



NRG Realty Group, LLC  
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[www.nrgrealtgroup.com](http://www.nrgrealtgroup.com)

# EMORY INDUSTRIAL SERVICES – 3913 FM 715, MIDLAND, TX

## Investment Offering Memorandum



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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party.

All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. NRG Realty Group makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. NRG Realty Group does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by NRG Realty Group in compliance with all applicable fair housing and equal opportunity laws.



**Justin Dodd | President**

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## Table of Contents

### *Executive Summary*

Investment Summary Page 3

Economics Page 3

Rent Table Page 3

### *Tenant Overview*

Emory Industrial Services Page 4

### *Property Overview*

Lease Abstract/Site Desc. Page 5

Subject Property Page 6

Property Photos Page 7

Neighborhood Map Page 8

Map Page 9

### *About Us*

Broker Profile Page 10

About NRG Page 10

# EXECUTIVE SUMMARY

NRG Realty Group has been selected to exclusively market the Emory Industrial Services facility in Midland, TX. The property features a 17,500 SF office/warehouse with a 15-ton crane and over 12 acres of land for outside storage. The prominent location on FM 715 is less than 2 miles from I-20 and 2 miles from Hwy 158 providing convenient access to major thoroughfares. Emory specializes in dry ice blasting for a variety of industrial service clients across a vast geographic area.

## INVESTMENT SUMMARY

Tenant	Property Type	Address	Building SF	Acreage	Year Built	Lease Expiration	Lease	Base Rent (per month)	Annual NOI	Base Rent PSF
Emory Industrial	Industrial	3913 FM 715, Midland, TX	17,500	12.16	2014	8/31/2027	NNN	\$28,644.30	\$343,731.60	\$19.64

## RENT TABLE

Lease Dates	9/1/2023 – 8/31/2024	9/1/2024 – 8/31/2025	9/1/2025 – 8/31/2026	9/1/2026 – 8/31/2027
Monthly Rent	\$27,000.00	\$27,810.00	\$28,644.30	\$29,503.63
NOI	\$324,000.00	\$333,720.00	\$343,731.60	\$354,043.56
Average Escalation		3.00%	3.00%	3.00%
Cap Rate			9.85%	10.15%

## ECONOMICS

Cap Rate	Sales Price	Price PSF
9.85%	\$3,489,660.91	\$199.41



# TENANT OVERVIEW

## Emory Industrial Services



Emory Industrial Services is a Des Moines–based company specializing in industrial cleaning, maintenance, and dry ice solutions. Formed through the merger of Emory Dry Ice and NexGen Industrial Services in 2020, the company combines expertise in dry ice blasting with a full suite of industrial service capabilities. Emory serves clients across industries by providing efficient, environmentally friendly solutions that improve safety, reduce downtime, and extend equipment life. With a focus on innovation and customer care, Emory continues to grow as a trusted partner in industrial services.

(Sources: [Businesswire.com](https://www.businesswire.com), [Emorydryice.com](https://www.emorydryice.com))

### Tenant Highlights

Founded	2018
Headquarters	Des Moines, IA
Website	<a href="https://www.emorydryice.com">www.emorydryice.com</a>
Private Equity	-

### Financial Profile

Revenue	Subject to NDA
EBITDA	
Net Income	
Total Assets	
Total Liabilities	



Pellets That Power the Cold Chain



# PROPERTY OVERVIEW

3913 FM 715, Midland, TX

## Lease Abstract

Tenant	Emory Industrial Services
Building Use	Industrial/Warehouse
Rent Commencement	9/1/2023
Lease Expiration	8/31/2027
Term Remaining	22 Months as of 10/1/2025
Current Annual Rent	\$343,731.60
Escalations	3.00% Annually
Renewal Options	(1) 48 Month Term @ Consumer Price Index
Estoppel	Within 10 days written request
Financial Reporting	Within 15 days written request
Landlord Obligations	Roof, structure, foundation



