

CRICKET WIRELESS

NEW 7-YEAR ABS NNN LEASE AT HIGH TRAFFIC SIGNALIZED LOCATION

NAKED LEASE: EXCELLENT COVERED LAND PLAY | FUTURE REDEVELOPMENT OPPORTUNITY

4200 ANDREWS HWY, ODESSA, TX 79762



OFFERING MEMORANDUM

Marcus & Millichap



JCPenney Walmart
sam's club Lowe's
Market STREET Starbucks CINEMARK
WHATABurger Olive Garden

BEST BUY Academy
petco

338

338

ECTOR COUNTY
COLISEUM

cricket
wireless

TARGET PETSMART
ROSS HEB
DRESS FOR LESS Office DEPOT

ODESSA
COLLEGE
±8,000 Students

THE UNIVERSITY OF TEXAS
PERMIAN BASIN
±5,300 Students

ODESSA
MARRIOTT
HOTEL &
CONFERENCE
CENTER

Walmart
CVS pharmacy HEB

ODESSA
HIGH SCHOOL
±3,770 Students

DOWNTOWN
ODESSA

FAMILY DOLLAR
Distribution Center

mch
Medical Center Health System
Your One Source for Health

20

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The information in this package has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property. Marcus & Millichap Real Estate Investment Services is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2026 Marcus Millichap

