OFFERING MEMORANDUM

Marcus & Millichap
TAG INDUSTRIAL GROUP



LOGAN TRANSPORTATION, INC.

2250 SOUTH DIXIE BOULEVARD

ODESSA, TX 79766

NON-ENDORSEMENT & DISCLAIMER NOTICE

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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.

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In addition to all other advisements, notices, and disclaimers set forth in this Marketing Brochure, Marcus & Millichap further advises all prospective purchasers that certain Marcus & Millichap related or affiliated parties, including its independent contractor salesperson Adam Abushagur, (collectively, the "Marcus & Millichap Related Parties") may be acting as principals for the Seller or own a direct or indirect beneficial interest in the Property or in its ownership. By accepting this Marketing Brochure, any prospective purchaser shall thereby waive any claim they may have based on a conflict of interest given the Marcus & Millichap Related Parties' role as both agent for the Seller and as the Seller (or as a principal of the Seller).

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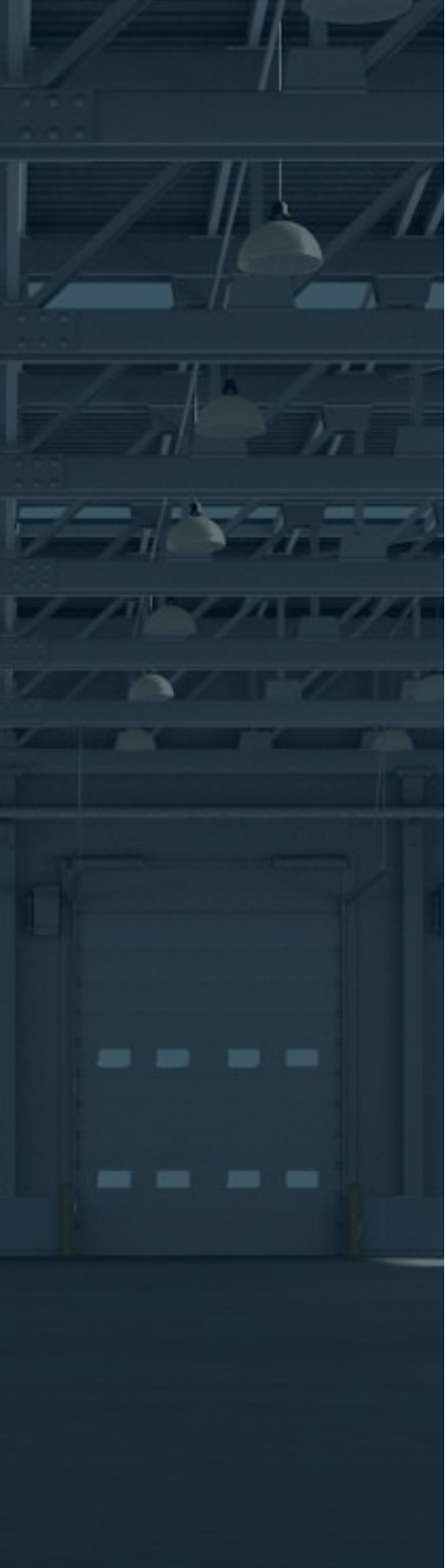

SECTION 1

INVESTMENT OVERVIEW

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OFFERING SUMMARY

- 16,100-Square-Foot Industrial Asset Situated on 11.96 Acres
- Metal Construction Featuring 20' Clear Height, 10-Ton Overhead Crane, and High-End Office Buildout
- Over Five Years Remaining on Triple-Net Lease to Logan Transportation, Inc. with 5% Escalations
- Logan Transportation Provides Sand Hauling, Tank Battery, Drilling Rig, Cement, and Flatbed Trucking Services to a Wide Range of Permian Operators
- Attractive 11.96 Acres of Fenced-In IOS Space Increases Tenant Retention Rates or Future Re-Leasing Activity
- Primely Located with Easy Access to Interstate 20, Connecting Midland and Odessa

Marcus & Millichap is pleased to present the opportunity to acquire the property located at 2250 Dixie Boulevard in Odessa, Texas. The subject property consists of approximately 16,100 square feet of industrial space situated on 11.96 acres of fenced-in land. This industrial asset features metal construction with 20' clear height, a 10-ton overhead crane, and a high-end office buildout, providing a unique combination of functionality and aesthetics. The property's prime location offers easy access to Interstate 20, the key corridor for transporting goods and services between Midland and Odessa.