## Site Description

Property Type	Industrial
Total Square Feet	17,500 SF
Office Square Feet	5,000 SF
Parcel Size	12.16 Acres
Building to Land Ratio	3.30%
Parking	Surface
Year Built	2014
Years Expanded	-
Number of Buildings	1
Number of Stories	1
Dock-High Doors	0
Grade-Level Doors	(6) 18'
Clear Heights	24'
Wash-Bay	None
Crane(s)	(1) 15-ton

## Construction

Basic Construction	Metal
Foundation	Slab
Framing	Steel
Floors	Concrete
Exterior Walls	Metal
Roof Type	Metal



NRG Realty Group

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# SUBJECT PROPERTY

3913 FM 715, Midland, TX

## PROPERTY DESCRIPTION

This property includes a 17,500 SF building on 12.16 Acres. The 5,000 SF office contains 10 offices, a reception area, a conference room, a break room, a training room, a server room, and men's & women's restrooms. The 12,500 SF shop features (1) 15-ton crane and (6) 18' overhead doors forming 3 drive-through bays. The shop also includes a shop office, a shop restroom, parts cage, shop showers, and a laundry room.

## LOCATION DESCRIPTION

The property is located on FM 715 E County Rd 123 in Midland, TX approximately 1.6 miles South of Interstate 20.

## PROPERTY HIGHLIGHTS

- 17, 500 SF Office/Warehouse
- 12.16 Acres for \$25,000/Mo
- 5.75 Acres for \$20,000/Mo
- 5,000 SF Office | 10 Private Offices
- Reception, Conference, Break, & Training Rooms
- 12,500 SF Shop
- (1) 15-ton Crane
- (6) 18' Overhead Doors
- Shop Office, Parts Cage, Showers, & Laundry Room



