CORPORATE HOUSING - KENEDY, TX

NEQ OF COUNTY RD 329 & COUNTY RD 330
146 CR-329, KENEDY, TEXAS 78119

OFFERING MEMORANDUM

PRICE	CAP RATE	NOI	PROPERTY
$1,372,727.27	11%	$151,000	6 BLDGS | 21 BEDS/RENTALS

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JANICE LANDERS, CCIM
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resolutre.com

BUILDING OVERVIEW

PROPERTY ADDRESS	146 County Rd 329, Kenedy, TX 78119
LOCATION	NEQ of County Rd 329 & County Rd 330
COUNTY	Karnes County
SALE PRICE	$1,372,727.27
CAP RATE	11%
OCCUPIED	100%
PROPERTY DETAILS	
LAND SIZE	8.93 Acres
HOUSING	6 Buildings
BEDS/RENTALS	21
STORAGE	1 Shed
ZONING	None - County property is located just outside city limits
UTILITIES	Water and Septic

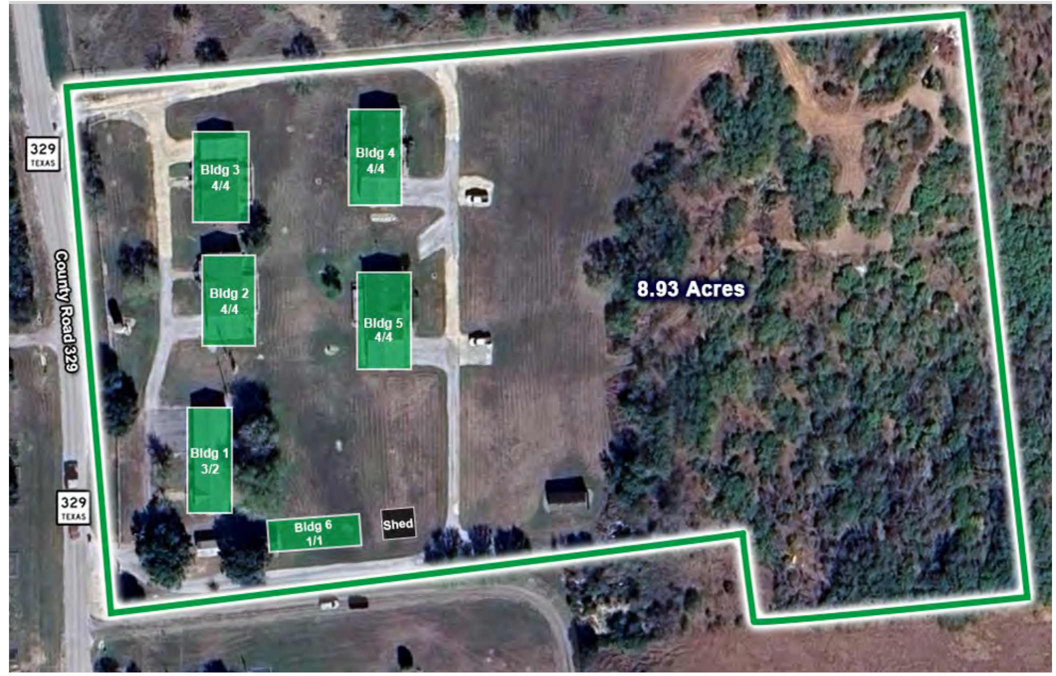
PRICE	CAP RATE	NOI	PROPERTY
$1,372,727.27	**11%**	**$151,000**	**6 BLDGS** **21 BEDS/RENTALS**

PROPERTY HIGHLIGHTS

- Turn Key Operation
- Cash flow of 11% cap with much upside
- Value add opportunity with 5 acres left to build on
- Includes 2 Storage units for the property
- Quiet, peaceful park-like setting
- Well maintained property
- Completely furnished units
- Karnes County is the 2nd highest oil producing US county

