

GEOdynamics[®]

ENGINEERING SOLUTIONS FOR MORE
PROFITABLE GAS & OIL WELLS

SUBSIDIARY OF OIL STATES INT'L, INC (NYSE: OIS)

IRREPLACEABLE LOCATION | ABSOLUTE NNN
MISSION CRITICAL MANUFACTURING FACILITY
& CORPORATE HEADQUARTERS

10400 I-20
MILLSAP, TX 76066

DALLAS-FORT WORTH MSA



Marcus & Millichap
NNN DEAL GROUP

OFFERING MEMORANDUM

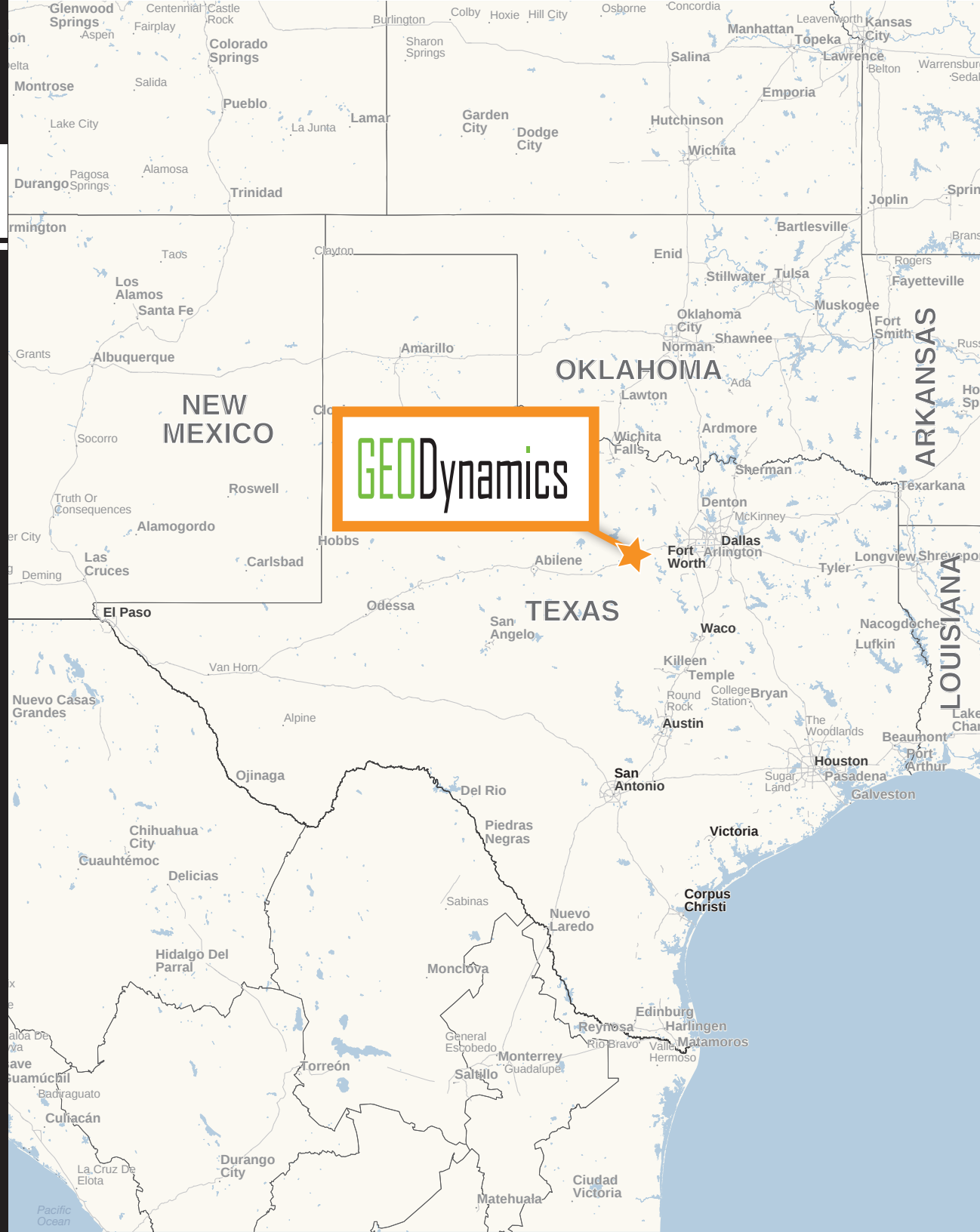
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Marcus & Millichap
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ENGINEERING SOLUTIONS FOR MORE
PROFITABLE GAS & OIL WELLS

