FLEXIBLE 4-UNIT PROPERTY OPPORTUNITY IN MIDLAND

AVAILABLE FOR SALE OR LEASE WITH FLEXIBLE OCCUPANCY AND INCOME POTENTIAL

2400 COLLEGE AVENUE MIDLAND, TX 79701

FOR SALE & LEASE

SALE PRICE $398,000
LEASE RATE CALL FOR PRICING

PROPERTY HIGHLIGHTS

- 4-unit property located in Midland
- Approximately 2,499 SF of total living area
- Four individual units with functional, efficient layouts
- Each unit includes dedicated living, kitchen, bedroom, & bathroom areas
- Consistent unit layouts simplify leasing, maintenance, & management
- Fully leased with 100% occupancy
- Flexible income and occupancy potential
- Suitable for rental housing, workforce housing, staff housing, or owner occupancy
- Opportunity to generate income, occupy strategically, or reposition for added value

PROPERTY OVERVIEW

Located in Midland, this 4-unit property presents a strong sale or lease opportunity for investors, tenants, and owner-users seeking a functional multi-unit asset with clear income potential. The property includes approximately 2,499 square feet of total living area across four individual units, each configured with dedicated living, kitchen, bedroom, and bathroom space. Its efficient layout and separate unit configuration support several paths to value, including traditional rental housing, workforce housing, staff housing, or owner occupancy with supplemental income, subject to applicable zoning and approvals.

With a manageable small multifamily scale, covered porch areas, and practical unit layouts, the property is positioned to appeal to both income-focused investors and users seeking adaptable housing solutions in the Midland market. The offering supports straightforward leasing, simplified operations, and potential repositioning upside, making it a compelling opportunity for buyers or tenants looking to generate income, secure occupancy, or control a versatile multi-unit asset.

SELLER INCENTIVE & MASTER LEASE STRUCTURE

- Seller guarantee for one year
- Seller offering a Master Lease incentive of up to 12 months at $4,000/month, subject to agreed terms
- Under this structure, seller will manage occupancy and operations, providing stable income from day one
- Designed to reduce initial operational risk and support income stability during the transition period

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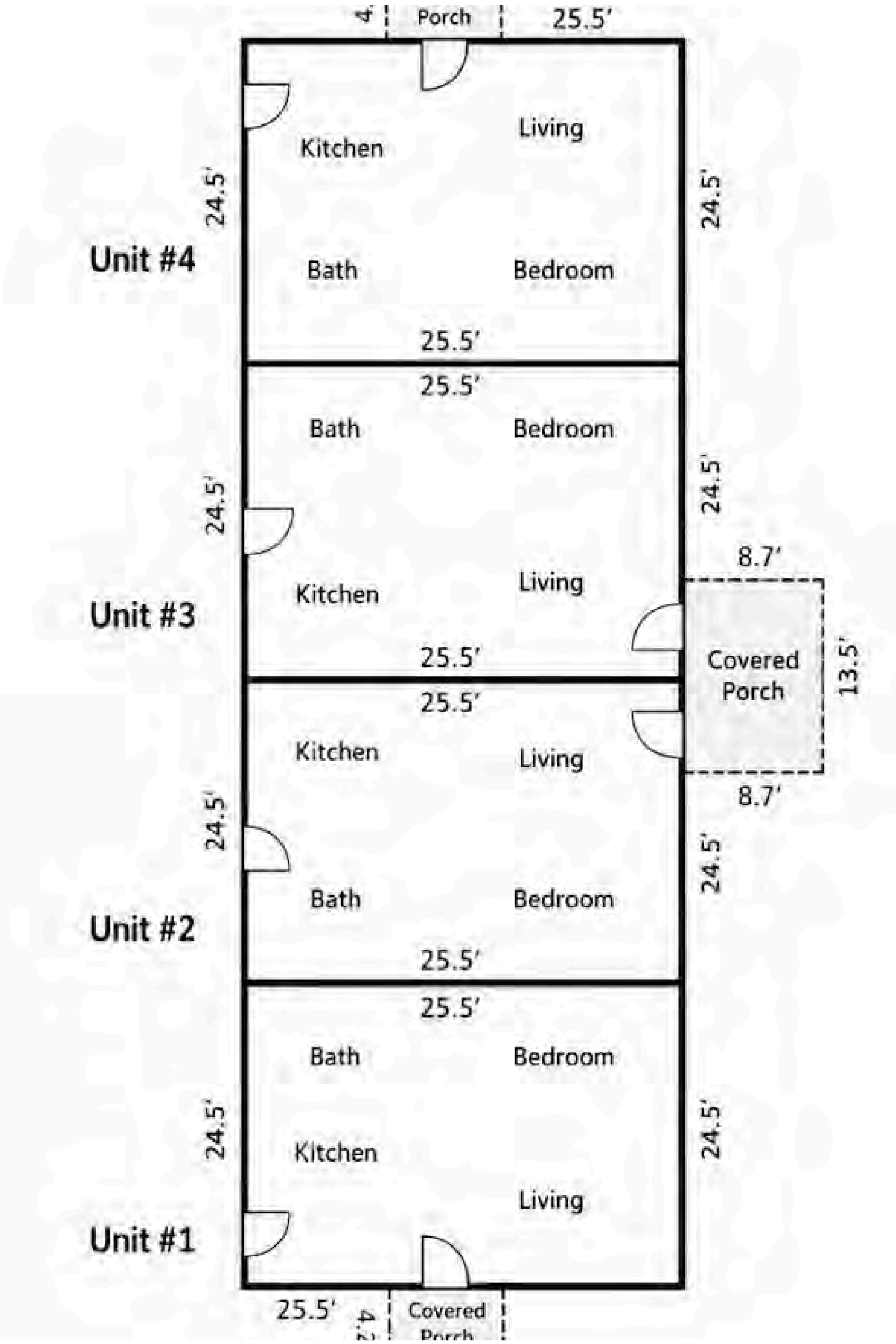