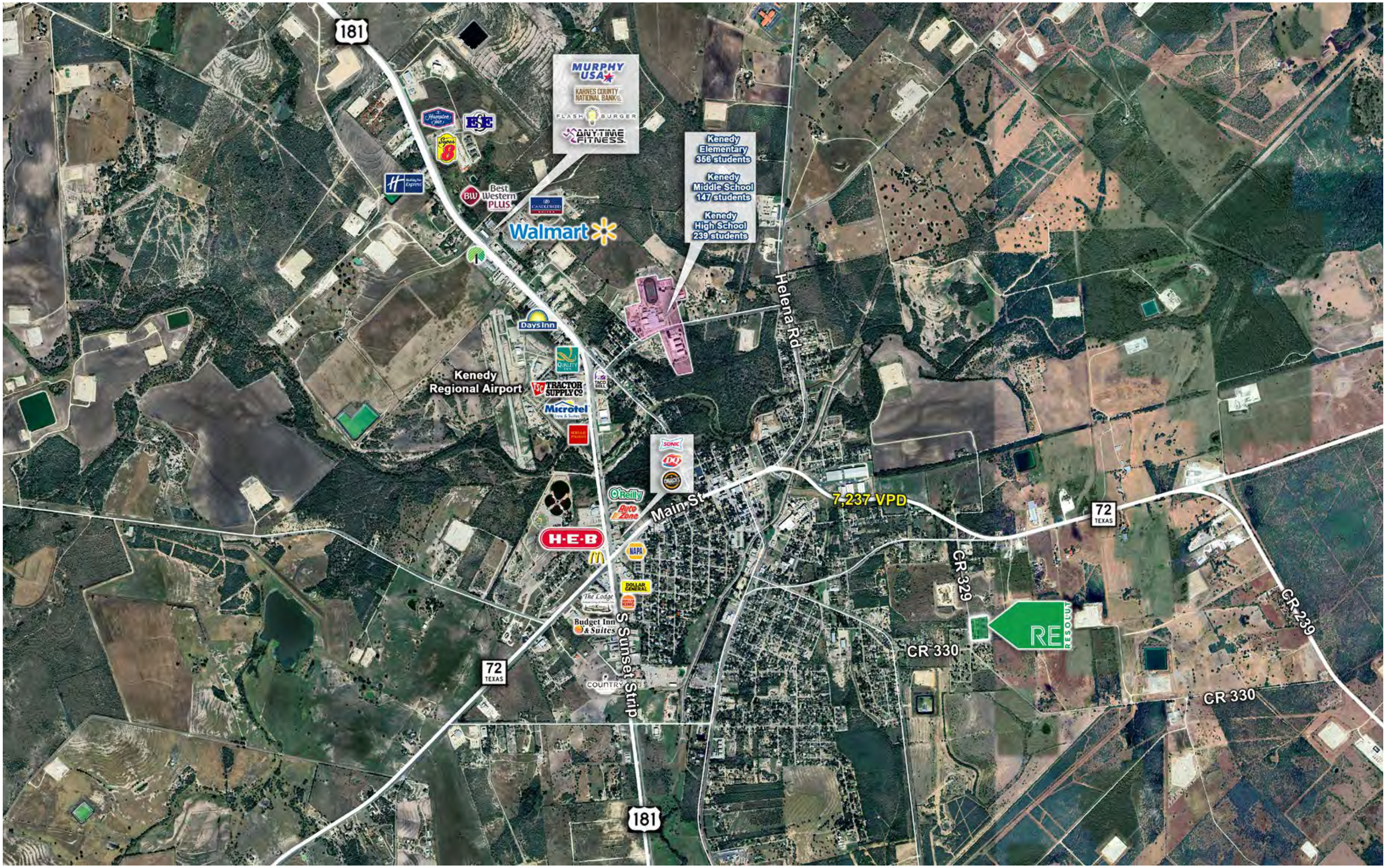
FEATURES AND AMENITIES

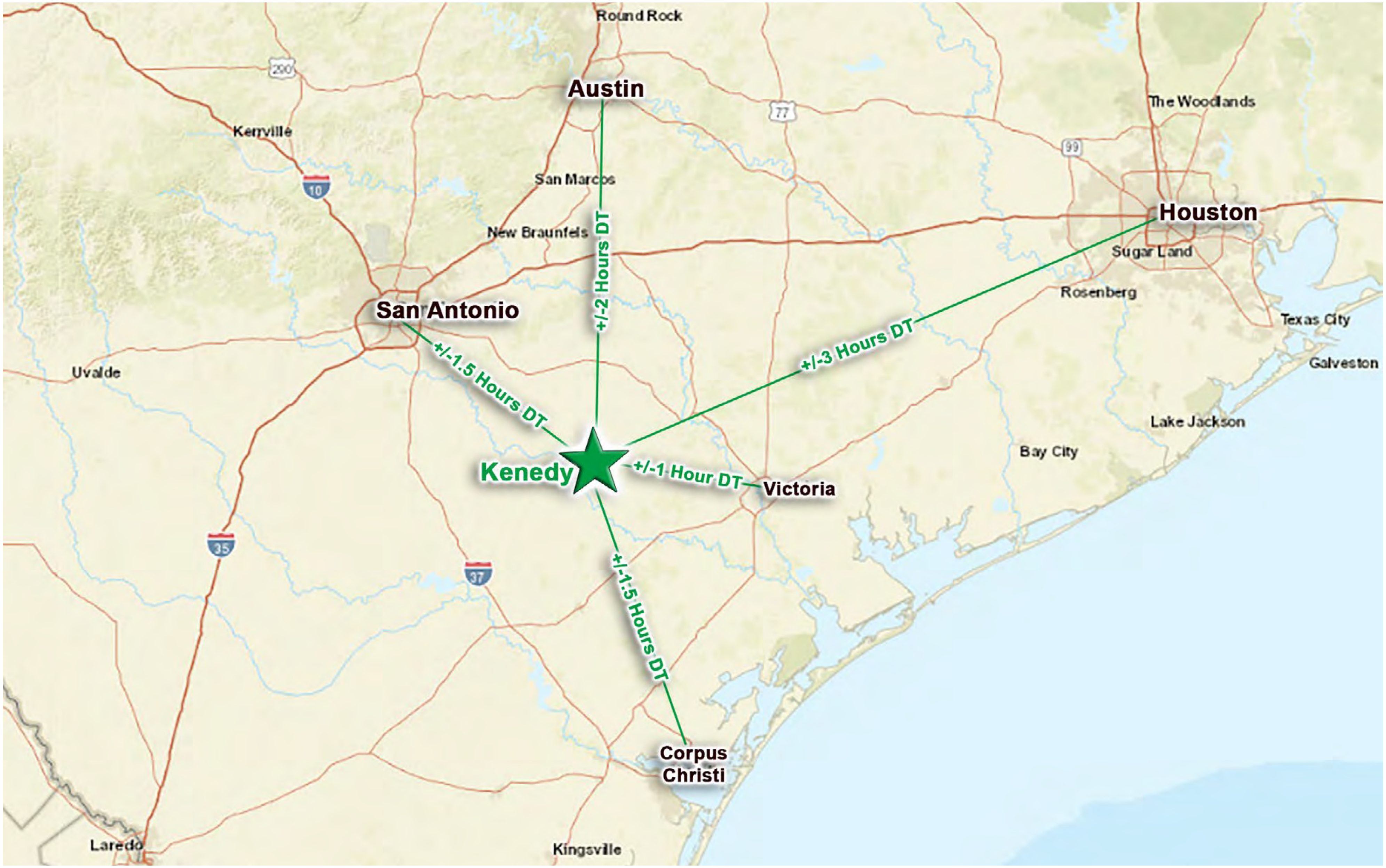
- Paved Streets
- Fully Furnished
- Covered Parking
- Cleaning Service
- Maintenance Service
- Large Decks & Outdoor Space
- BBQ Grills provided
- Washer & Dryer
- Business Center with Printer
- Patio Furniture
- Security Gates
- 60" HD TV
- TV, Internet, Cable, etc.