INVESTMENT SUMMARY

10400 I-20, MILLSAP, TX 76066

PRICE: \$15,362,000

CAP: 7.65%

NOI: \$1,175,224*

OVERVIEW

PRICE	\$15,362,000
GROSS LEASABLE AREA (GLA)	73,247 SF
LOT SIZE	15.38 Acres
YEAR BUILT	Office: 2015 Warehouse / Manufacturing : 2008 & Expanded in 2014

LEASE ABSTRACTS

LEASE TYPE	Absolute NNN
BASE TERM	15 Years
LEASE COMMENCEMENT	Office: 9/1/2015 Warehouse / Manufacturing: 11/1/2014
LEASE EXPIRATION	Office: 8/31/2030 Warehouse / Manufacturing: 8/31/2030
REMAINING TERM	4 Years
RENEWAL OPTIONS	Both: 4x5 or 2x10
INCREASES	Office: 1.5% Annual, FMV in Options Warehouse / Manufacturing: 1% Annual, FMV in Options
LANDLORD OBLIGATION	None

ANNUALIZED OPERATING DATA

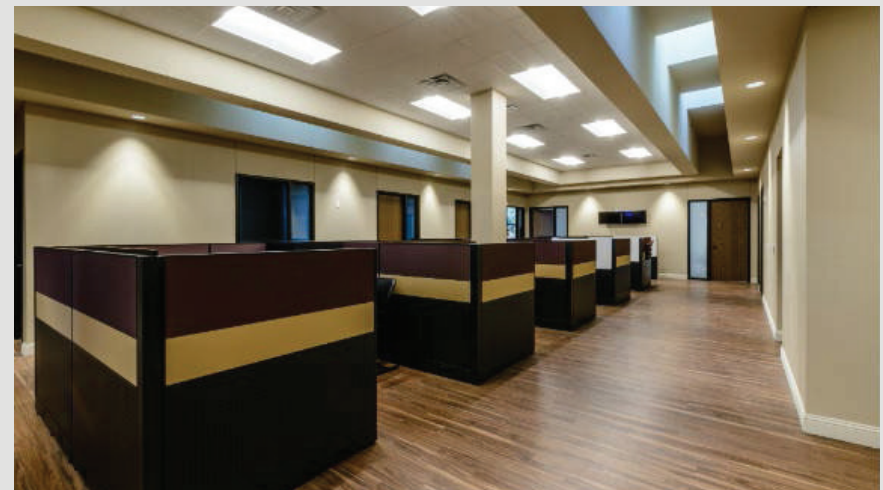
TERM YEAR	OFFICE ANNUAL RENT	WAREHOUSE / MANUFACTURING ANNUAL RENT	TOTAL NOI
Current	\$486,127	\$682,274	\$1,168,401
Feb-27	\$486,127	\$689,097	\$1,175,224*
Sep-27	\$493,418	\$689,097	\$1,182,515
Feb-28	\$493,418	\$695,988	\$1,189,406
Sep-28	\$500,820	\$695,988	\$1,196,808
Feb-29	\$500,820	\$702,947	\$1,203,767
Sep-29	\$508,332	\$702,947	\$1,211,279
Feb-30	\$508,332	\$702,947	\$1,211,279
Option Periods Start September 2030	FMV	FMV	FMV

*Priced on future rent to commence 2/1/2027, Seller to credit difference at COE

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PROPERTY PHOTOS

Offering Includes Corporate Headquarters Office & Mission Critical Warehouse and Manufacturing Facility





INVESTMENT HIGHLIGHTS



IRREPLACEABLE LOCATION WITH HIGH TENANT COMMITMENT

Tenant has invested tens of millions into the campus and owns/leases over 275 acres of surrounding land used for oil well and ballistics testing, creating a highly specialized use and making relocation extremely unlikely



ABSOLUTE NNN LEASE

Truly passive ownership structure providing long term stability with zero landlord responsibilities