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MANUAL ENTRY TEXT

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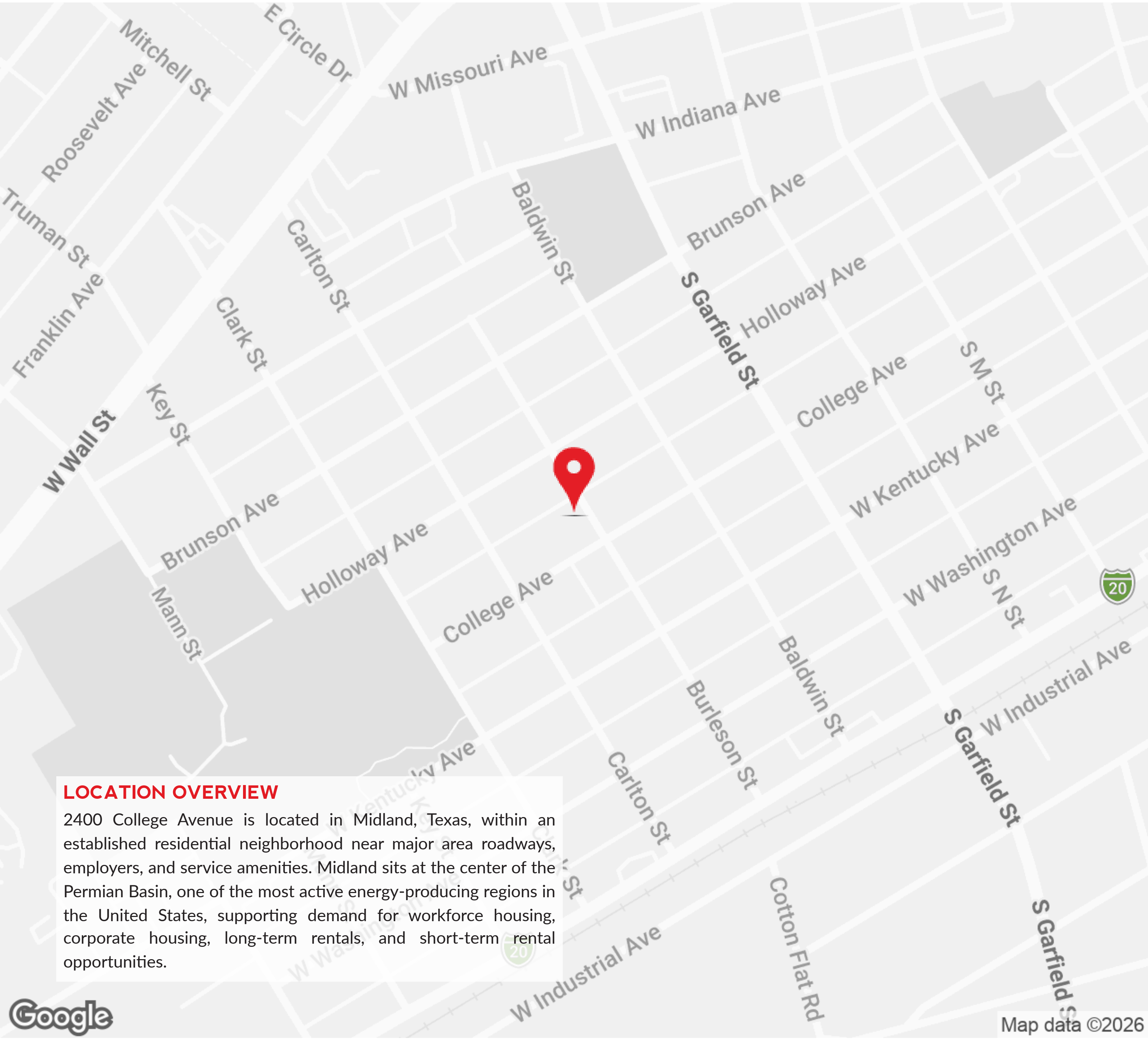