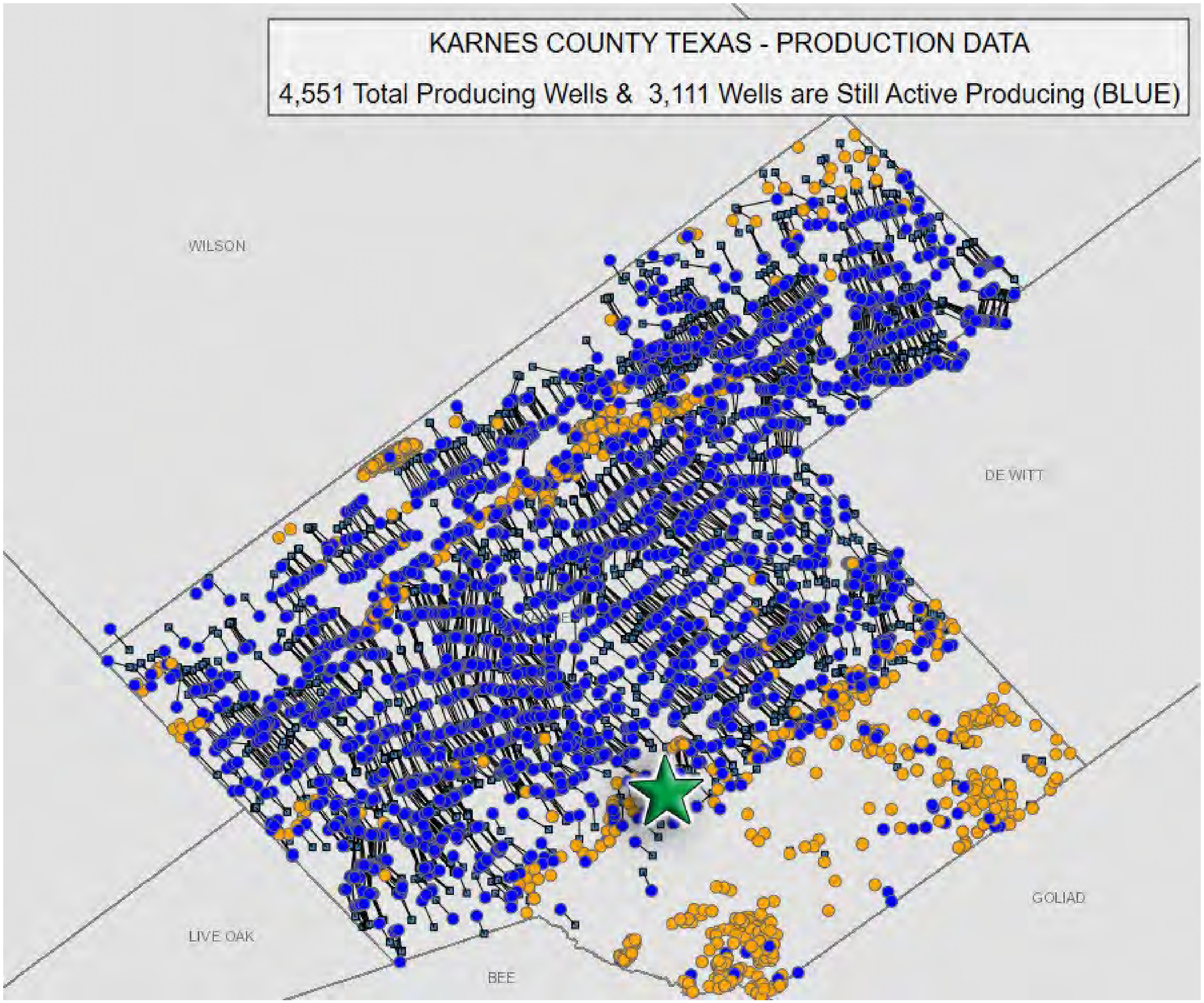

329
TEXAS
County Road 329
Bldg 3
4/4
Bldg 4
4/4
Bldg 2
4/4
Bldg 5
4/4
Bldg 1
3/2
Bldg 6
1/1
Shed
8.93 Acres
329
TEXAS

KENEDY AERIAL | 146 CR-329, Kenedy, Texas 78119




Round Rock
Austin
Kerrville
San Marcos
New Braunfels
+/-2 Hours DT
Houston
The Woodlands
Sugar Land
Rosenberg
San Antonio
+/-1.5 Hours DT
+/-3 Hours DT
Uvalde
Texas City
Galveston
Lake Jackson
Bay City
Kenedy
+/-1 Hour DT
Victoria
+/-1.5 Hours DT
Corpus Christi
Laredo
Kingsville
290
77
99
10
35
37