The property is fully occupied by Logan Transportation, Inc., a company providing essential services to Permian Basin operators, including sand hauling, tank battery, drilling rig, cement, and flatbed trucking. Leased at $22.36 per square foot, the triple-net lease generates a 9.0 percent cap rate. With over five years remaining, the lease contains above-market 5.0 percent annual escalations, providing inflation protection. Due to the sizeable amount of industrial outdoor storage space, the property increases tenant retention rates and future re-leasing activity, making this a desirable investment opportunity.

Anchored by Midland & Odessa, the Permian Basin is a major economic hub in western Texas and southeastern New Mexico, spanning 59 counties and covering over 75,000 square miles. With a population of over 2.7 million people, the Permian Basin is driven by the energy industry, which has experienced significant growth in recent years, with major operators investing heavily in the region. The market has seen positive trends in job growth, population growth, and migration, driven by the thriving energy sector. The region is well-connected by major transportation infrastructure, including Interstate 20, Interstate 10, and the Midland International Air and Space Port. The energy industry is the primary driver of the local economy, with major companies such as ExxonMobil, Chevron, and ConocoPhillips operating in the area. The market's growth prospects are promising, driven by the continued expansion of the energy industry and the growing demand for industrial space. Thanks to rising oil prices, the overall economic outlook for the market remains positive.

PROPERTY DETAILS

2250 SOUTH DIXIE BOULEVARD, ODESSA, TX 79766

Number of Suites	1
Number of Buildings	1
Total Square Feet	16,100 SF
Warehouse Square Feet	10,465 SF
Office Square Feet	5,635 SF
Office Ratio	35.00%
Year Built	2018
Lot Size	11.96 acres
Type of Ownership	Fee Simple
Clear Height	20'
Building Class	B
Tenancy	Single-Tenant
Grade Level Doors	6
Construction	Metal
Power	3 Phase
Zoning	ETJ - No Zoning
Market	TX-West Texas
Submarket	Midland & Odessa
Market Vacancy	8.40%





2250 SOUTH DIXIE BOULEVARD

OFFERING PRICE	CAP RATE	PRO FORMA CAP RATE
$4,000,000	9.00%	9.45%

Offering Price	$4,000,000
Cap Rate	9.00%
Pro Forma Cap Rate	9.45%
Price/SF	$248.45
Total Square Feet	16,100
Rental Rate	$22.36
Lease Type	Triple Net (NNN)
Lease Term	+/- 5 Years 8 Months Remaining
Rental Increases	5% Annual
Tenancy	Single-Tenant
Occupancy	100.00%

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Tenant Name	Square Feet	% Bldg Share	Lease Dates Comm.	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
Logan Transportation, Inc.	16,100	100.0%	6/25/26	6/30/32	$22.36	$30,000	$360,000	$378,000	Jul-2027	5.00%	NNN	Personal Guaranty
Total	16,100				$22.36	$30,000	$360,000	$378,000				
Occupied Tenants: 1		Unoccupied Tenants: 0			Occupied GLA: 100.00%		Unoccupied GLA: 0.00%					
Total Current Rents: $30,000					Occupied Current Rents: $30,000		Unoccupied Current Rents: $0					

Notes: Tenant Has Pre-Paid the Last Six Months of Base Rent Totaling $229,730.68

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OPERATING STATEMENT

Income	Current		Per SF	Pro Forma		Per SF
Scheduled Base Rental Income	360,000		22.36	378,000		23.48
Expense Reimbursement Income						
Net Lease Reimbursement						
CAM	18,000		1.12	18,000		1.12
Insurance	17,334		1.08	17,334		1.08
Real estate Taxes	47,797		2.97	47,797		2.97
Total Reimbursement Income	$83,131	100.0%	$5.16	$83,131	100.0%	$5.16
Effective Gross Revenue	$443,131		$27.52	$461,131		$28.64

Operating Expenses	Current	Per SF	Pro Forma	Per SF
CAM	18,000	1.12	18,000	1.12
Insurance	17,334	1.08	17,334	1.08
Real Estate Taxes	47,797	2.97	47,797	2.97
Total Expenses	$83,131	$5.16	$83,131	$5.16
Expenses as % of EGR	18.8%		18.0%	
Net Operating Income	$360,000	$22.36	$378,000	$23.48

