



# INDUSTRIAL PROPERTY PACKAGE FOR SALE!

909 County Road 140  
Midland, TX 79706

OFFERING MEMORANDUM

# INDUSTRIAL PROPERTY PACKAGE FOR SALE!

909 COUNTY ROAD 140  
MIDLAND, TX 79706

## EXCLUSIVELY PRESENTED BY:



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**THE REAL ESTATE RANCH  
LLC**

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Midland, TX 79705

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Built By: [www.crebuilder.com](http://www.crebuilder.com)





# INVESTMENT SUMMARY

(All Rents and NNN Cost Have been Provided by Owner)

Located in a prime industrial area of the Permian Basin, this 21.698-acre tract offers easy access to Highway 349 and I-20, providing quick connectivity to key areas in Midland. The property is just 20 minutes from the airport, making it ideal for businesses with travel needs. This investment portfolio includes several buildings ranging from 5,000 to 7,500 square feet, all on large, well-maintained tracts. Fully leased with all NNN (Triple Net) leases in place, this property is an excellent opportunity for any investor looking to expand their portfolio into a rapidly growing market.



# PROPERTY SUMMARY

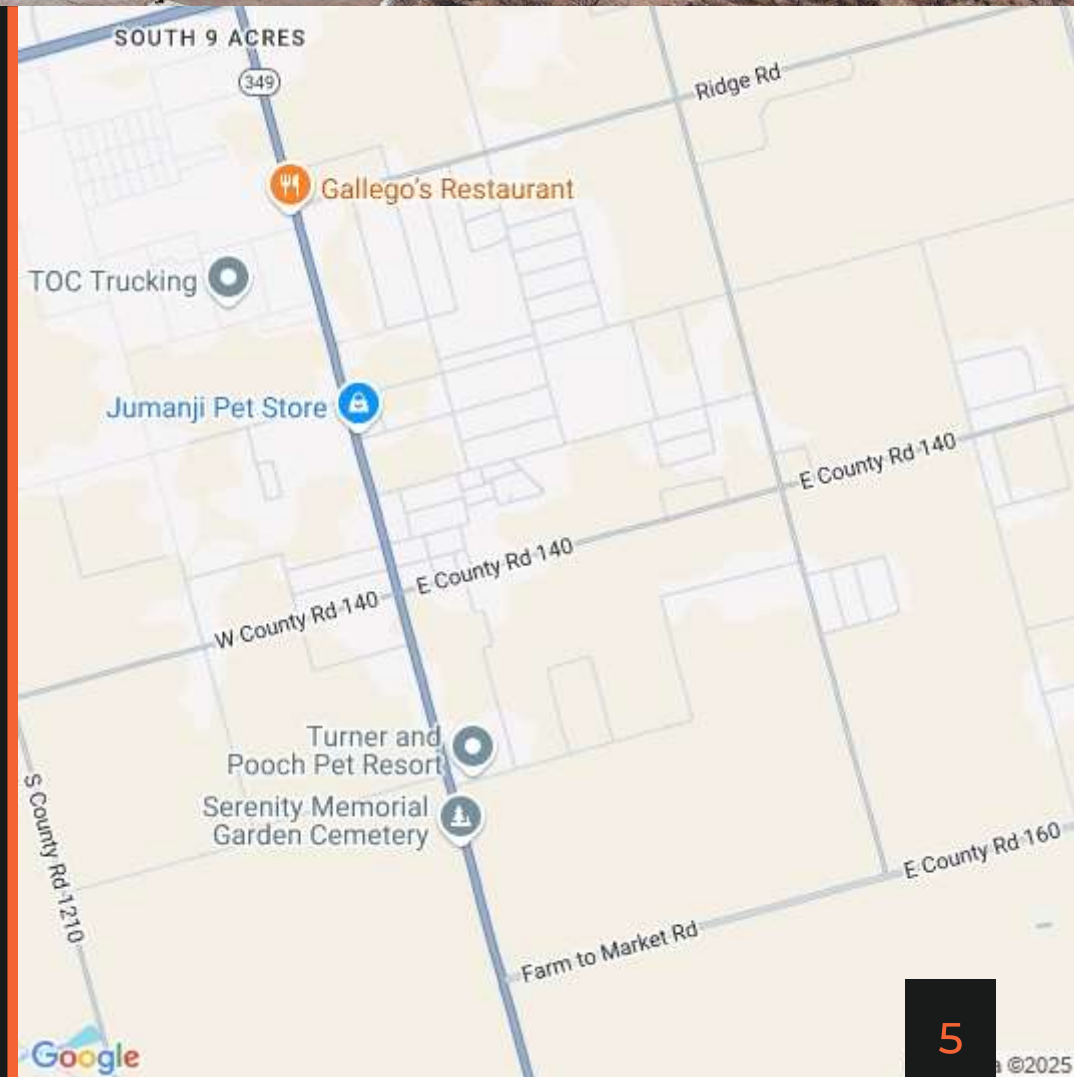
Offering Price	\$6,500,000.00
Building SqFt	7,500 SqFt
Year Built	2021
Parcel ID	R000224342
County	Midland
Coordinates	31.932, -102.0467