OIL AND GAS PRODUCING WELLS IN KARNES COUNTY | 146 CR-329, Kenedy, Texas 78119



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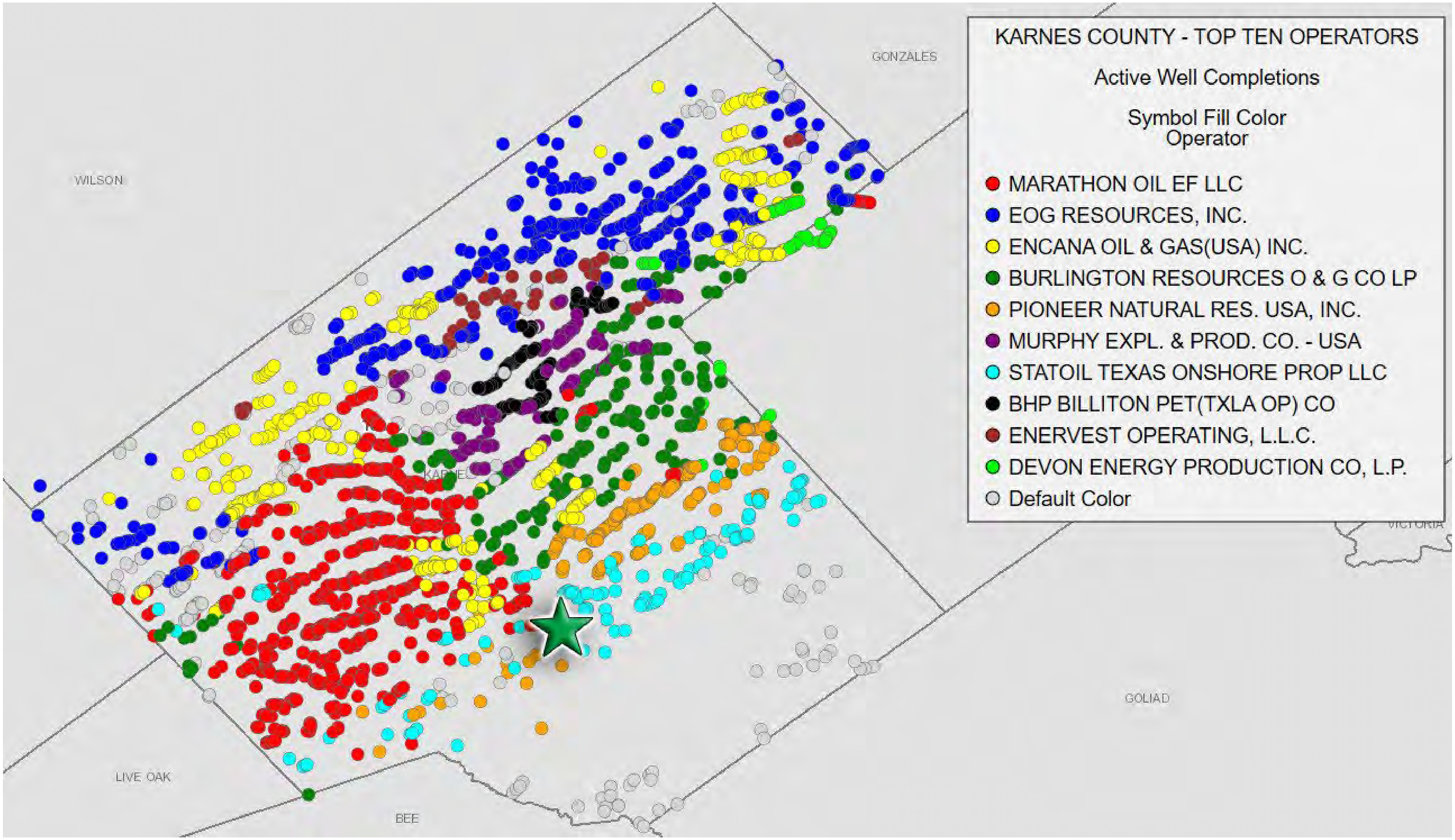
KARNES COUNTY - TOP TEN OPERATORS | 146 CR-329, Kenedy, Texas 78119



SOUTH TEXAS ENERGY LEADERS TARGET KARNES COUNTY FOR 15 NEW WELLS | 146 CR-329, Kenedy, Texas 78119

The South Texas Drilling Permit Roundup is a weekly review of new drilling permit applications filed with the Railroad Commission of Texas over a 67-county area of South Texas.

Three of the largest drillers in the Eagle Ford are seeking to expand their well sites in Karnes County.

EOG Resources Inc., Devon Energy Production Co. LP and Marathon Oil LLC filed a combined 15 applications last week to drill new wells in the oil-rich region, according to data from the Railroad Commission of Texas. They plan to drill five wells each.

EOG (NYSE: EOG) wants to drill five wells 2.4 miles northeast of Falls City. Thewells will target Eagleville field and have total depths of 11,500 feet. Total depth refers to the length of pipeline required for the horizontal and vertical sections of a well. Three of the five wells have been approved.

Devon (NYSE: DVN) wants to drill five wells 17.1 miles northeast of Karnes City. Three of the wells will target Sugarkane field, and two will target Eagleville field. Each well will have total depth of 14,000 feet. The wells are being mapped.

Marathon (NYSE: MRO) is seeking five oil wells targeting Eagleville field 9. miles northwest of Karnes City. The wells will have total depths of 22,000 feet. The wells have been approved.

Date Range: May 27 through June 3

New Permit Applications: 37

Companies Filing: 16

Most active county: Karnes County, with 15 applications

Most active company: EOG Resources, with eight applications

New and noteworthy: Drilling has slowed signifi cantly from its peak in the first week of May. After reaching a high of 75 drilling permit applications the weekof April 29, the number of permits processed by the RRC plunged to 32 thefollowing week, and 26 the week of May 13. Since then, drilling permitapplications have rebounded slightly, but still total less than half the numberprocessed at the beginning of the month.