ANNUAL RENT INCREASES

Built in rent escalations offers consistent income growth and a hedge against inflation



STRONG CORPORATE TENANT

GeoDynamics is a subsidiary of Oil States International (NYSE:OIS), providing strong corporate backing and financial stability



INDUSTRY LEADING TENANT IN ENERGY SERVICES

GeoDynamics specializes in perforating systems and downhole completion solutions critical to oil and gas well production, making this a mission critical facility



STRATEGIC LOCATION IN GROWING DFW METRO

Located in Millsap within the expanding Dallas Fort Worth metroplex, the subject site benefits from proximity to Weatherford TX, a growing area experiencing expansion and rising household incomes



TAX-FREE STATE

Texas has no state income tax and a business-friendly environment, enhancing investor returns



40 Miles to FORT WORTH

14 Miles

40 Miles

GEODynamics

DFW

Fort Worth Meacham International Airport

 Dallas Love Field

IRVING

FORT WORTH

ARLINGTON

DALLAS

Arlington Municipal Airport

WEATHERFORD

180

67

377

281

281

380

287

35W

380

399

635

PLANO

30

GARLAND

80

175

30

20

35W

35e

45



TENANT HIGHLY INVESTED IN LOCATION

GeoDynamics owns and leases 275+ acres of surrounding land used for oil well and ballistics testing, supporting their specialized research, development, and testing operations related to perforating systems used in energy production. These large scale testing areas are critical for simulating real world oil and gas well conditions and require significant safety buffers, specialized infrastructure, and regulatory considerations.

GeoDynamics has already been at this location for 18 years, and because of the extensive land requirements, and the highly customized nature of the testing environment, replicating this type of facility elsewhere would be extremely costly and difficult.

Along with investing in the surrounding land, the tenant has also invested **tens of millions** into the campus, anchoring them to this specific site, demonstrating a long long-term operational commitment to the location in Millsap.

GEODynamics

SITE PLAN

PARCEL A - OFFICE

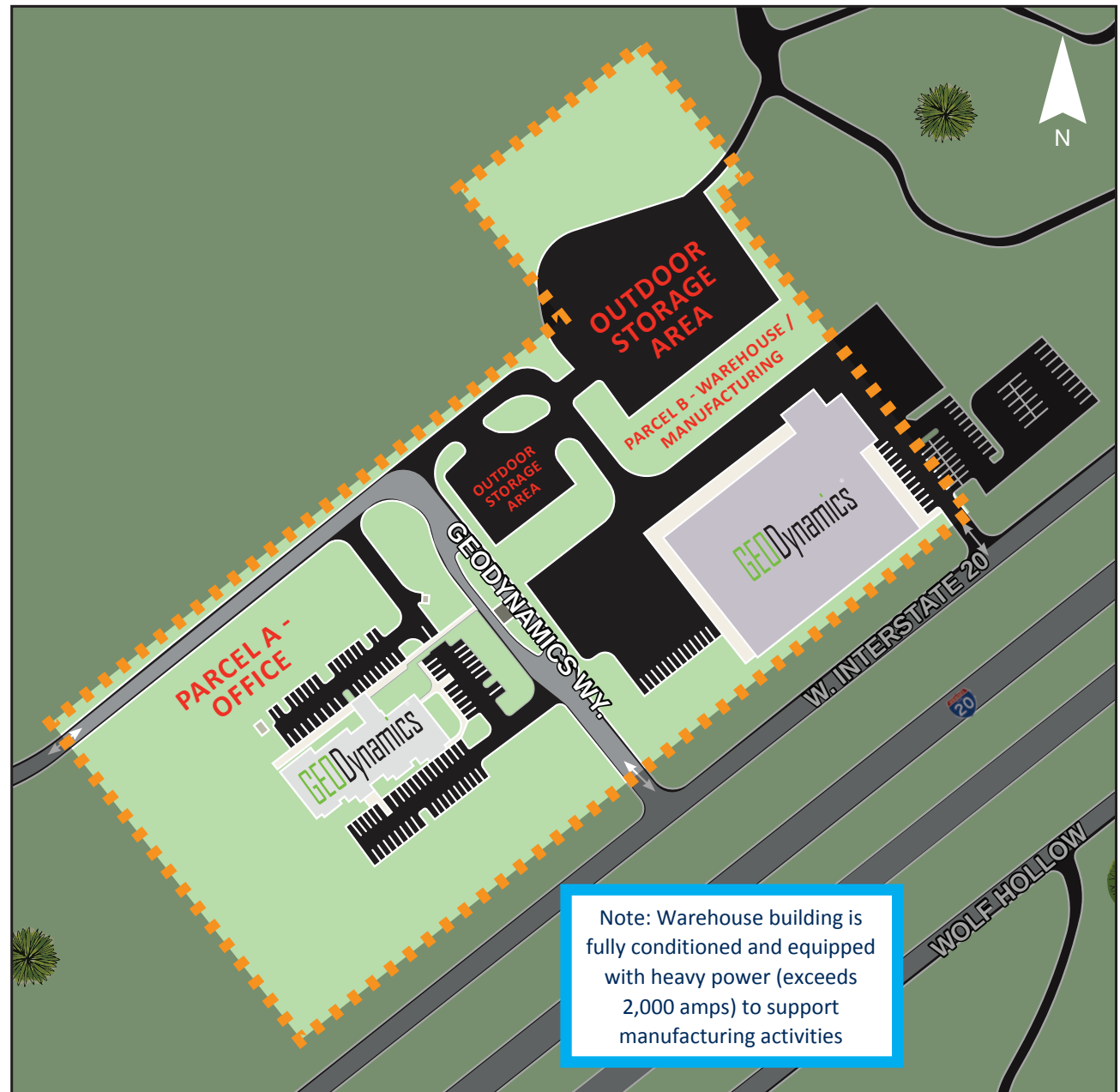
APN	21497-014-003-00
Acreage	5
Building SF	15,866
Year Built	2015
Parking Spots	66