LOCATION OVERVIEW

2400 College Avenue is located in Midland, Texas, within an established residential neighborhood near major area roadways, employers, and service amenities. Midland sits at the center of the Permian Basin, one of the most active energy-producing regions in the United States, supporting demand for workforce housing, corporate housing, long-term rentals, and short-term rental opportunities.

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ERES

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MARKET & INVESTMENT OPPORTUNITY

RENTAL MARKET OPPORTUNITY

2400 College Avenue offers investors a flexible four-unit housing opportunity in Midland, Texas, a market supported by energy-sector employment, workforce mobility, and sustained rental demand. The property's individual unit configuration allows for multiple occupancy strategies, including traditional long-term rental housing, workforce housing, staff housing, owner occupancy with supplemental income, or a short-term rental model, subject to applicable zoning, licensing, and operational approvals.

Midland is positioned at the center of the Permian Basin, one of the most active energy-producing regions in the United States. This economic base creates ongoing demand from oilfield workers, contractors, engineers, executives, relocating employees, and service providers seeking practical housing options near employment centers and major corridors. For investors, this demand supports the case for both stable long-term leasing and more flexible furnished rental strategies.

With four separate units, functional layouts, and a manageable small multifamily scale, 2400 College provides a practical entry point for buyers seeking income potential, operational flexibility, and long-term upside in one of Texas' most economically active markets.

INVESTMENT OPPORTUNITY

Long-Term Rental Housing
Four individual units support straightforward leasing and recurring monthly income.

Workforce or Staff Housing
Efficient layouts may appeal to employers, contractors, or operators seeking housing for rotating or local workers.

Short-Term Rental Potential
The property may be positioned for furnished rental or Airbnb-style use, subject to regulations and management strategy.

Owner Occupancy Plus Income
An owner-user may occupy one unit while leasing the remaining units for supplemental income.

Value-Add Flexibility
Consistent unit layouts may simplify leasing, maintenance, furnishing, and repositioning.

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AREA DEMAND DRIVERS

Located within an established Midland neighborhood, 2400 College Avenue benefits from proximity to major local streets, surrounding businesses, service amenities, and workforce housing demand drivers. The property's central Midland location supports access to employment, daily services, and transportation routes used by residents, contractors, and traveling professionals.

For rental investors, location is a core driver of occupancy. Properties near major corridors and business activity are often better positioned to serve tenants seeking convenience, accessibility, and flexible housing options. At 2400 College, the combination of individual units, established residential surroundings, and nearby commercial activity creates a practical foundation for multiple rental strategies.