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# PROPERTY PHOTOS

3913 FM 715, Midland, TX



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# NEIGHBORHOOD MAP

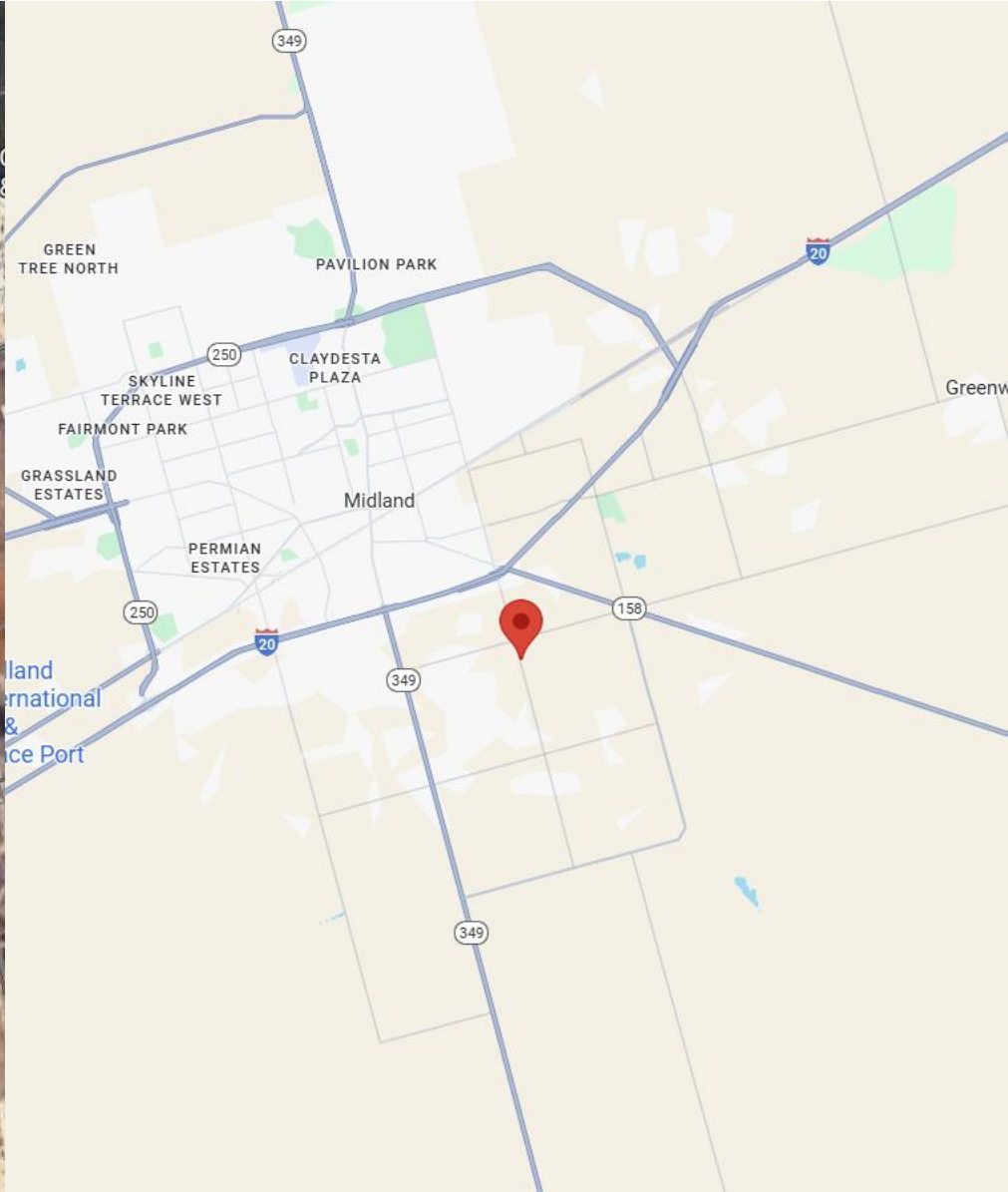
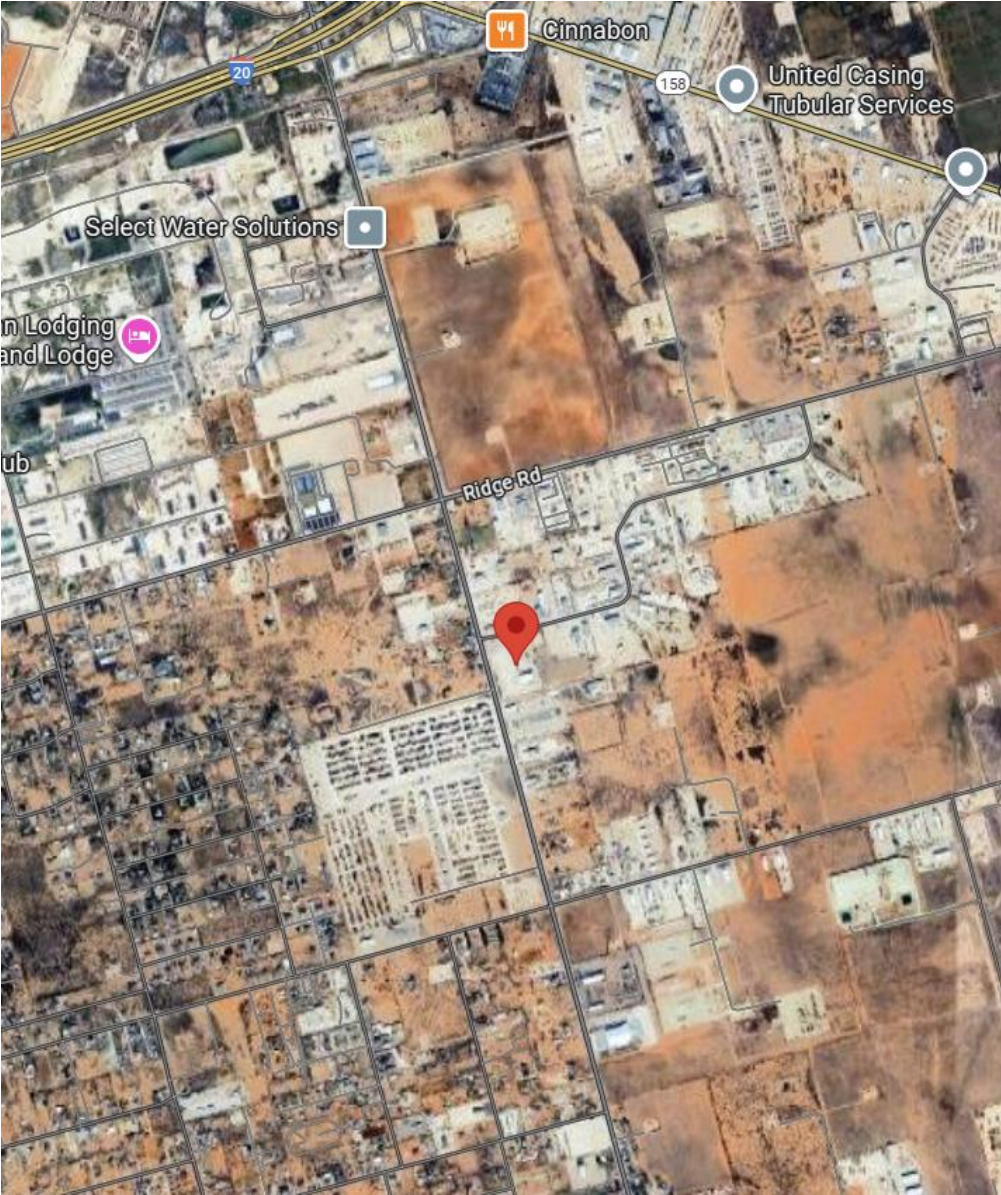
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# PROPERTY MAP