PARCEL B - WAREHOUSE / MANUFACTURING

APN	21497-014-000-00
Acreage	10.38
Building SF	57,381
Year Built	2008 & Expanded in 2014
Parking Spots	70

TOTALS

Acreage	15.38
GLA SF	73,247
Parking Spots	136



TENANT SUMMARY



GeoDynamics is a leading oilfield technology and manufacturing company specializing in perforating systems and downhole completion solutions used in the development and production of oil and gas wells. The company designs and produces engineered tools that connect the wellbore to the surrounding reservoir, a critical step in maximizing well performance, efficiency, and overall recovery. Its product suite supports the full life cycle of a well, including perforating charges, completion tools used during hydraulic fracturing, and products for well intervention and abandonment. Headquartered in Millsap, GeoDynamics operates advanced engineering, laboratory, and manufacturing facilities and serves major energy producers across the United States and internationally.

PARENT COMPANY:

Oil States International is a publicly traded global provider of engineered equipment and services for the oil and gas industry. Headquartered in Houston, the company operates across the drilling, completion, and production segments, delivering both capital equipment and consumable products to energy operators worldwide. Oil States International has established a strong market position through its engineering expertise, diversified service offerings, and long-standing industry relationships. The company's acquisition of GeoDynamics further strengthened its completion and perforating segment, adding advanced technology and expanding its footprint in high demand oilfield services.



Headquarters
GEODYMANICS:
MILLSAP, TX
OIL STATES INT'L:
HOUSTON, TX



Year Founded
2004



Public Ownership
Oil States International, Inc
NYSE: OIS



Facilities
10



Oil Wells Served
100,000+



2025 Parent Company
Revenue
\$669+ MIL

LOCATION OVERVIEW

MILLSAP, TEXAS

Millsap is a small, strategically located community in Parker County, part of the expanding Dallas-Fort Worth metroplex. The area combines a rural, industrial-friendly environment with access to major regional transportation routes, making it ideal for specialized industrial operations such as energy services and manufacturing. Millsap provides ample land for large-scale facilities, supporting companies that require specialized testing or operational space, while maintaining a lower cost base than urban centers.

WEATHERFORD, TX

Weatherford lies just a few miles east of Millsap and serves as a regional hub with a growing population and strong household incomes. The city benefits from a mix of residential growth, commercial development, and proximity to major employment centers in the Dallas-Fort Worth area. Together, Millsap and Weatherford provide a blend of rural space for industrial operations and nearby access to a skilled workforce, infrastructure, and economic growth driven by the expanding DFW metroplex.

