



NRG Realty Group, LLC
214.432.7930 | 432.363.4777
www.nrgrealtygroup.com

M&D DISTRIBUTORS / 4010 FM 1788, MIDLAND, TX

Investment Offering Memorandum



We Fuel Uptime™

TRUSTED DIESEL SOLUTIONS FOR OVER 80 YEARS



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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

214-534-7976

justin@nrgrealttygroup.com

Layton Lowry | Vice President

972-989-8611

layton@nrgrealttygroup.com

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EXECUTIVE SUMMARY

NRG Realty Group has been selected to exclusively market M&D Distributors flagship Permian Basin branch located in Midland, Texas. M&D has provided “Trusted Diesel Solutions for Over 80 Years”! M&D currently operates over 50 locations throughout the United States. M&D executed a 5-year NNN lease at the subject property in 2024 which underwent renovations to support M&D’s operations & customer base. The 19,500 SF facility features a large walk-in showroom and sales counter area, a climate-controlled warehouse and a four-bay shop. The property is located at the intersection of FM 1788 and Interstate 20, a major artery for truck traffic through the Permian Basin and United States. This location offers premium exposure to prospective customers and was a key in M&D’s decision to locate here.

INVESTMENT SUMMARY

Tenant	Property Type	Address	Building SF	Acreage	Year Built	Lease Expiration	Lease	Base Rent (per month)	Annual NOI	Base Rent PSF
M&D Distributors	Industrial/Retail	4010 FM 1788, Midland, TX	19,500	1.5	2002	10/31/2029	NNN	\$24,308.00	\$291,696	\$14.95

RENT TABLE

Lease Dates	1/1/2026 - 12/31/2026	1/1/2027 - 12/31/2027	1/1/2028 - 12/31/2028	1/1/2029 - 12/31/2029
Monthly Base Rent	\$24,308.00	\$25,037.24	\$25,788.01	\$26,562.01
Annual Rent	\$291,696.00	\$300,446.88	\$309,460.29	\$318,744.09
Average Escalation	3%	3%	3%	3%
Cap Rate	9.89%	10.18%	10.49%	10.80%

ECONOMICS

Cap Rate	Sales Price	Price PSF
9.89%	\$2,950,000	\$151.28



TENANT OVERVIEW

M&D Distributors

In 1943, the demand for magneto and diesel injector repair services during World War II motivated the Ingram family to start Magneto & Diesel Injector Service. M&D quickly became one of the leading pioneers of remanufacturing, establishing a reputation of innovation, quality and service. Now M&D has led the diesel aftermarket in remanufacturing and parts distribution for the past 80 years!

(Source: www.thedieselstore.com/about-us)



Tenant Highlights

Founded	1943
Headquarters	Humble, TX
Website	www.thedieselstore.com
Private Equity	Gridiron Capital

Financial Profile

Revenue	Subject to NDA
EBITDA	
Net Income	
Total Assets	
Total Liabilities	



PROPERTY OVERVIEW

4010 FM 1788, Midland, TX

Lease Abstract	
Tenant	M&D Distributors
Building Use	Industrial/Warehouse/Retail
Rent Commencement	11/1/2024
Lease Expiration	12/31/2029
Term Remaining	39 Months as of 10/1/2026
Current Annual Rent	\$291,696.00
Escalations	3%
Renewal Options	None
Estoppel	Upon Request
Landlord Obligations	Structural & Roof. Mechanical, Electrical, Plumbing & HVAC replacement are billed back to Tenant through CAM reimbursements which also allow for reimbursement of property management fees



Site Description	
Property Type	Industrial/Warehouse/Retail
Total Square Feet	19,500 SF
Office Setup	Showroom & Private Offices
Parcel Size	1.5 Acres
Building to Land Ratio	29.84%
Parking	Surface, paved
Year Built	2002
Years Renovated	2024/2025
Number of Buildings	1
Number of Stories	1
Dock-High Doors	0
Grade-Level Doors	(8) 14'
Clear Heights	18'
Misc.	Mechanics pit in shop
Crane(s)	No
Construction	
Basic Construction	Metal
Foundation	Slab
Framing	Iron
Floors	Concrete
Exterior Walls	Tilt Wall
Roof Type	Metal



SUBJECT PROPERTY

4010 FM 1788, Midland, TX

PROPERTY DESCRIPTION

Previously an auto mechanic and parts store, this property features a 19,500 SF facility with FM 1788 frontage in Midland, TX. Measuring approximately 150' x 120', this building has a front showroom/counter sales space, some office space, and back shop for repair work. The warehouse has 4 drive-through bays with 16' grade-level, overhead doors allowing for maintenance work.

LOCATION DESCRIPTION

Located at the intersection of FM 1788 & Interstate 20 in Midland, TX. This area has visibility due its location and neighbors consisting of retail, commercial services, and gas stations. This property sits North of Interstate 20 and South of Business 20/Hwy 80/W Industrial Ave.