The property is not limited to one investment thesis. It can be positioned for conventional multifamily leasing, furnished workforce housing, short-term rental use, or a hybrid approach, depending on ownership goals, market demand, and operating approvals.

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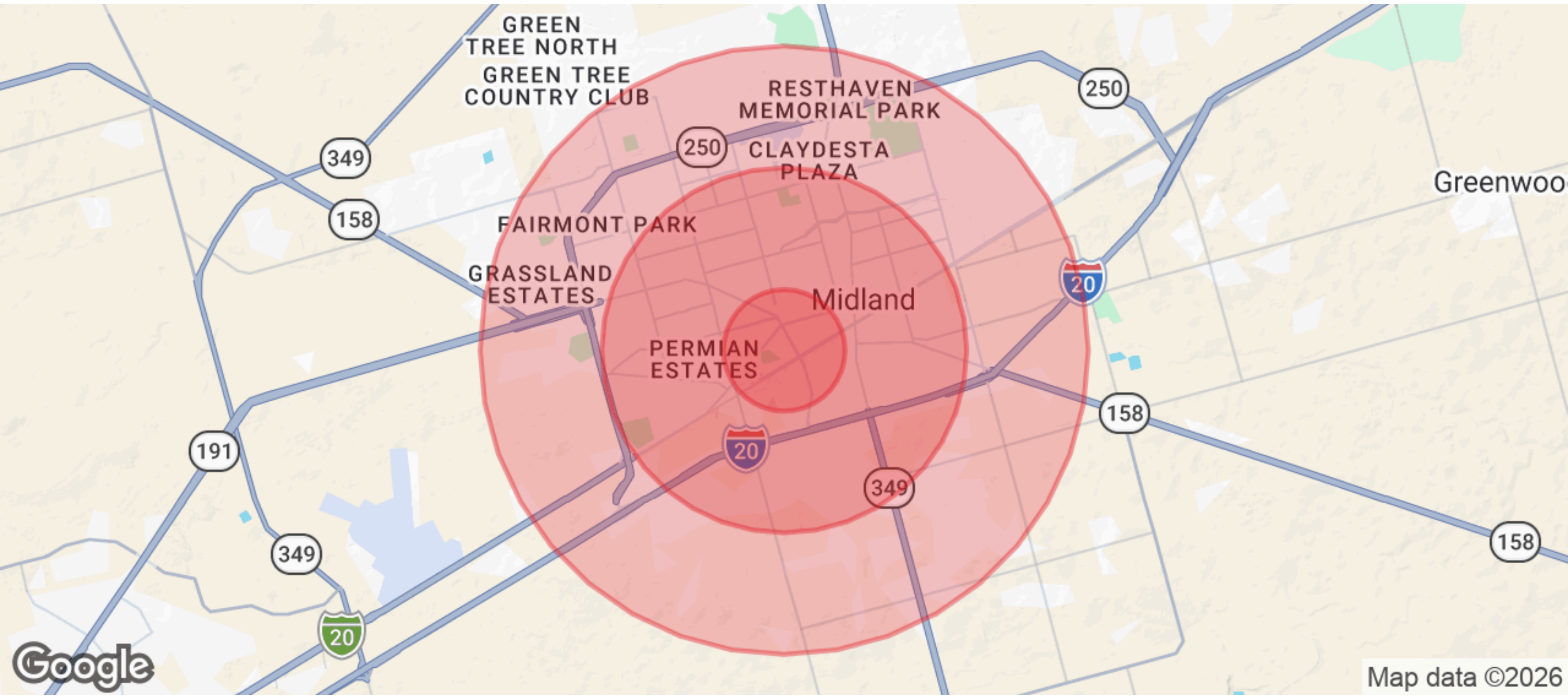

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,644	68,936	124,924
Average Age	36.8	33.8	33.5
Average Age (Male)	32.7	31.7	32.2
Average Age (Female)	38.6	35.1	34.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,525	26,538	49,508
# of Persons per HH	2.6	2.6	2.5
Average HH Income	$82,524	$101,959	$117,188
Average House Value	$200,273	$249,386	$298,573

2023 American Community Survey (ACS)

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2-10-2025

Information About Brokerage Services

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. **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 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:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials Date