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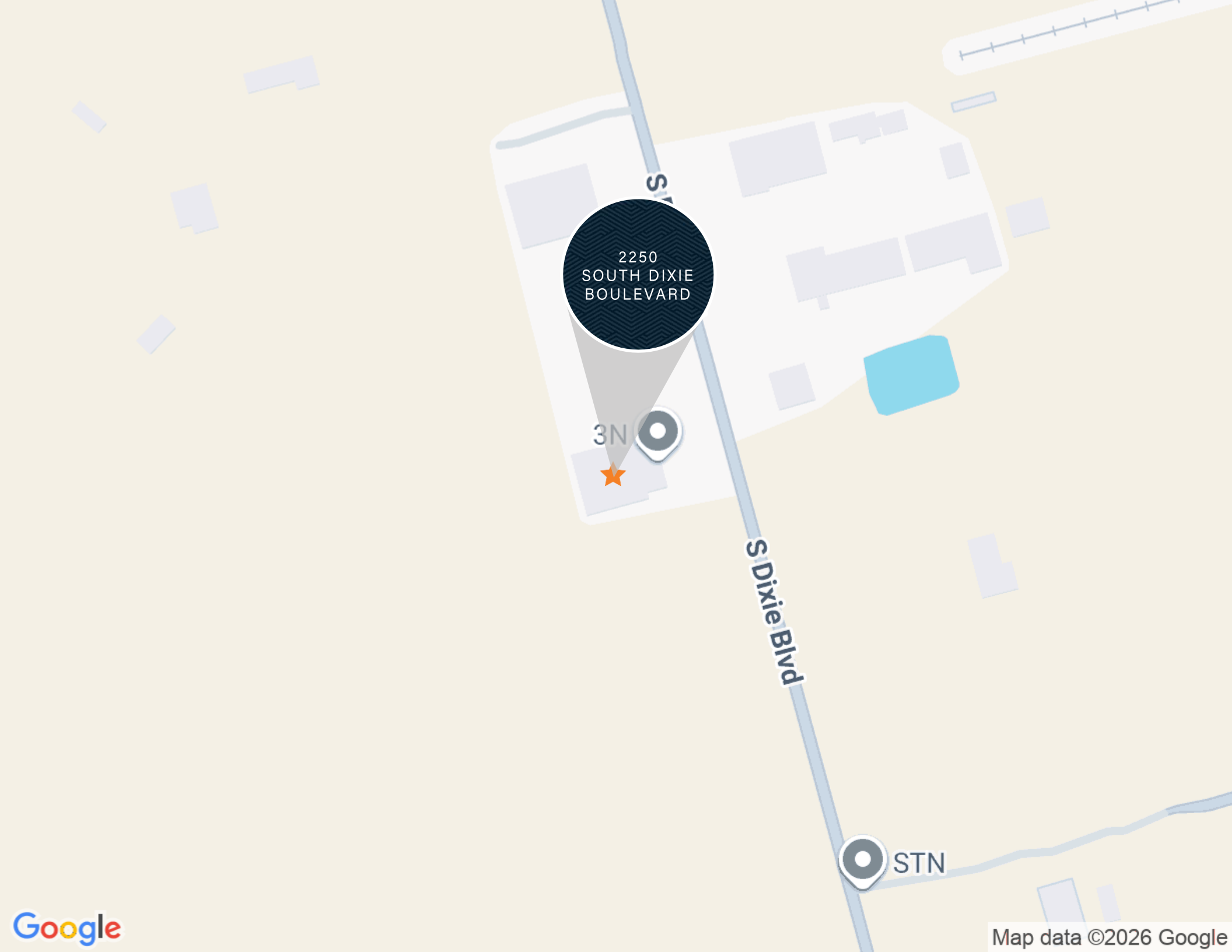
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CAPABILITIES

