OFFERING MEMORANDUM

Marcus & Millichap
TAG INDUSTRIAL GROUP

210-228 US HIGHWAY 285

PECOS, TX 79772

WWW.TAG-INDUSTRIAL.COM

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RENT & INCOME DISCLAIMER

Any rent or income information in this Marketing Brochure, with the exception of actual, historical rent collections, represents good faith projections of potential future rent only, and Marcus & Millichap makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

THIS IS A MARKETING BROCHURE AND SHOULD NOT BE CONSIDERED AN APPRAISAL. In making any decision that relies upon my work, you should know that we have not followed the guidelines for the development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation. 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, Inc. © 2026 Marcus & Millichap. All rights reserved. Activity ID: ZAH0060258 & ZAH0060259

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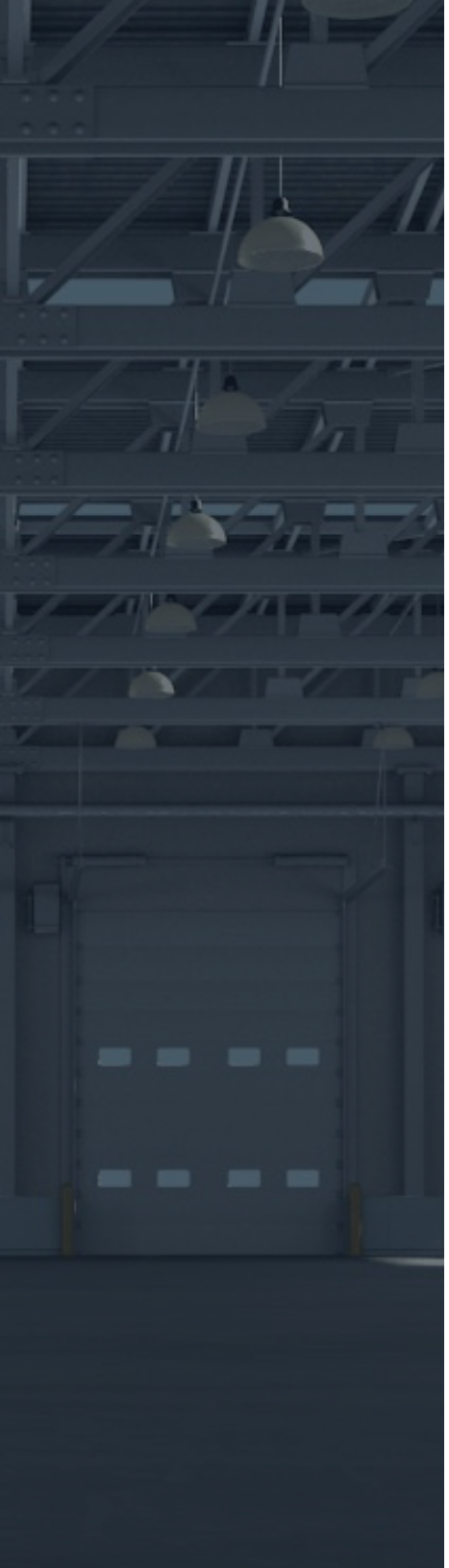

SECTION 1

INVESTMENT OVERVIEW

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OFFERING SUMMARY

- Two-Building Industrial Portfolio Totaling 40,201 Square Feet, Situated on 7.31 Acres
- Metal Construction Featuring 14 Total Grade-Level Doors, Wash Bays, and High-End Office Finish-Outs
- Available for Sale as a Portfolio or Separately
- Direct Water Connections to City Water and Backup Generators in Case of a Power Outage
- The Buildings are Situated Next to a 100-Room, 200-Bed Man Camp and Amenity Center to Conveniently House Workers in the Industry
- Frontage Along Highway 285, Used for Oilfield Transportation from West Texas to New Mexico

The property consists of a vacant two-building industrial portfolio totaling 40,201 square feet, situated on 7.31 acres of land. The portfolio offers a unique opportunity for investors or businesses looking to establish a presence in the area. With metal construction, the buildings feature 14 total grade-level doors, wash bays, and high-end office finishings. The buildings have direct water connections to city water, ensuring a reliable source of water for industrial operations. Additionally, the property features backup generators in case of a power outage, minimizing downtime and ensuring continuous operation. The property's location and features make it an attractive option for companies in the oil and gas industry.

