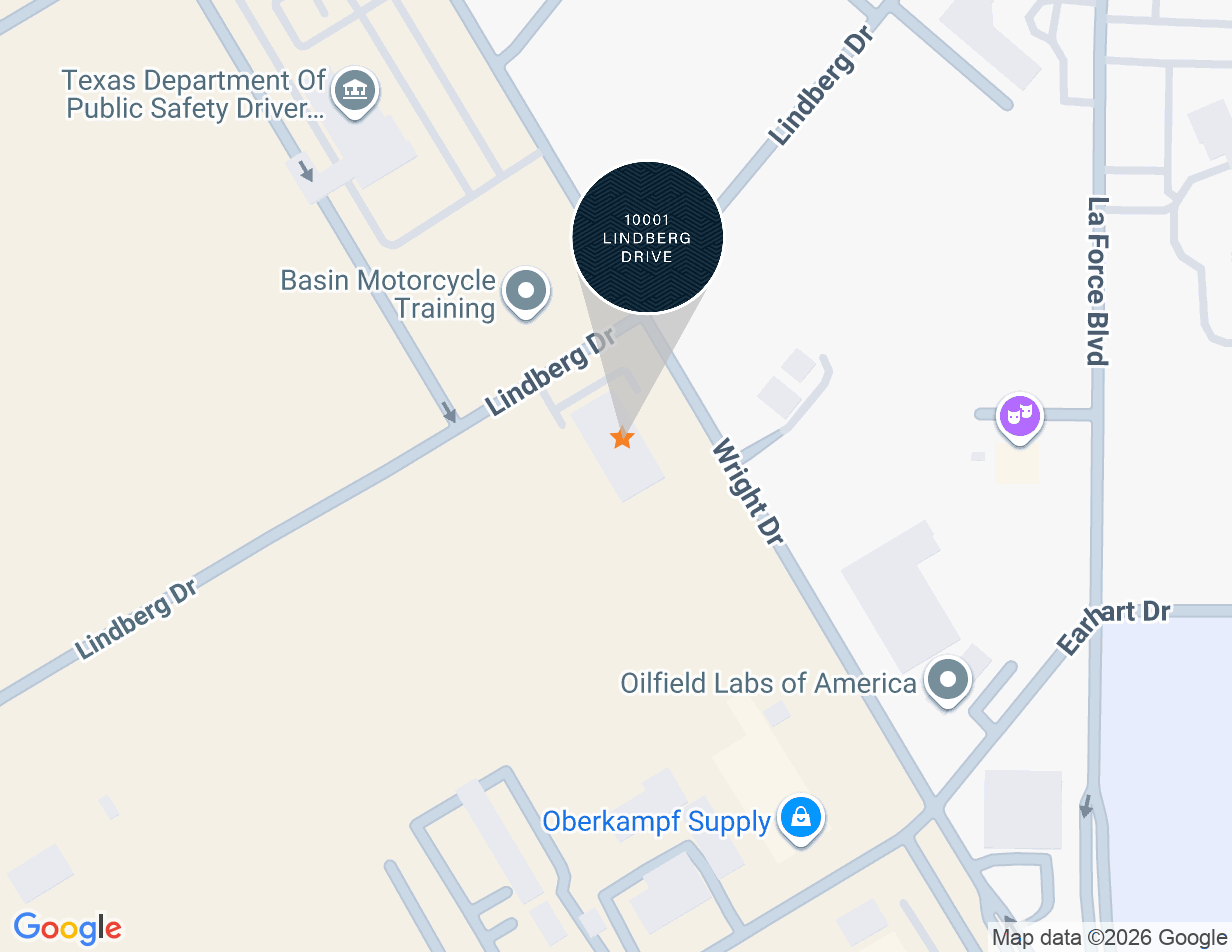

Texas Department Of Public Safety Driver...
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Lindberg Dr
Basin Motorcycle Training
Lindberg Dr
Lindberg Dr
Wright Dr
La Force Blvd
Earhart Dr
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10001
LINDBERG
DRIVE