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

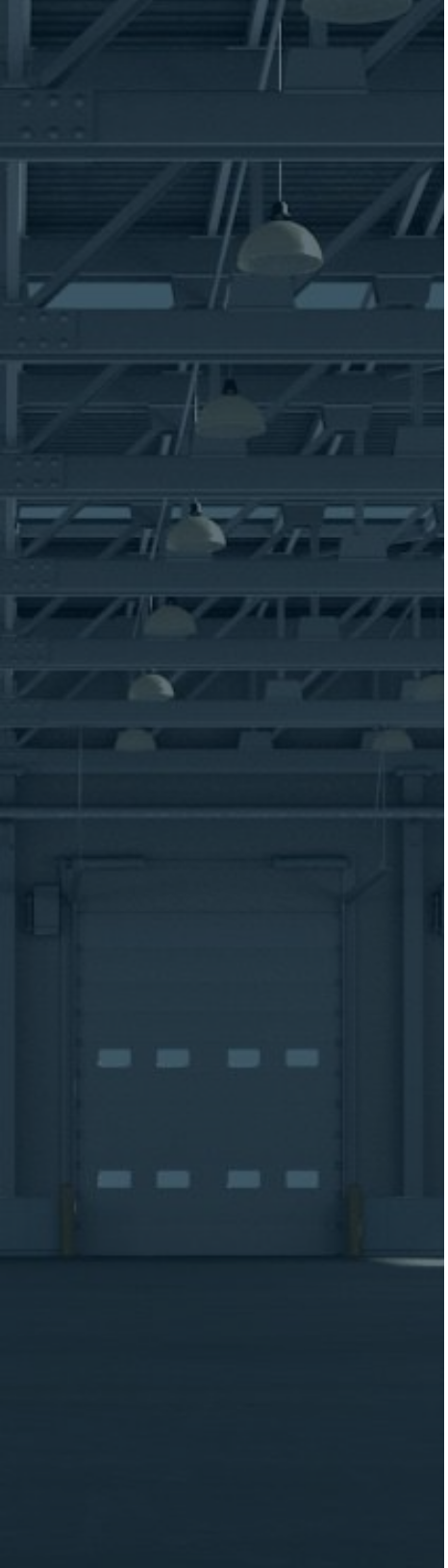
WHY MMCC?

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



ECONOMY

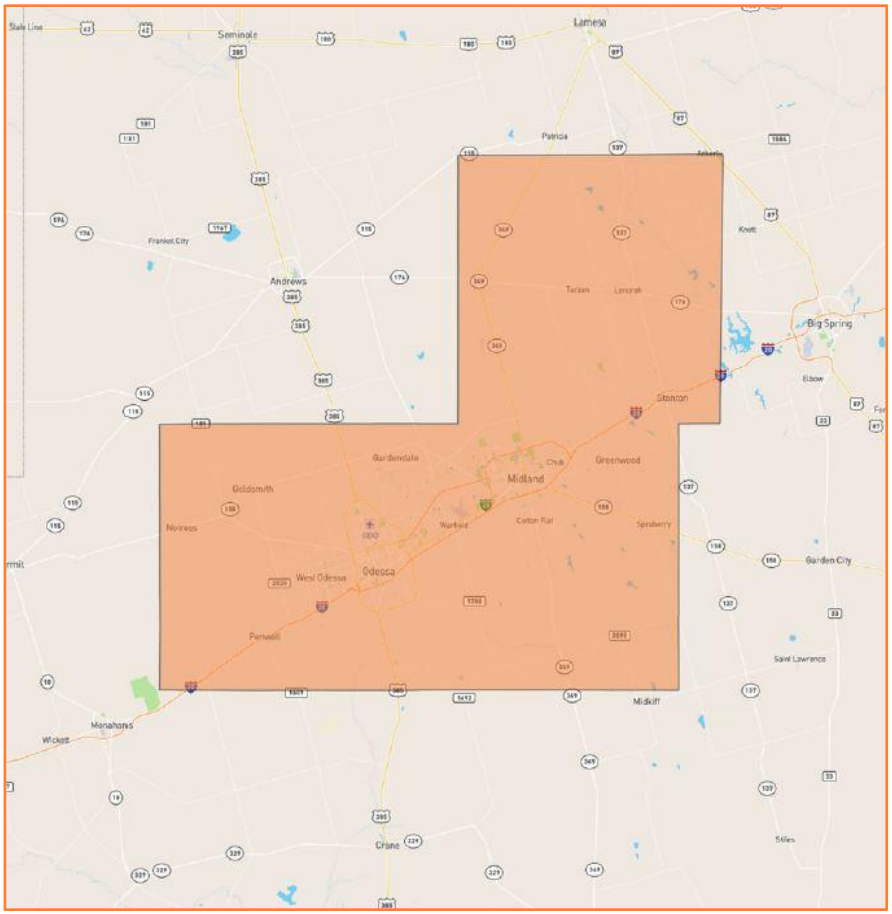
The oil and energy sector drives the local economy. The Permian Basin covers more than 86,000 square miles and is believed to contain up to 46 billion barrels of oil. Powerhouses in the petroleum industry, such as ExxonMobil, Chevron, and Occidental Petroleum, have major operations in the region. Odessa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



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 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 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 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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Information available at www.trec.texas.gov

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



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