The property's proximity to a 100-room, 200-bed man camp and amenity center is also a significant advantage, as it provides convenient housing options for workers in the industry. This proximity can help reduce costs associated with employee housing and transportation. The man camp and amenity center offer a range of services and amenities, making it an attractive option for workers. The property's location along Highway 285 is strategic, as it is a major route used for oilfield transportation from West Texas to New Mexico. The frontage along the highway provides easy access to the property and facilitates the transportation of goods and equipment. The property is available for sale or for lease as a portfolio or separately, providing flexibility for potential buyers or tenants.

PROPERTY DETAILS

210 US HIGHWAY 285	
Total Square Feet	27,536
Warehouse Square Feet	24,338
Office Square Feet	3,198
Office Ratio	12%
Year Built	2020
Lot Size	3.99 Acres
Type of Ownership	Fee Simple
Clear Height	24′
Covered Parking Spaces	8
Building Class	B
Tenancy	Single
Grade Level Doors	8
Wash Bays	2
Construction	Metal
Power	3-Phase
Roof Type	Pitched Metal
Market	Pecos

228 US HIGHWAY 285	
Total Square Feet	12,665
Warehouse Square Feet	10,520
Office Square Feet	2,145
Office Ratio	17%
Year Built	2020
Lot Size	3.32 Acres
Type of Ownership	Fee Simple
Clear Height	24′
Covered Parking Spaces	8
Building Class	B
Tenancy	Single
Grade Level Doors	6
Wash Bays	1
Construction	Metal
Power	3-Phase
Roof Type	Pitched Metal
Market	Pecos

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PORTFOLIO

OFFERING PRICE	PRO FORMA CAP RATE
$6,075,000	11.00%

Offering Price	$6,075,000
Pro Forma Cap Rate	11.00%
Price/SF	$151.12
Total Square Feet	40,201
Tenancy	Multi
Occupancy	0.00%

210 US HIGHWAY 285

OFFERING PRICE	PRO FORMA CAP RATE
$3,960,000	11.13%

Offering Price	$3,960,000
Pro Forma Cap Rate	11.13%
Price/SF	$143.81
Total Square Feet	27,536
Tenancy	Single
Occupancy	0.00%

228 US HIGHWAY 285

OFFERING PRICE	PRO FORMA CAP RATE
$2,115,000	10.78%

Offering Price	$2,115,000
Pro Forma Cap Rate	10.78%
Price/SF	$167.00
Total Square Feet	12,665
Tenancy	Single
Occupancy	0.00%