Last week brought two new players into the Eagle Ford Shale. Three CExploration LLC is seeking a well in Dimmit County, and Dominance Energy isseeking a well in Fayette County. Dominance's well will target Giddings Field8.2 miles northeast of La Grange, and Three C's well will target Briscoe Ranch10 miles southwest of Carrizo Springs. Dominance's well has been approved,and Three C's well is being mapped.

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Karnes County continues to be a key player in the Eagle Ford Shale, with 2024 and early 2025 activity highlighting both steady drilling operations and new infrastructure development.

Drilling Activity Overview

In 2024–2025, ConocoPhillips Company has led the way with 154 wells drilled, far outpacing other operators. Devon Energy and EOG Resources followed with 45 and 25 wells respectively, showing strong, targeted development strategies. Notably, Murphy Exploration and 1776 Energy Operators have also been active, contributing to a total of hundreds of new wells drilled across the county.

Air Permit Insights

Air permitting data from the Texas Commission on Environmental Quality (TCEQ) offers a window into planned facility and infrastructure growth. ConocoPhillips once again tops the list with 25 permits issued, suggesting a pipeline of new projects underway. Other active permit holders include 1776 Energy Operators and Repsol Oil & Gas, both of which exhibit high permit-to-well ratios—a possible sign of upcoming development phases or pad expansion.

What the Trends Reveal

The combined drilling and permitting data shows:

Large operators like ConocoPhillips are maintaining full-cycle development strategies.

Mid-sized firms such as 1776 Energy and Repsol are highly active on the permitting side, signaling opportunity for infrastructure support services.

A shift toward centralized facility development and efficiency-focused drilling may be underway, especially among firms with high well counts but low new permitting.

Business Development Opportunities

For oilfield service providers, Karnes County is rich with potential

Facility design, construction, and emissions control services for high-permit operators.

Rig, water, and logistics support for mid-sized firms scaling up pad activity.

Software and automation solutions for drillers focused on cost efficiency and operational streamlining.

Bottom Line: Karnes County remains a hotbed of Eagle Ford development. Whether you're selling equipment, software, or services, the data shows who to watch—and where to strike.

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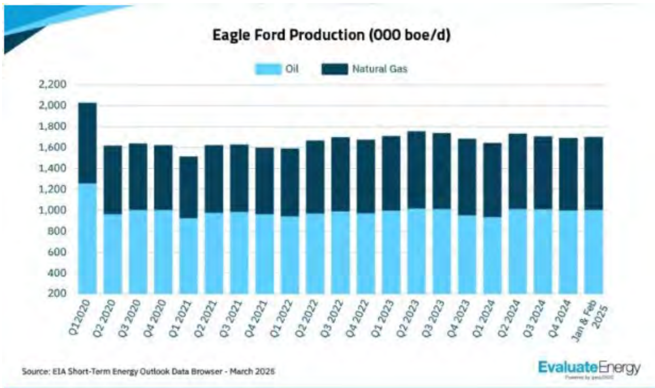
ADVANCED DRILLING TECHNOLOGIES BOOST EAGLE FORD PRODUCTIVITY | 146 CR-329, Kenedy, Texas 78119



Oil price fluctuations and an expected increase in demand for U.S. LNG exports have led many operators in the Eagle Ford to switch to higher gas yielding acreage.

Productivity has been boosted by improved drilling techniques including geosteering technology, proppant loading, increasing horizontal well lengths, plus machine learning and real-time data analytics.

This improvement in average gas production per rig, combined with a greater focus on gas production over oil, has delivered a greater yield despite the lack of new drilling ventures.

"During the fourth quarter… Eagle Ford exceeded estimates due to strong new well productivity and solid base performance," said Rick Muncrief, president and CEO, Devon Energy. [i]

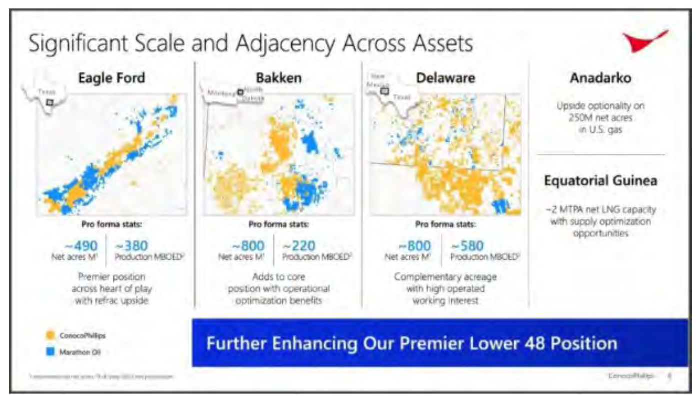
Infill drilling – where additional wells are drilled between existing wells to increase recovery rates – has also greatly improved productivity since it began over a decade ago. [ii]

Refracs allow companies to increase the productivity of existing wells by accessing untapped oil and gas in existing wells through re-stimulation of the reservoir. In its recent fourth quarter results [iii], BP said its BPX division, which operates in the Eagle Ford, reports that refracs were now creating more flow than the original motherbores, contributing to triple-digit plus returns in the region.