METRO HIGHLIGHTS



ROBUST ECONOMIC GROWTH

One of the fastest growing regions in the United States, with a diverse economy spanning energy, technology, finance, manufacturing, and logistics



HIGH-INCOME DEMOGRAPHICS

Features a strong and growing population with above-average household incomes, supporting both residential and commercial growth



STRATEGIC TRANSPORTATION HUB

Benefits from extensive highway networks, rail connections, and two major airports, providing easy access for logistics, distribution, and business operations



RAPID POPULATION AND BUSINESS EXPANSION

Continues to attract businesses and residents, driving demand for industrial space, skilled labor, and long-term investment opportunities



DEMOGRAPHICS / MILLSAP, TX

POPULATION	1 MILE	3 MILES	5 MILES
2030 Projection	596	3,038	21,471
2025 Estimate	585	2,971	21,017
Growth 2025 - 2030	1.93%	2.24%	2.16%
2010 Census	428	2,067	17,435
2020 Census	577	2,953	20,307
Growth 2010 - 2020	34.72%	42.85%	16.47%

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2030 Projections	230	1,181	7,958
2025 Estimate	225	1,154	7,758
Growth 2025 - 2030	1.96%	2.31%	2.57%
2010 Census	170	810	6,187
2020 Census	216	1,101	7,370
Growth 2010 - 2020	27.09%	36.04%	19.13%

2025 EST. HOUSEHOLDS BY INCOME	1 MILE	3 MILES	5 MILES
\$200,000 or More	15.37%	18.62%	12.55%
\$150,000 - \$199,999	10.30%	11.19%	8.73%
\$100,000 - \$149,999	27.34%	25.48%	20.59%
\$75,000 - \$99,999	10.04%	10.04%	12.90%
\$50,000 - \$74,999	9.13%	11.86%	15.11%
\$35,000 - \$49,999	7.19%	8.29%	10.39%
\$25,000 - \$34,999	3.09%	2.70%	5.01%
\$15,000 - \$24,999	8.97%	5.56%	7.34%
\$10,000 - \$14,999	2.19%	2.37%	2.90%
Under \$9,999	6.36%	3.89%	4.48%
2025 Est. Average Household Income	\$129,483	\$136,151	\$111,270
2025 Est. Median Household Income	\$104,900	\$108,951	\$89,457
2025 Est. Per Capita Income	\$46,419	\$49,595	\$40,879

POPULATION PROFILE	1 MILE	3 MILES	5 MILES
2025 Estimated Population by Age	585	2,971	21,017
Under 4	5.5%	5.7%	6.0%
5 to 14 Years	15.7%	15.6%	15.0%
15 to 17 Years	4.9%	4.7%	4.4%
18 to 19 Years	2.4%	2.4%	2.4%
20 to 24 Years	4.5%	4.6%	5.1%
25 to 29 Years	4.1%	4.4%	5.1%
30 to 34 Years	5.8%	5.9%	6.0%
35 to 39 Years	6.6%	7.1%	6.8%
40 to 49 Years	14.5%	14.1%	12.8%
50 to 59 Years	13.9%	12.9%	12.4%
60 to 64 Years	6.4%	6.7%	6.7%
65 to 69 Years	5.6%	6.0%	5.9%
70 to 74 Years	4.1%	4.2%	4.4%
Age 75+	6.1%	5.9%	7.1%
2025 Median Age	40.0	39.0	39.0

2025 Population 25 + by Education Level	392	1,992	14,113
Elementary (0-8)	1.59%	1.14%	1.62%
Some High School (9-11)	4.02%	4.73%	6.39%
High School Graduate (12)	23.78%	24.57%	33.48%
Some College (13-15)	16.75%	20.37%	21.96%
Associates Degree Only	14.81%	11.57%	9.74%
Bachelors Degree Only	23.05%	21.99%	15.83%
Graduate Degree	14.23%	13.72%	9.30%

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All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary. All potential buyers are admonished and advised to engage Professional Advisors on legal issues, tax, regulatory, financial and accounting matters, and for questions involving the property's physical condition or financial outlook.

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Information About Brokerage Services

11-2-2015

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.

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.

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.

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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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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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

Buyer/Tenant/Seller/Landlord's Initials

Date

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