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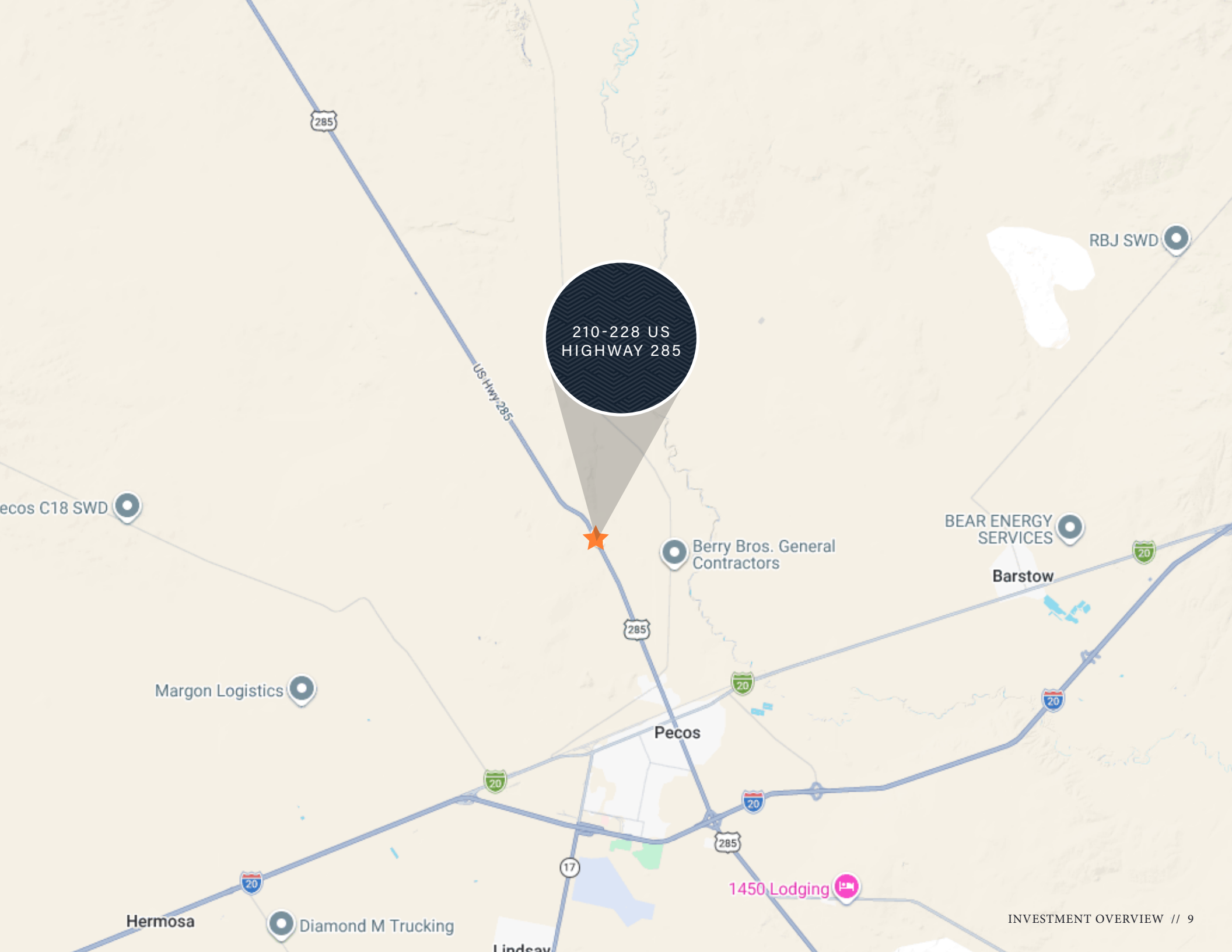
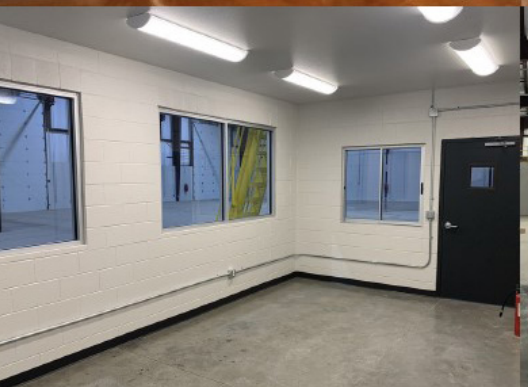

210-228 US
HIGHWAY 285
US Hwy 285
285
RBJ SWD
ecos C18 SWD
BEAR ENERGY
SERVICES
Berry Bros. General
Contractors
Barstow
20
Margon Logistics
Pecos
17
1450 Lodging
Hermosa
Diamond M Trucking
Lindsay

