

SINGLE TENANT DRIVE-THRU EQUIPPED

Absolute NNN Investment Opportunity



15-Year Absolute NNN Lease | 2% Annual Increases | 2026 Construction



1800 Rankin Highway

MIDLAND TEXAS

ACTUAL SITE



EXCLUSIVELY MARKETED BY



BRITT RAYMOND

**EVP & Managing Principal
National Net Lease**

britt.raymond@srsre.com
D: 929.229.2614 | M: 704.517.4712
340 Madison Avenue, Suite 3E
New York, NY 10173
NY License No. 10491212709

KYLE FANT

**EVP & Managing Principal
National Net Lease**

kyle.fant@srsre.com
M: 973.632.1386
340 Madison Avenue, Suite 3E
New York, NY 10173
NY License No. 10401281546



NATIONAL NET LEASE

Broker of Record: Ryan Johnson, SRS Real Estate Partners-Southwest, LLC | TX License No. 525292

TABLE OF CONTENTS



4

INVESTMENT SUMMARY

Offering Summary
Investment Highlights

9

PROPERTY OVERVIEW

Aerials
Site Plan
Location Map

16

AREA OVERVIEW

Demographics

18

FINANCIALS

Rent Roll
Pricing Summary
Brand Profile

INVESTMENT SUMMARY



SRS National Net Lease is pleased to present the opportunity to acquire the fee simple interest (land & building ownership) in an absolute NNN leased Super Pollo investment property located in Midland, Texas. The tenant recently executed a brand new 15-year lease with two (2) 5-year renewal options, demonstrating long-term commitment to the site. The lease features 2% annual rental increases throughout the primary term and option periods, supporting steady NOI growth and providing a hedge against inflation. The property features brand new 2026 construction with high-quality materials, modern finishes, and drive-thru infrastructure. The lease is personally guaranteed by Andy Martinez, co-owner and principal of the Super Pollo brand, and structured as absolute NNN with zero landlord responsibilities, making it an ideal management-free investment opportunity for a passive or out-of-state investor.

The property is strategically positioned within a dense retail corridor along Rankin Highway, alongside national retailers including Walmart Supercenter, Tractor Supply Co., Take 5, and others. Newly developed neighboring brands such as Chick-fil-A and Whataburger further validate the trade area, drive consumer traffic, and promote cross-shopping activity at the site. The property also benefits from proximity to community anchors including IDEA Travis and Midland Freshman High School, which contribute to consistent daily traffic. Additionally, the site is surrounded by numerous multifamily communities, including Park Glen, Palladium Midland, The Azure, Flatz 432, Constellation Ranch, and Compass Pointe, providing a direct residential consumer base. The 5-mile trade area is supported by more than 110,200 residents and 60,400 employees, with an average household income exceeding \$110,000.

PROPERTY PHOTOS



PROPERTY PHOTOS



OFFERING SUMMARY



OFFERING

Price	\$3,089,000
Net Operating Income	\$193,056
Cap Rate	6.25%
Guaranty	Personal
Tenant	Super King 2022, LLC (dba Super Pollo)
Lease Type	Absolute NNN
Landlord Responsibilities	None
Sales Reporting	No
ROFO/ROFR	No

PROPERTY SPECIFICATIONS

Rentable Area	2,122 SF
Land Area	0.41 Acres
Property Address	1800 Rankin Highway Midland, Texas 79701
Year Built	2026
Parcel Number	R000230699
Ownership	Fee Simple (Land & Building Ownership)



Brand New 15-Year Lease | Options To Extend |

2% Annual Rental Increases | 2026 Construction | Drive-Thru Equipped

- The tenant recently executed a brand new 15-year lease with two (2) 5-year extension options, demonstrating long-term commitment to the site
- 2% annual rental increases throughout the primary term and option periods support steady NOI growth and provide a hedge against inflation
- 2026 construction featuring high-quality materials, modern finishes, and drive-thru infrastructure

Personally Guaranteed | Backed By A Diversified Owner-Operator

- The lease is personally guaranteed by Andy Martinez, co-owner and principal of the Super Pollo brand, directly aligning the guarantor's personal financial interest with the long-term performance of the lease
- The guarantor maintains a diversified personal real-estate and business portfolio across West Texas, supporting the strength behind the guaranty
- A personal guaranty from the brand's owner reflects conviction in the Midland trade area and long-term commitment to the lease and the broader West Texas footprint

Proven, Multi-Unit Operator | Third-Generation Family Business

- Super Pollo is a third-generation, family-owned restaurant brand established in 1966 in Rubio, Chihuahua, Mexico, and grown across the U.S. over nearly six decades — from its founding generation through the Martinez family's expansion into Nebraska, Kansas, and ultimately West Texas
- Owned and operated by twin brothers Andy and Eidy Martinez, who took over the family business and have led its growth across the Permian Basin, demonstrating hands-on, owner-operator commitment
- Anchored by an established and growing regional presence — including existing locations in Andrews and Odessa — backed by a multi-year operating track record across multiple units

Differentiated Regional Concept |

Loyal Customer Base & Multi-Channel Demand

- Super Pollo specializes in charbroiled “pollos asados” — chicken marinated in a signature citrus family recipe — alongside ribs, fajitas, tacos, and sausage, setting the brand apart from typical fried-chicken and fast-food competitors
- Strong local brand equity and a repeat, community-driven customer base built over years of operation in the region
- Super Pollo complements its dine-in and drive-thru restaurants with a fleet of catering trailers serving the Permian Basin oilfield workforce, broadening the customer base and diversifying demand across retail and commercial channels