## INVESTMENT HIGHLIGHTS

- Investment Potential: Cap Rate of 9.18%, providing an attractive return
- Fully Leased: Ready for a new investor, with all rents and NNN costs provided by the owner
- Surging Demand: Situated in the Permian Basin, a region that has seen significant demand growth in recent years





# LOCATION HIGHLIGHTS

- Location: Close to I-20 and Highway 349, offering excellent accessibility
- Size: 21.698 acres, with fully leased buildings ranging from 5,000 to 7,500 sq ft
- Investment opportunity to expand your portfolio into the Permian Basin which has seen a surge of demand in recent years.



# RENT ROLL

UNIT	TENANT NAME	SQFT	ANNUAL RENT	ANNUAL RENT/SQFT	OTHER INCOME	LEASE FROM	LEASE TO
909 & 915 County Road 140		7,500	\$188,400.00	\$25.12	NNN - \$22,389.68	01/15/2024	01/31/2029
921 County Road 140		5,000	\$132,000.00	\$26.40	NNN - \$23,082.41	04/01/2023	3/31/2028
925 County Road 140		0	\$12,488.40	\$0.00	NNN - \$1,040.70	04/01/2023	03/31/2028
931 County Road 140		7,500	\$156,000.00	\$20.80	NNN - \$21,354.73	04/01/2023	03/31/2028
1003 County Road 140		7,500	\$108,000.00	\$14.40	NNN - \$22,618.01	02/01/2022	01/31/2027
	Total Occupied	27500	\$596,888.40				
	<b>TOTAL</b>	<b>27500</b>	<b>\$596,888.40</b>		<b>\$90,485.53</b>		





# OVERVIEW & ASSUMPTIONS

## PRICING SUMMARY

Pricing	\$6,500,000.00
Price PSF	\$236.36
Year 1 NOI	\$596,888.40
Year 1 Cap Rate	9.18%
Year 1 Leveraged Cash / Cash Return	9.18%