PROPERTY HIGHLIGHTS

- Tenant: M&D Distributors
- NOI: \$291,696
- Cap Rate: 9.89%
- 19,500 SF on 1.5 Acres
- Parts Storefront & Auto Mechanic Shop
- 232' Frontage on FM 1788
- 150' x 120' Building Measurement
- 4 Drive-Through Bays
- (8) 14' Overhead Doors
- Front Showroom/Office Space
- Outside City Limits



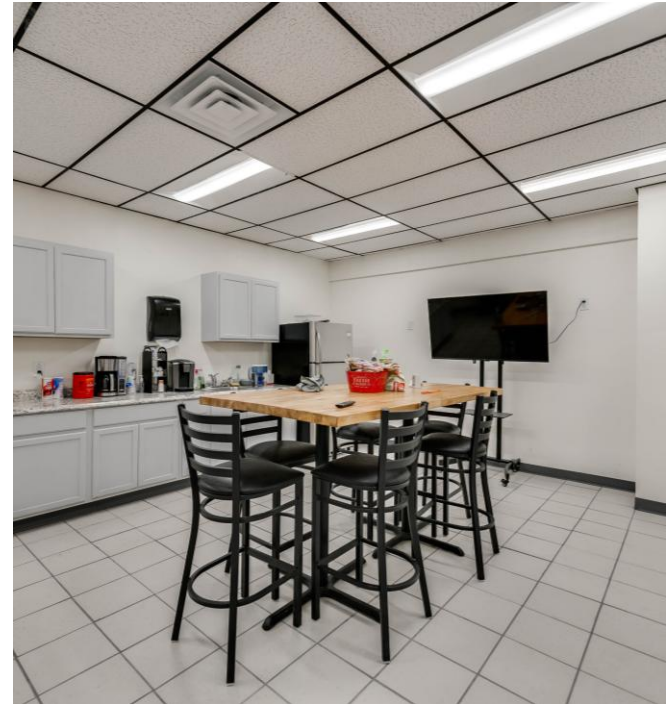
NRG Realty Group

nrgrealtygroup.com

Dallas: 432.363.4777 | Midland: 214.432.7930

PROPERTY PHOTOS

4010 FM 1788, Midland, TX



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BROKER PROFILE



JUSTIN DODD

President & Managing Broker

214-534-7976

justin@nrgrealtygroup.com

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 been involved in over 1,315 office, land, and industrial deals for energy-related clients in every major US shale play valued at over \$1,090,088,254. 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 kids.



LAYTON LOWRY

Vice President

Mobile: 972-989-8611

layton@nrgrealtygroup.com

Layton joined NRG Realty Group in March of 2020 as an Associate and was promoted to Vice President in December 2025. He graduated from Texas Christian University with his B.S. in Pre-Law/Political Science in May of 2015, and then went on to law school where he graduated from Oklahoma City University School of Law with his Juris Doctor degree. Prior to NRG, he worked for an estate planning law firm in north Dallas, and then a real estate acquisitions firm where he focused on real estate transactions and investments. Although he gained valuable experience and enjoyed his work, commercial real estate has always been the career path Layton wanted to pursue.

As a Dallas native, he is excited to be here for this opportunity and to begin the next chapter of his career. Aside from work, his interests include spending time with family, friends, exploring the great outdoors, and being involved in his local church.



NRG Realty Group

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Dallas: 432.363.4777 | Midland: 214.432.7930

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.



BROKERAGE & SITE SELECTION

BUILD TO SUIT

DEVELOPMENT & DUE DILIGENCE

INVESTMENTS

Dallas Office

6191 State Hwy 161, Suite 430, Irving, TX
214.432.7930

NRG Realty Group, LLC

nrgrealtygroup.com
@NRGRealtyGroup

Midland Office

1611 W Illinois Ave, Midland, TX
432.363.4777

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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.

<u>NRG Realty Group LLC</u>	<u>9004023</u>	<u>Justin@NRGRealtygroup.com</u>	<u>(214)534-7976</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Justin Dodd</u>	<u>0601010</u>	<u>Justin@NRGRealtygroup.com</u>	<u>(214)534-7976</u>
Designated Broker of Firm	License No.	Email	Phone
<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Justin Dodd</u>	<u>0601010</u>	<u>Justin@NRGRealtygroup.com</u>	<u>(214)534-7976+</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TXR-2501

NRG Realty Group, LLC, 6191 Highway 161, Suite 430 Irving TX 75038
Justin Dodd

Information available at www.trec.texas.gov

IABS 1-0 Date

Total Directional

Phone: (214)534-7976

Fax:

Produced with Lone Wolf Transactions (zipForm Edition) 231 Shearson Cr. Cambridge, Ontario, Canada N1T 1J5 www.lwolf.com