Executive Summary

4200 Andrews Hwy, Odessa, TX 79762

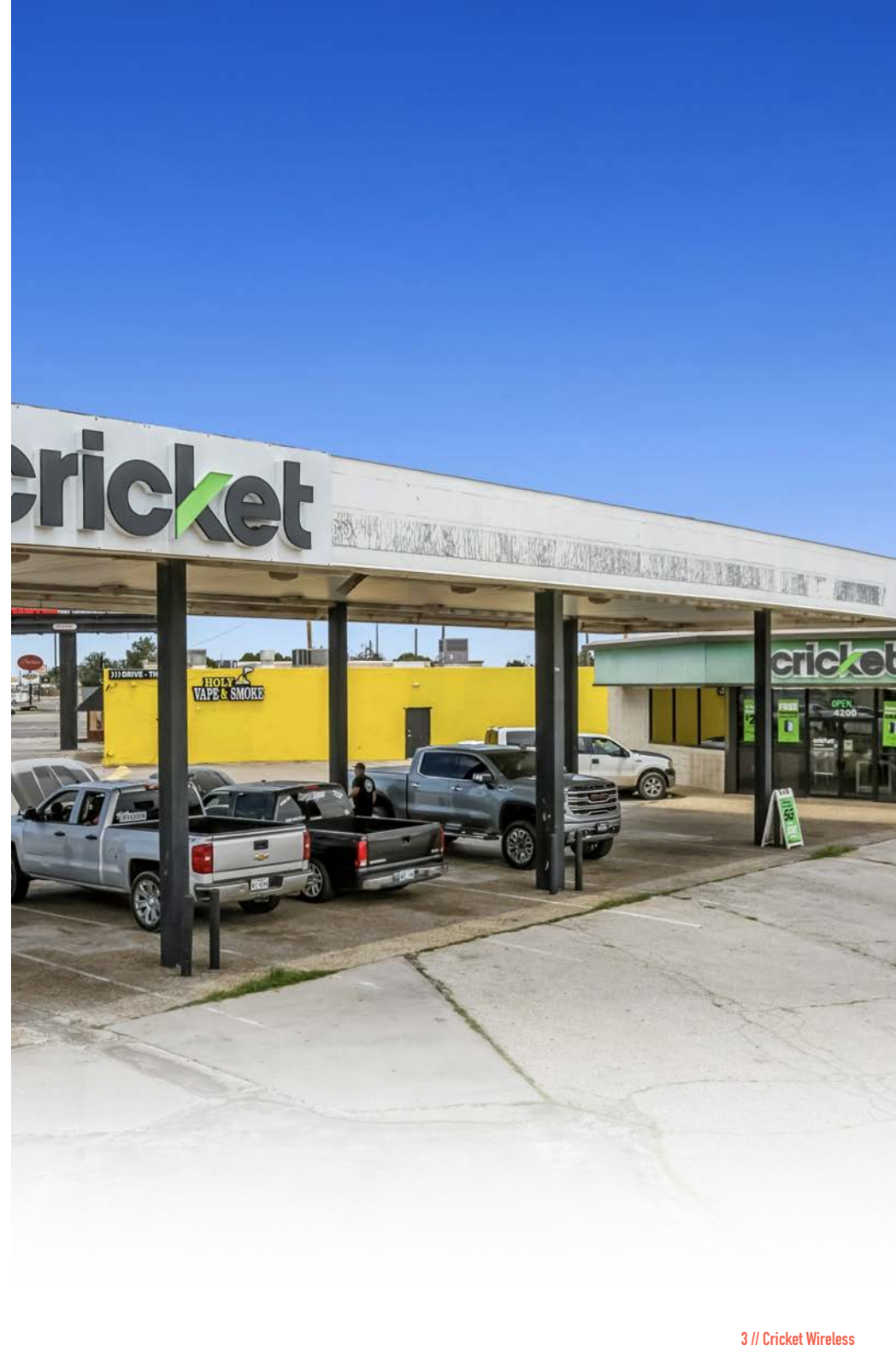
FINANCIAL SUMMARY

Price	\$1,277,000
Cap Rate	7.75%
Building Size	1,878 SF
Net Cash Flow	7.75% \$99,000
Year Built	1992
Lot Size	0.52 Acres

LEASE SUMMARY

Lease Type	Absolute Triple-Net (NNN) Lease
Roof & Structure	Tenant Responsibility
Tenant	Crown Wireless, Inc dba Cricket Wireless
Guarantor	Corporate
Lease Commencement Date	October 1, 2026
Lease Expiration Date	September 30, 2033
Lease Term	7 Years
Rental Increases	None
Renewal Options	None

Base Rent	\$99,000
Net Operating Income	\$99,000
Total Return	7.75% \$99,000



TARGET
ROSS
DRESS FOR LESS
PETSMART
H-E-B
Office DEPOT

**PERMIAN
HIGH SCHOOL**
±4,125 Students

DOLLAR GENERAL
MARKET
**SMOOTHIE
King**

**WILSON & YOUNG MEDAL
OF HONOR MIDDLE SCHOOL**
±1,190 Students

26,400 CPD
W 42ND STREET

**LONG JOHN
SILVER'S**

**Chicken
EXPRESS**

SEVEN BREW
COFFEE THRU COFFEE

STARS
Drive-In

**TACO
VILLA**

LIQUOR & BEER

GARIBALDY'S TACOS

22,850 CPD
ANDREWS HWY

cricket
wireless

*** ECTOR COUNTY ***
ACOLISEUM
SINCE 1968
Permian Basin Fair & Expo,
Permian Basin International
Oil Show, and More

McDonald's

Chevron

N



*** ECTOR COUNTY ***
COLISEUM
SINCE 1968
Permian Basin Fair & Expo,
Permian Basin International
Oil Show, and More

22,850 CPD
ANDREWS HWY

**CALIBER
COLLISION**

Denny's

Chevron

McDonald's

STARS
Drive-In

SEVEN BREW'S
DRIVE THRU COFFEE

cricket
wireless

GARIBALDY'S TACOS

LIQUOR & BEER

**LONG JOHN
SILVER'S**

**FAMILY
POWERSPORTS**

**Chicken
EXPRESS**

26,400 CPD
W 42ND STREET



Property Description



INVESTMENT HIGHLIGHTS

- » **New 7-Year Absolute NNN Lease**
- » Full Guaranty with Crown Wireless, Inc | 240 Locations
- » **Signalized Hard Corner Location in a High Traffic Area, Visible by 49,000+ Cars per Day Along W 42nd St and Andrews Hwy**
- » Adjacent to the Ector County Coliseum, a 42-Acre Complex Hosting Rodeos, Fairs, Trade Shows, Sporting Events, and More for Approximately 400,000 Visitors Annually
- » **125,212 Residents within a 5-Mile Radius - Projected to Increase 4%+ by 2030**
- » Average Household Income Exceeds \$91,000 in the Surrounding Area
- » **Surrounded by National Tenants: McDonald's, Wendy's, Dollar General, Whataburger, and More**



DEMOGRAPHICS

1-mile

3-miles

5-miles

Population

2030 Projection	12,320	76,274	130,571
2025 Estimate	12,116	73,842	125,212
Growth 2025 - 2030	1.68%	3.29%	4.28%

Households

2030 Projections	4,659	29,149	48,612
2025 Estimate	4,563	28,097	46,515
Growth 2025 - 2030	2.12%	3.74%	4.51%

Income

2025 Est. Average Household Income	\$70,389	\$86,639	\$91,801
2025 Est. Median Household Income	\$59,440	\$74,573	\$76,534