Natural gas shift in the Eagle Ford

Over the past decade, a depletion in prime drilling locations led to a reduction in new wells being drilled.

Eagle Ford lateral well lengths are typically shorter than those in the Permian Basin and other regions due to geological and operational factors. Heavy faulting and varying reservoir pressures can make long laterals more challenging. In the Permian [iv], Delaware [v] and Bakken/Williston basins, companies frequently drill wells with lateral lengths of up to and over 10,000 feet, while lateral lengths in the Eagle Ford average closer to 7,500 feet. [vi]

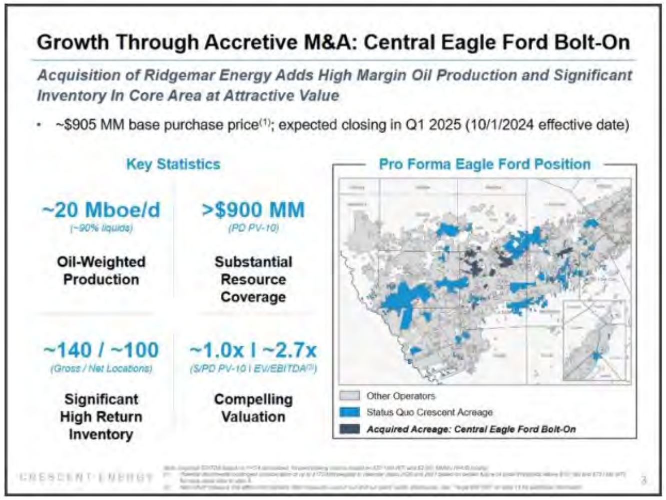


Recent data suggests break-even prices are slightly higher in the Eagle Ford than in other U.S. shale regions [vii], raising the possibility that diminishing returns may set in sooner than in other regions due to the formation's characteristics, despite increased production efficiency.

Anecdotal evidence suggests this has not started yet. For example, BP's BPX still expects triple digit returns for now and ConocoPhillips notes its Eagle Ford wells are still competitive.

"We're looking at the current well performance…. Eagle Ford looks very strong," said Nick Olds, EVP, Lower 48, ConocoPhillips. [viii]

Natural gas prices at the Eagle Ford shale – as measured at the Katy or Houston Ship Channel (HSC) hub – tend to have a narrower differential to Henry Hub prices than Waha hub prices in the Permian, largely due to pipeline capacity. [ix]



This has led companies such as Crescent Energy to boost gas-focused drilling in the Eagle Ford in recent quarters.

"Our Eagle Ford position is cored up across oil, and what we call a mixed area and then into dry gas...there is a little bit more gas drilling in the portfolio this year off stronger gas prices," said David Rockecharlie, CEO, Crescent Energy. [x]

Research [xi] by natural resource investors Goehring and Rozencwajg suggests shales are approaching a slowdown driven by depletion, rather than price or regulation, meaning higher prices may struggle to incentivize increased production. The researchers note that in the 1970s an increase in drilling in conventional oil and gas plays did not lead to an increase in production for a similar reason.

M&A can help firms consolidate resources and face this potential depletion issue with an improved portfolio of inventory and better drilling techniques because of pooled knowledge. ConocoPhillips's acquisition of Marathon in 2024 gives the company control of the latter's wells, the bulk of which were in the Eagle Ford.

The company plans to reduce the combined ConocoPhillips and Marathon capex spend in the Eagle Ford and Bakken by over $500 million in 2025 while maintaining flat production levels.