MARCUS & MILLICHAP
CAPITAL CORPORATION

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

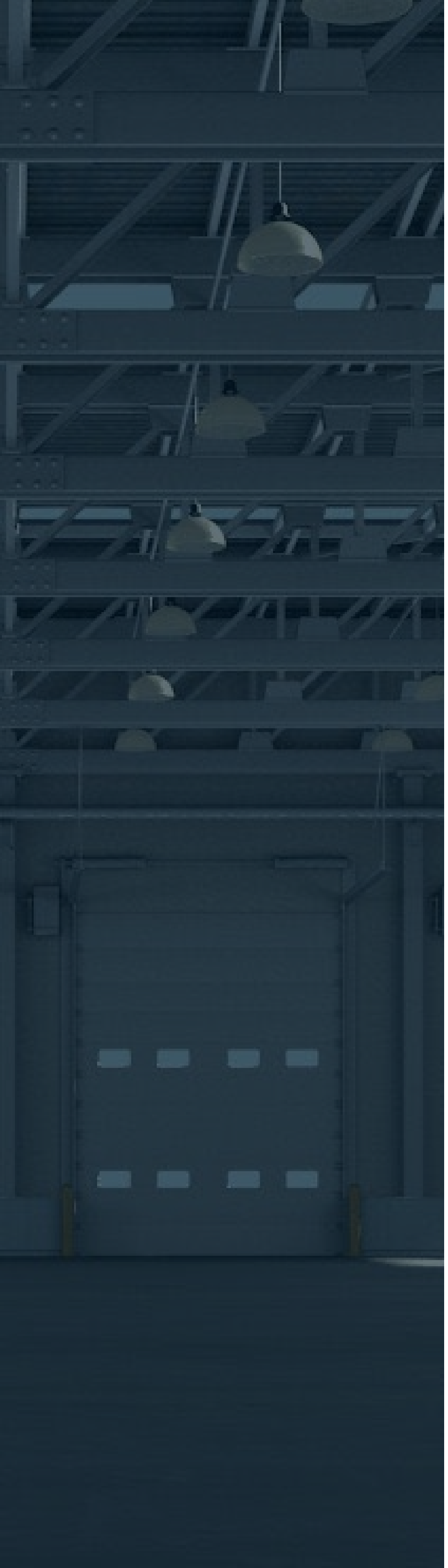
WHY MMCC?

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

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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.

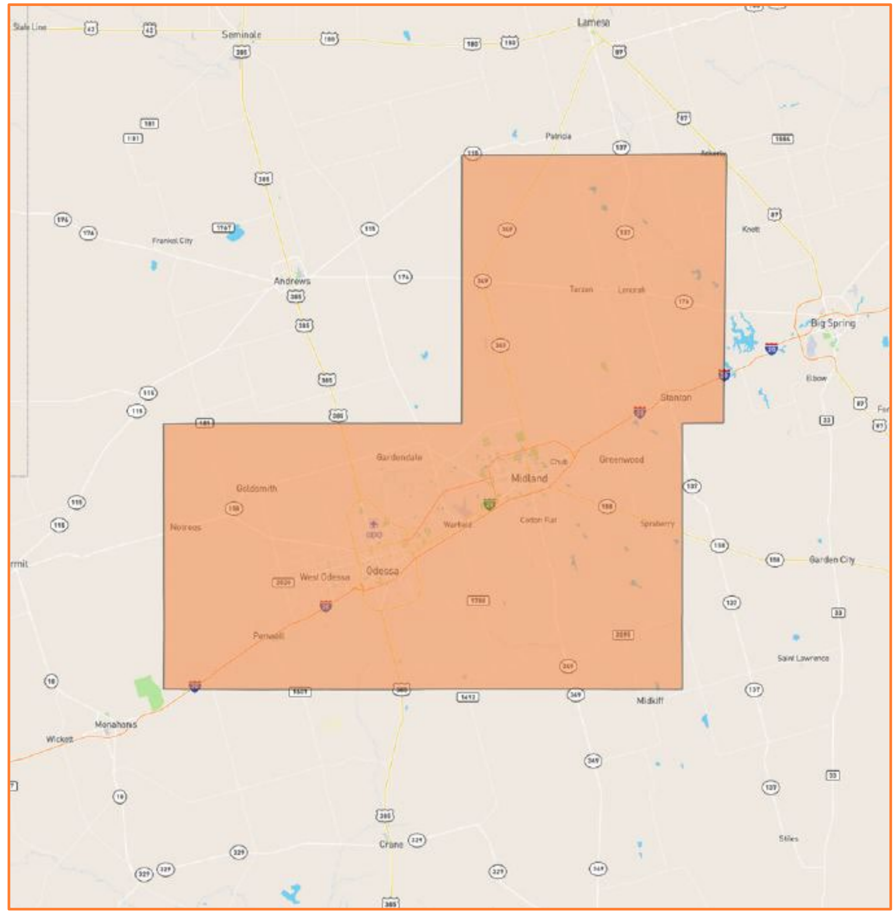
POPULATION
348K
2025-2029* Growth
3.9%

HOUSEHOLDS
128K
2025-2029* Growth
4.4%

AGE

MEDIAN AGE
32
U.S. Median
39

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



EQUAL HOUSING OPPORTUNITY

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 responsiblities to you and your obligations under the agreement; and (ii) the amount or rate of compendation 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 oEtain the Zritten aJreement 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.
- 0ust not unless specifically authori]ed in ZritinJ to do so Ey the party disclose
  - 0 that the owner will accept a price less than the written asking price;
  - 0 that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 0 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 requred 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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