Tenant Overview



ATLANTA, GA
Headquarters



±4,700
Locations



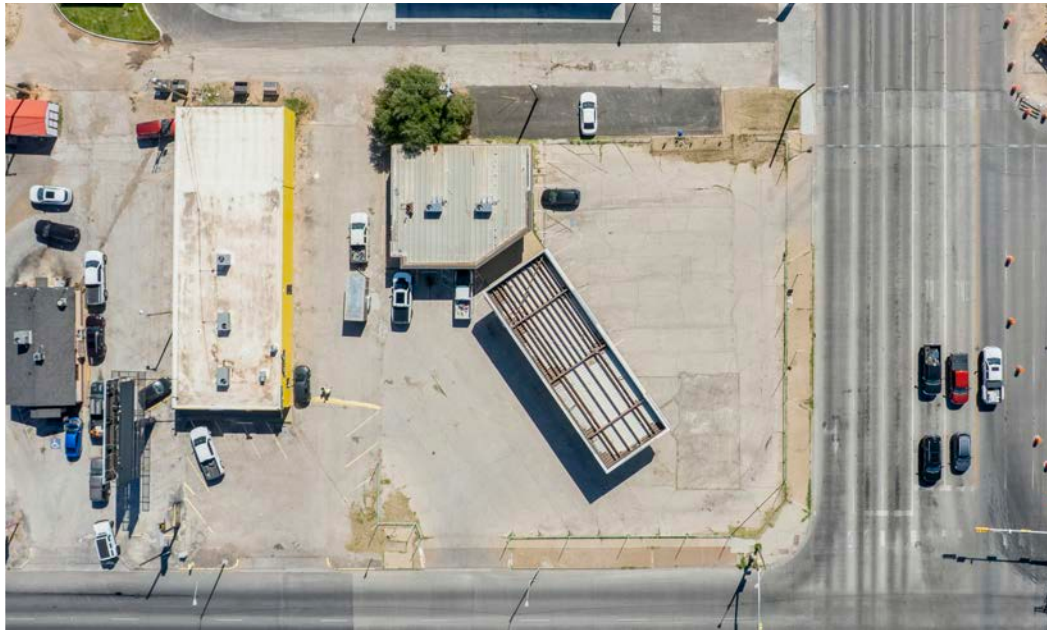
CRICKETWIRELESS.COM
Website

Cricket Wireless is a prepaid wireless service provider based in Atlanta, Georgia. Cricket offers an easy and high-quality wireless experience on their reliable nationwide network. Cricket's affordable, straightforward service plans include monthly taxes and do not require an annual contract. Customers also enjoy access to top-brand phones at affordable prices.

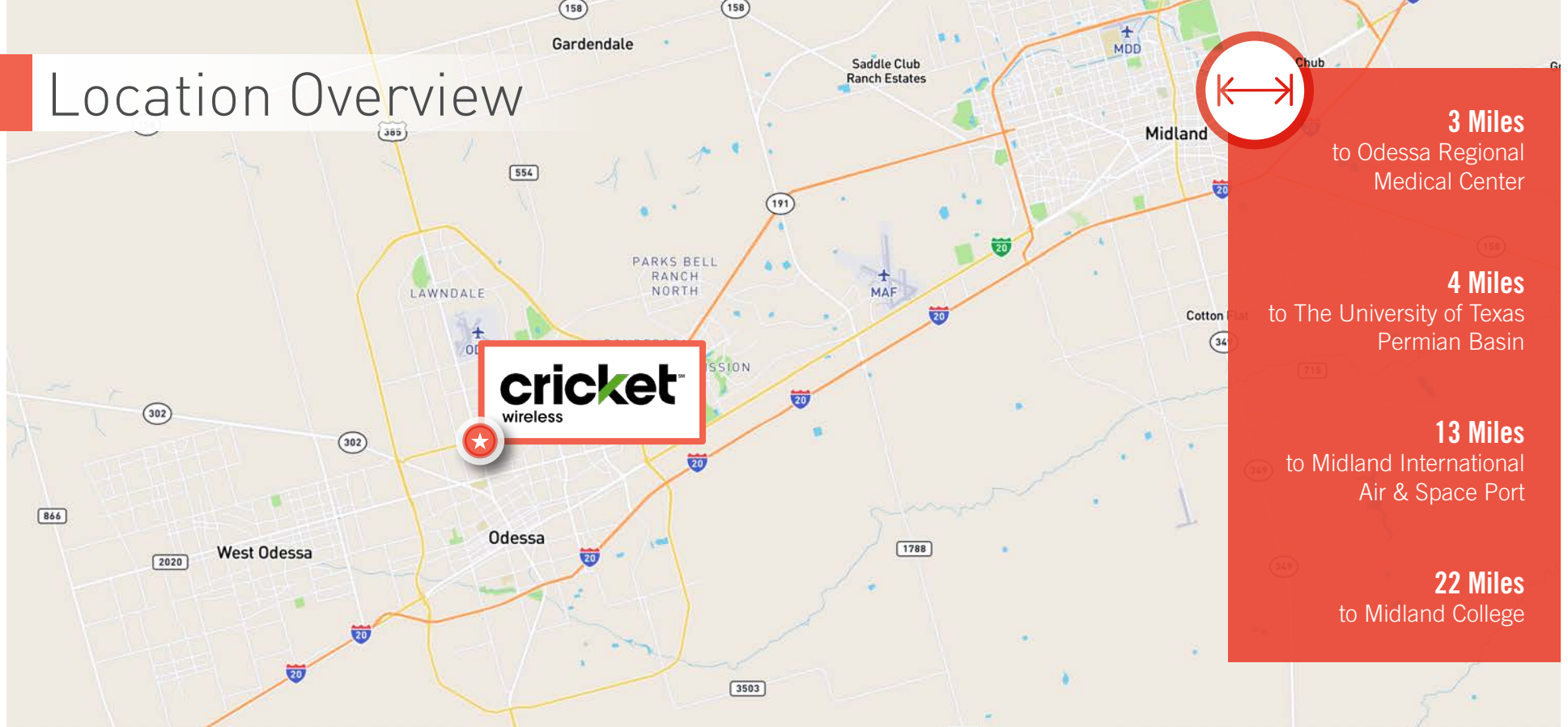
Cricket is a subsidiary of AT&T Inc. AT&T (NYSE: T) is the world's largest telecommunications company and the largest provider of mobile telephone services in the U.S. AT&T offers the nation's most reliable 5G, reaching more than 255 million people and more than 1,600 cities and towns in the U.S.