"We're confident in our ability to achieve an optimal plateau level at lower levels of activities versus stand-alone companies. Or, simply put, we need fewer rigs and fewer frac crews to achieve the same outcome," said Andy O'Brien, SVP of Strategy at ConocoPhillips. [xii]

Crescent Energy has realized synergies in excess of $100 million following its acquisition of SilverBow Resources in the Eagle Ford. It hopes for further value creation following five acquisitions announced in 2024, including a $905 million Ridgemar Energy acquisition, that combine to double the size of its Eagle Ford footprint. [xiii]

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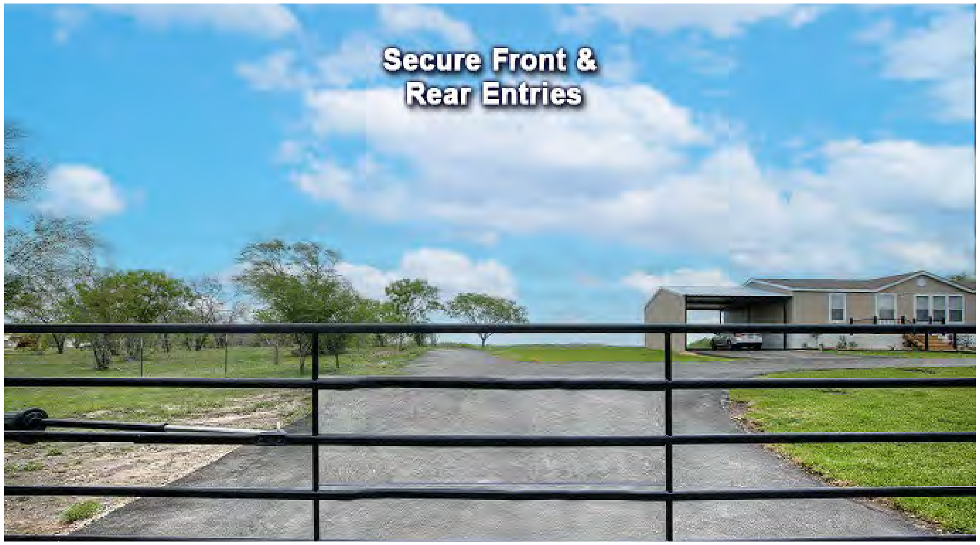
Back
Patio Deck


Security Fence


Four Bedroom/Four Bath
Approx. 1,825 sq. ft.


Street View


Secure Front &
Rear Entries


Extra Large Carports

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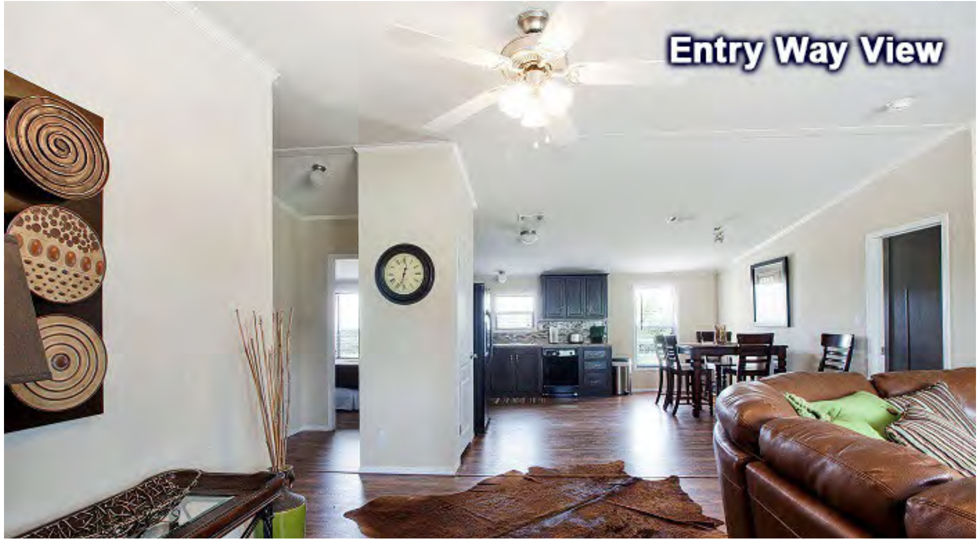


Bedroom Private Bath


Bedroom with Queen Bed


Hallway Between Bedrooms


Pricate Bathroom with
Extra Large Shower


Washer & Dryer


Utility Room
Washer & Dryer

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DIRECT 817.891.1372

Janice Landers began her real estate career in 2001 after selling her industrial supply company, which she also founded and operated. She has been actively involved in a broad range of real estate, such as land development, retail, medical, office, industrial, 1031 exchanges, acquisitions, tenant representation, leasing and sales.

She has also been successful in raising equity for real estate projects, negotiating joint ventures and working with EB-5. With her many years of experience putting together the right teams, she has sold thousands of acres of land and has leased/sold over one million square feet of commercial space. She also assembled over $150M in real estate, over $200M in joint venture assets for a REIT and helped put together a $500M fund.

She is a Certified Commercial Investment Member (CCIM) designee and member of the International Council of Shopping Centers (ICSC) and of the Central Texas Council of Realtors (CTCAR).

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