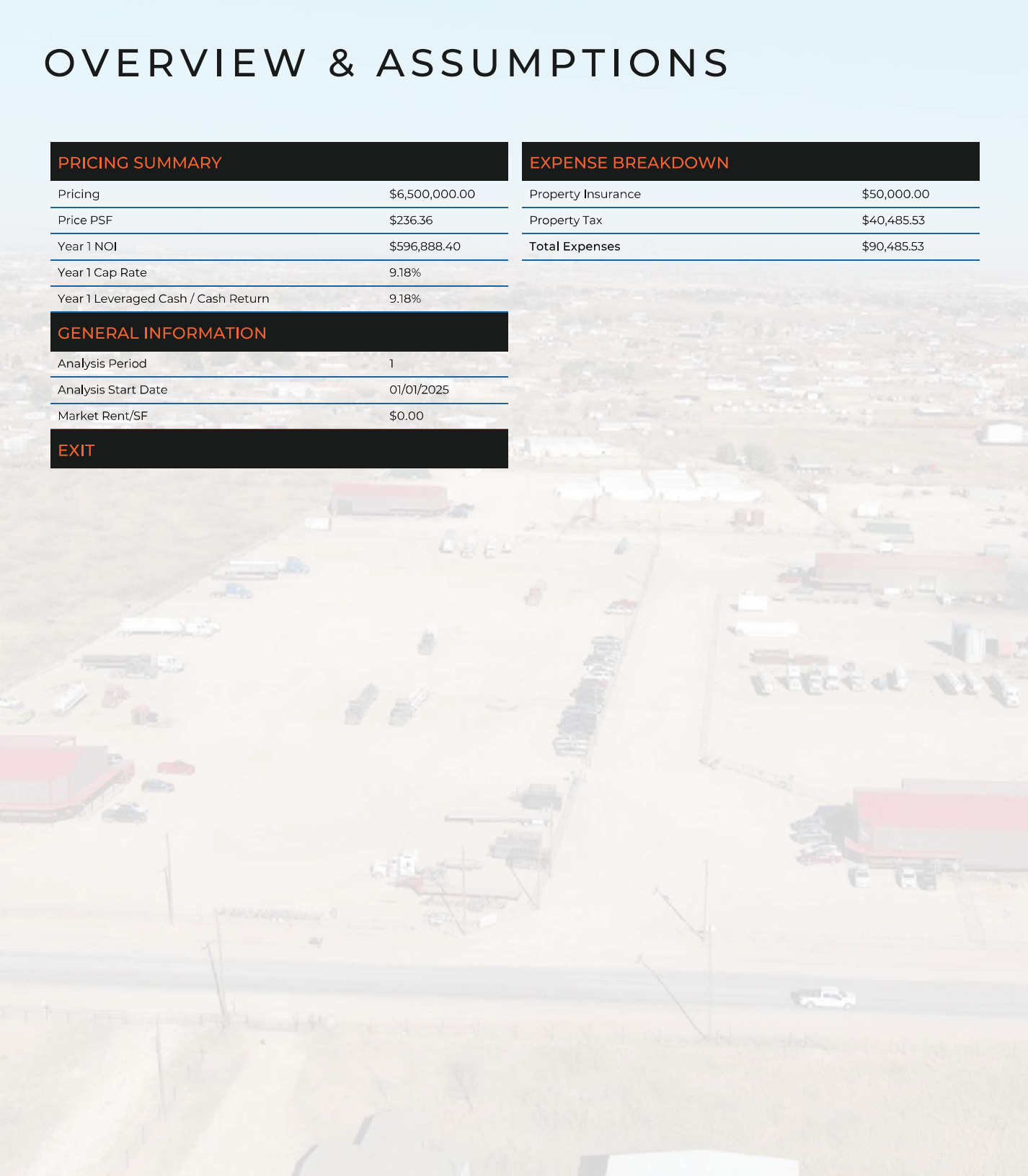
## GENERAL INFORMATION

Analysis Period	1
Analysis Start Date	01/01/2025
Market Rent/SF	\$0.00

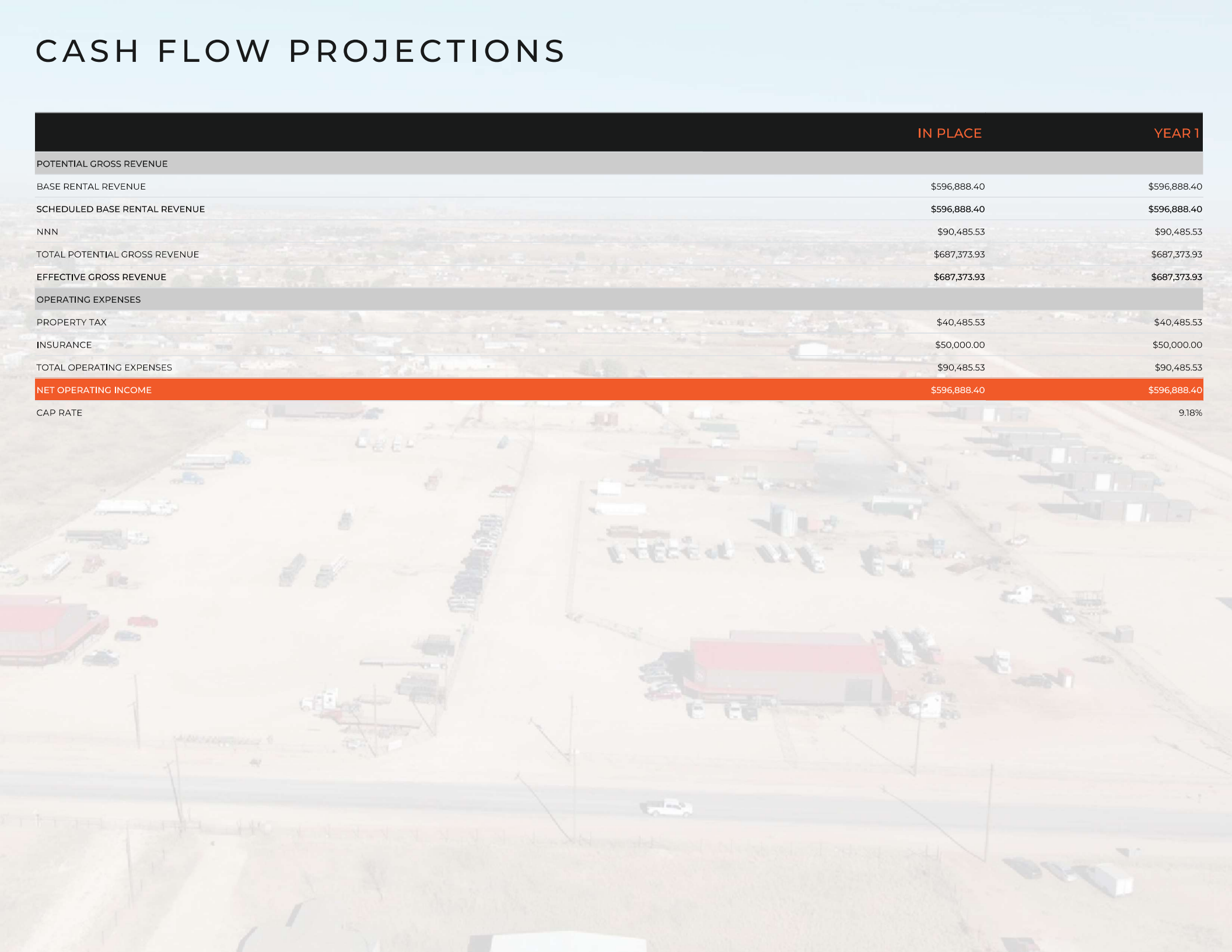
## EXIT

## EXPENSE BREAKDOWN

Property Insurance	\$50,000.00
Property Tax	\$40,485.53
<b>Total Expenses</b>	<b>\$90,485.53</b>



# CASH FLOW PROJECTIONS



	IN PLACE	YEAR 1
POTENTIAL GROSS REVENUE		
BASE RENTAL REVENUE	\$596,888.40	\$596,888.40
SCHEDULED BASE RENTAL REVENUE	\$596,888.40	\$596,888.40
NNN	\$90,485.53	\$90,485.53
TOTAL POTENTIAL GROSS REVENUE	\$687,373.93	\$687,373.93
EFFECTIVE GROSS REVENUE	\$687,373.93	\$687,373.93
OPERATING EXPENSES		
PROPERTY TAX	\$40,485.53	\$40,485.53
INSURANCE	\$50,000.00	\$50,000.00
TOTAL OPERATING EXPENSES	\$90,485.53	\$90,485.53
NET OPERATING INCOME	\$596,888.40	\$596,888.40
CAP RATE		9.18%