210-228 US
HIGHWAY 285

GLADIATOR
ENERGY

IRONCLAD
ENERGY

GLADIATOR



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

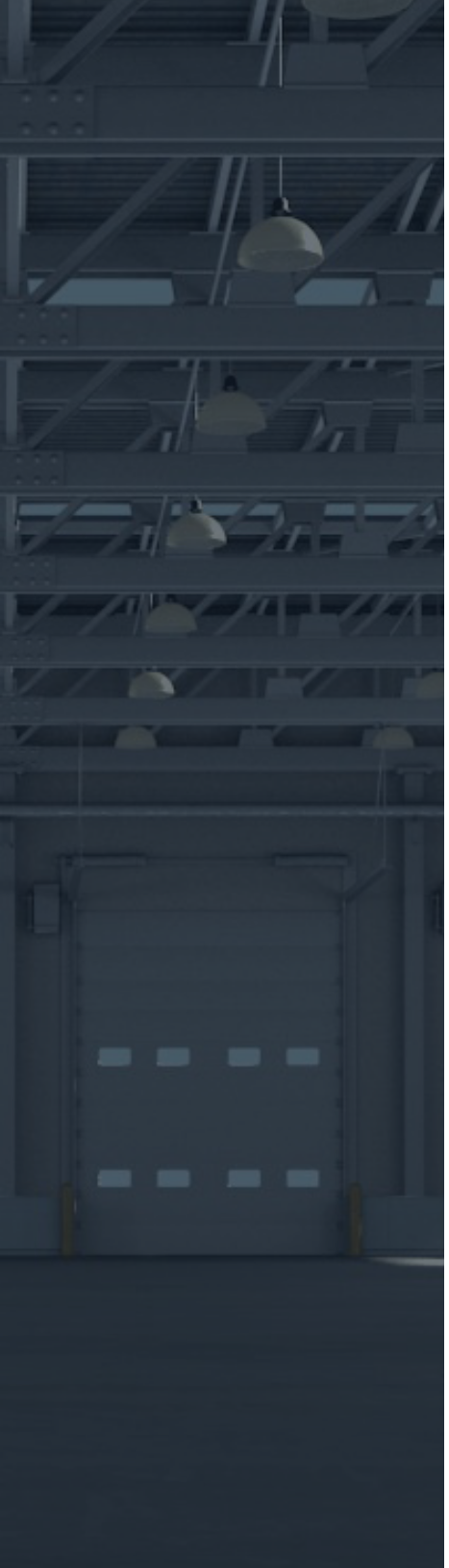
WHY MMCC?

Optimum financing solutions to enhance 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

ECONOMY

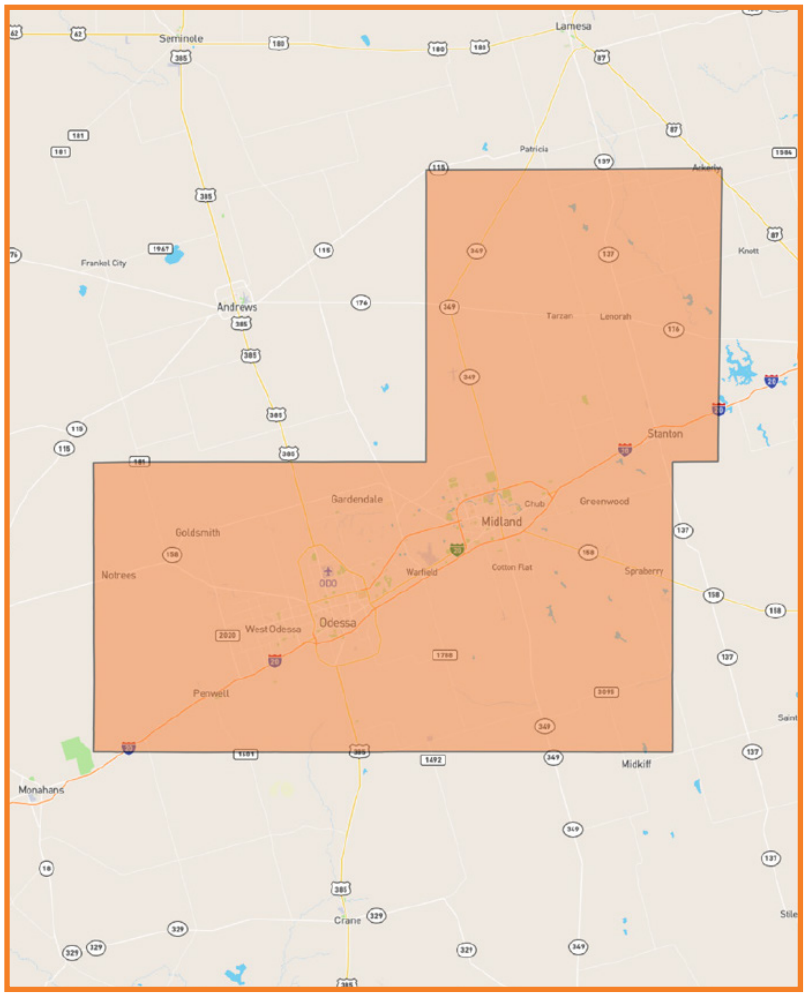
The oil and energy sector drives the local economy. The Permian Basin covers more than 86,000 square miles and is believed to contain up to 46 billion barrels of oil. Powerhouses in the petroleum industry, such as ExxonMobil, Chevron and Occidental Petroleum, have major operations in the region. Odessa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