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# BROKER PROFILE



Justin founded NRG Realty Group in February of 2015 to fill the need of a professional commercial real estate company that specializes in the shale play markets. Since founding NRG, Justin has brokered over 400 office and industrial deals for energy-related clients in every major US shale play valued at over \$300,000,000. Prior to NRG, he worked for a turnkey brokerage, development, and construction company that focused on the energy sector. His primary roles were business development and brokerage, but also managing client's projects through the acquisition, design, and construction scope.

Justin is a lifelong Texan whose experience in the oilfield started from day one. His father worked in exploration and production and would often take him to visit well sites during his youth. These trips to rural locations started the passion for the oil and gas industry that Justin carries with him today. He is a graduate of Baylor University with a degree in Real Estate & Finance (Sic'Em Bears!) and enjoys spending time with his wife and four kids.

## JUSTIN DODD

**President & Managing Broker**

214-534-7976

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## ABOUT NRG

*“The Commercial Focused Realty Group”*

NRG was formed to provide individuals and companies who operate in the tertiary shale plays a single point of contact for each of their real estate transactions and facility needs throughout the United States.

We have spent years building relationships with corporate real estate directors, energy executives, local brokers, developers, general contractors, municipalities, and investors in each of the major basins.

These relationships allow us to effectively provide a variety of transaction options based on our client's needs.

We have represented clients on existing office and industrial facilities for lease, purchase, build to suit, unimproved land for development, and direct sales, subletting existing space, sale-leaseback transactions, and sale of land for commercial purposes.



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# Information About Brokerage Services

11/2/2015

Texas law requires all real estate licensees 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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Designated Broker of Firm	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission  
TXR-2501

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*The Energy Focused Real Estate Company*

**BROKERAGE & SITE SELECTION**

**DEVELOPMENT & DUE DILIGENCE**

**BUILD TO SUIT**

**INVESTMENTS**

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