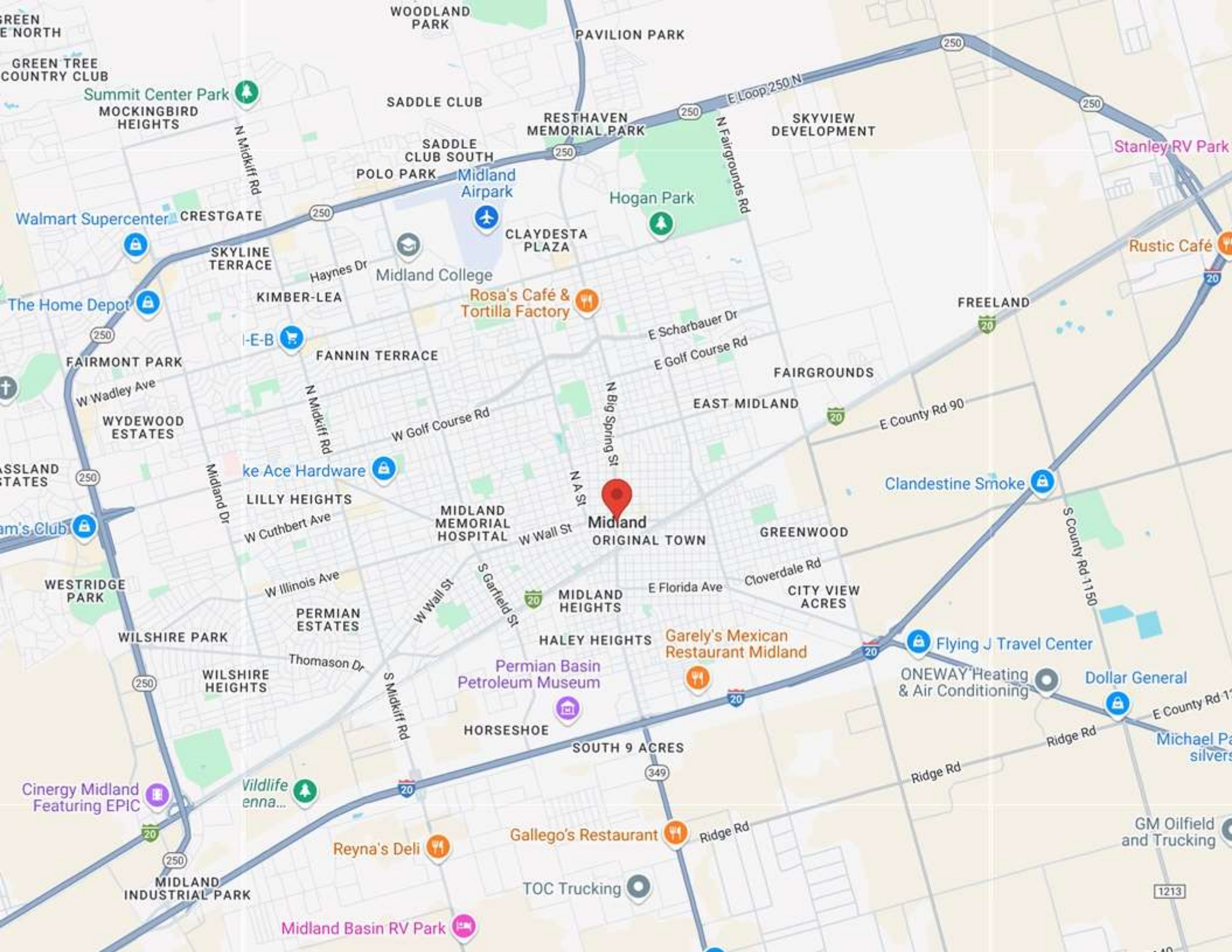
# DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	8,249	50,282	98,447
2010 Population	9,036	56,142	111,976
2024 Population	8,701	58,964	124,564
2029 Population	8,912	60,914	128,847
2024-2029 Growth Rate	0.48 %	0.65 %	0.68 %
2024 Daytime Population	25,565	83,867	146,235

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	291	2,012	3,296
\$15000-24999	169	1,214	2,347
\$25000-34999	277	1,517	3,075
\$35000-49999	317	2,049	3,929
\$50000-74999	511	3,187	6,946
\$75000-99999	342	2,785	6,482
\$100000-149999	504	3,952	9,446
\$150000-199999	270	2,094	5,332
\$200000 or greater	160	2,299	5,373
Median HH Income	\$ 65,913	\$ 79,085	\$ 86,809
Average HH Income	\$ 88,552	\$ 106,337	\$ 113,445