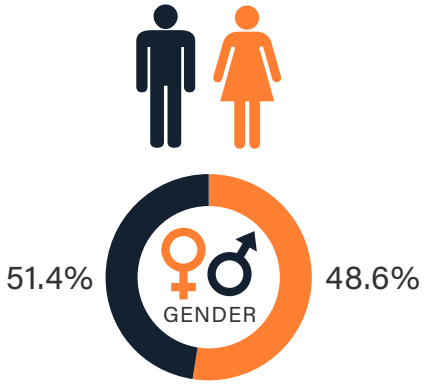
HOUSEHOLDS
128K
2025-2029* Growth
4.4%

MEDIAN AGE
32
U.S. Median
39

MEDIAN HOUSEHOLD INCOME
$82,500
U.S. Median
$76,000



10,993
Total Population
Within 5 Miles



$76,033
Average Household Income
Within 5 Miles

5,145
Employees
Within 1 Mile

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DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	4	763	11,037
2025 Estimate			
Total Population	4	765	10,993
2020 Census			
Total Population	5	783	11,386
2010 Census			
Total Population	5	691	10,411
Daytime Population			
2025 Estimate	4	458	9,944

HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Households	6	309	3,663
2025 Estimate			
Total Households	6	307	3,588
Average (Mean) Household Size	2.8	2.6	2.7
2020 Census			
Total Households	6	306	3,451
2010 Census			
Total Households	5	261	3,099

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2025 Estimate			
$200,000 or More	1.6%	0.3%	2.4%
$150,000-$199,999	1.4%	0.6%	9.2%
$100,000-$149,999	19.8%	6.5%	15.7%
$75,000-$99,999	20.4%	15.0%	13.4%
$50,000-$74,999	21.2%	21.7%	17.5%
$35,000-$49,999	8.2%	18.6%	12.8%
$25,000-$34,999	15.9%	8.4%	8.5%
$15,000-$24,999	6.4%	8.4%	8.5%
Under $15,000	5.2%	20.5%	12.0%
Average Household Income	$71,164	$49,045	$76,033
Median Household Income	$68,343	$44,285	$66,225
Per Capita Income	$17,176	$17,224	$26,533

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2025 Estimate Total Population	4	765	10,993
Under 20	14.9%	28.6%	32.2%
20 to 34 Years	29.2%	20.9%	21.1%
35 to 39 Years	12.7%	6.2%	6.8%
40 to 49 Years	20.2%	12.1%	11.8%
50 to 64 Years	16.7%	16.6%	15.0%
Age 65+	6.3%	15.8%	13.2%
Median Age	37.0	35.0	31.0
Population 25+ by Education Level			
2025 Estimate Population Age 25+	3	493	6,627
Elementary (0-8)	15.8%	18.4%	15.2%
Some High School (9-11)	14.6%	4.6%	11.1%
High School Graduate (12)	37.6%	52.9%	39.8%
Some College (13-15)	20.8%	11.5%	17.5%
Associate Degree Only	3.8%	2.0%	6.3%
Bachelor's Degree Only	6.6%	9.8%	6.8%
Graduate Degree	0.8%	0.7%	3.3%
Travel Time to Work			
Average Travel Time to Work in Minutes	25.0	29.0	21.0

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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 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:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 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
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Regulated by the Texas Real Estate Commission

Buyer/Tenant/Seller/Landlord's Initials _____ Date _____

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