FRANCHISEE OVERVIEW: Crown Wireless Corp. was established in 2017 with the goal of offering customers leading-edge devices, service, and assistance, and has since emerged as one of the country's premier Cricket Authorized Retailers. Crown Wireless operates approximately 240 locations across the U.S.

Property Photos



Location Overview



Odessa is located in Ector County, Texas, with a small section extending into Midland County. The city's population is estimated at 114,428 people. It is the principal city of the Odessa Metropolitan Statistical Area, which includes all of Ector County. The metropolitan area is also a component of the larger Midland-Odessa combined statistical area, which has an estimated population of 320,513.

Downtown Odessa is an epicenter for local culinary arts and cuisine and is home to the finest first-class medical facilities in the West Texas region. Medical Center Health Systems and Odessa Regional Medical Center flank the downtown district to the west and east and are connected by the beautiful tree-lined Street Corridor. The Odessa Marriott Hotel and Conference Center, with 46,000-square-feet of meeting space, is located in the heart of downtown, in close proximity to shopping,

restaurants, and entertainment. Downtown Odessa is also home to City Hall, Ector County Courthouse, Ector County Library, and more.

Located in the heart of the Permian Basin, Odessa was founded in 1881 as a water stop and cattle-shipping point on the Texas and Pacific Railway. With the discovery of oil in West Texas in 1926, the city made a drastic change that focused on all things petroleum. Today, Odessa has diversified significantly, but is still considered one of the major oil field technology centers in the world.

Odessa is strategically located to be a major distribution center for international goods. According to data from the U.S. Department of Commerce, trade with Mexico continues to grow and provides tremendous benefits statewide. Odessa's key industries are medical, energy, distribution, manufacturing, and technology.



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

Marcus & Millichap	9002994	tim.speck@marcusmillichap.com	972-755-5200
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Tim A. Speck	432723	tim.speck@marcusmillichap.com	972-755-5200
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
Regulated by the Texas Real Estate Commission		Buyer/Tenant/Seller/Landlord's Initials	Date

Information available at www.trec.texas.gov
IABS 1-0

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NET LEASED DISCLAIMER

Marcus & Millichap hereby advises all prospective purchasers of Net Leased property as follows:

By accepting this Marketing Brochure, you agree to treat the information contained herein regarding the lease terms as confidential and proprietary and to only use such information to evaluate a potential purchase of this net leased property.

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Marcus & Millichap has not and will not verify any of this information, nor has Marcus & Millichap conducted any investigation regarding these matters. Marcus & Millichap makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Marcus & Millichap expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs. Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his her own

investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

CONFIDENTIALITY AGREEMENT

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 Marcus & Millichap and it should not be made available to any other person or entity without the written consent of Marcus & Millichap. 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 at this time, please return this offering memorandum to Marcus & Millichap.

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. Marcus & Millichap 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 or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the 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 to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap 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.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

For financing options, please reach out to:

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Capital Corporation

Tim Speck

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License #: 9002994

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