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	2,693	17,710	36,769
2010 Total Households	2,905	19,513	41,902
2024 Total Households	2,840	21,108	46,226
2029 Total Households	2,967	22,349	48,881
2024 Average Household Size	2.89	2.74	2.66
2024 Owner Occupied Housing	2,029	14,342	29,949
2029 Owner Occupied Housing	2,179	15,355	32,481
2024 Renter Occupied Housing	811	6,766	16,277
2029 Renter Occupied Housing	788	6,994	16,400
2024 Vacant Housing	573	3,550	8,371
2024 Total Housing	3,413	24,658	54,597



GREEN  
E NORTH

GREEN TREE  
COUNTRY CLUB

Summit Center Park  
MOCKINGBIRD  
HEIGHTS

WOODLAND  
PARK

PAVILION PARK

SADDLE CLUB

RESTHAVEN  
MEMORIAL PARK

SKYVIEW  
DEVELOPMENT

Stanley RV Park

Walmart Supercenter

CRESTGATE

POLO PARK  
Midland  
Airpark

Hogan Park

The Home Depot

SKYLINE  
TERRACE

Midland College

CLAYDESTA  
PLAZA

Rosa's Café &  
Tortilla Factory

FREELAND

Rustic Café

FAIRMONT PARK

KIMBER-LEA

FANNIN TERRACE

EAST MIDLAND

FAIRGROUNDS

ASSLAND  
ESTATES

WYDEWOOD  
ESTATES

ke Ace Hardware

LILLY HEIGHTS

MIDLAND  
MEMORIAL  
HOSPITAL

Midland  
ORIGINAL TOWN

Clandestine Smoke

GREENWOOD

WESTRIDGE  
PARK

W Illinois Ave

PERMIAN  
ESTATES

MIDLAND  
HEIGHTS

E Florida Ave

Cloverdale Rd

CITY VIEW  
ACRES

WILSHIRE PARK

WILSHIRE  
HEIGHTS

Thomason Dr

HALEY HEIGHTS

Garely's Mexican  
Restaurant Midland

Flying J Travel Center

ONEWAY Heating  
& Air Conditioning

Dollar General

Permian Basin  
Petroleum Museum

HORSESHOE

SOUTH 9 ACRES

Ridge Rd

Ridge Rd

E County Rd 1  
Michael Pa  
silvers

Cinergy Midland  
Featuring EPIC

Vildlife  
enna...

Reyna's Deli

Gallego's Restaurant

Ridge Rd

GM Oilfield  
and Trucking

MIDLAND  
INDUSTRIAL PARK

Midland Basin RV Park

TOC Trucking

1213

## CITY OF MIDLAND

## AREA

CITY	75.6 SQ MI
LAND	75.4 SQ MI
WATER	0.2 SQ MI
ELEVATION	2782 FT

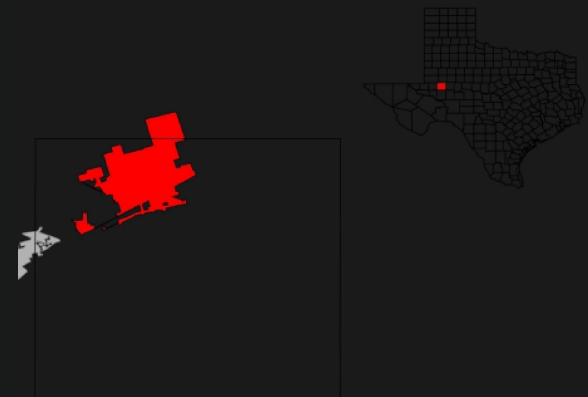
## POPULATION

POPULATION	132,524
DENSITY	1,935.56 SQ MI



## ABOUT MIDLAND

Midland is a city in the U.S. state of Texas and the seat of Midland County with small portions extending into Martin County. The population was 132,524 as of the 2020 census. Located in the Permian Basin in West Texas, Midland is a major center for American oil and natural gas production.



# CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from THE REAL ESTATE RANCH LLC and it should not be made available to any other person or entity without the written consent of THE REAL ESTATE RANCH LLC.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to THE REAL ESTATE RANCH LLC. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. THE REAL ESTATE RANCH LLC has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, THE REAL ESTATE RANCH LLC has not verified, and will not verify, any of the information contained herein, nor has THE REAL ESTATE RANCH LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.  
PLEASE CONTACT THE THE REAL ESTATE RANCH LLC ADVISOR FOR MORE  
DETAILS.**

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