Dense, High-Traffic Retail Corridor | National Credit Co-Tenancy

- Positioned along Rankin Highway (22,200 VPD), just off State Highway 158 / Interstate 20 (50,900 VPD), within an established retail corridor anchored by Walmart Supercenter, Tractor Supply Co., and Take 5
- Newly developed national QSR neighbors — including Chick-fil-A and Whataburger — validate the trade area, draw consistent traffic, and promote cross-shopping to the immediate intersection
- Further supported by adjacent community anchors including IDEA Travis and Midland Freshman High School, generating steady daily consumer traffic

Affluent, Expanding Trade Area | Strong Demographics

- More than 110,200 residents within five miles — projected to grow to 113,400+ by 2030 — with an average household income exceeding \$110,000
- 60,400+ employees within five miles, supported by a Permian Basin regional labor pool of more than 260,000, creating a deep daytime population
- Immediate residential base bolstered by numerous large multifamily communities — including Park Glen, Palladium Midland, The Azure, Flatz 432, Constellation Ranch, and Compass Pointe — totaling thousands of units
- Ideally aligned with Super Pollo's dual customer base, local families plus the oilfield workforce the brand already serves through its restaurants and catering operations, with a drive-thru format built to capture commuter and grab-and-go demand

PROPERTY OVERVIEW



LOCATION



Midland, Texas
Midland County

ACCESS



Rankin Highway: 1 Access Point

TRAFFIC COUNTS



Rankin Highway: 22,200 VPD
State Highway 158/Interstate 20: 50,900 VPD

IMPROVEMENTS



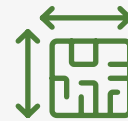
There is approximately 2,122 SF of building area

PARKING



There are approximately 16 parking spaces on the owned parcel.
The parking ratio is approximately 7.5 stalls per 1,000 SF of rentable area.

PARCEL



Parcel Number: R000230699
Acres: 0.41
Square Feet: 18,034

CONSTRUCTION



Year Built: 2026

ZONING



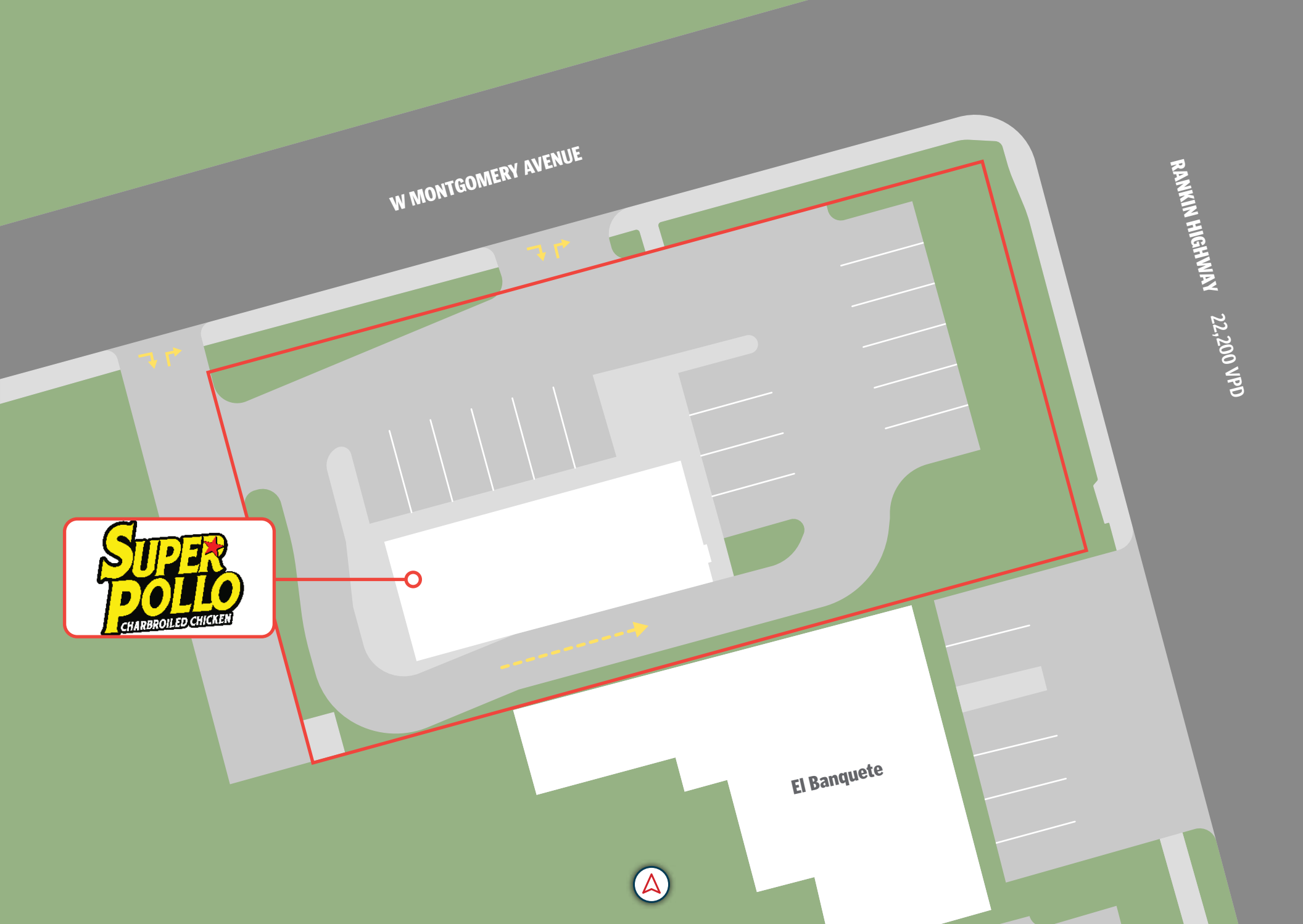
Regional Retail (RR)











W MONTGOMERY AVENUE

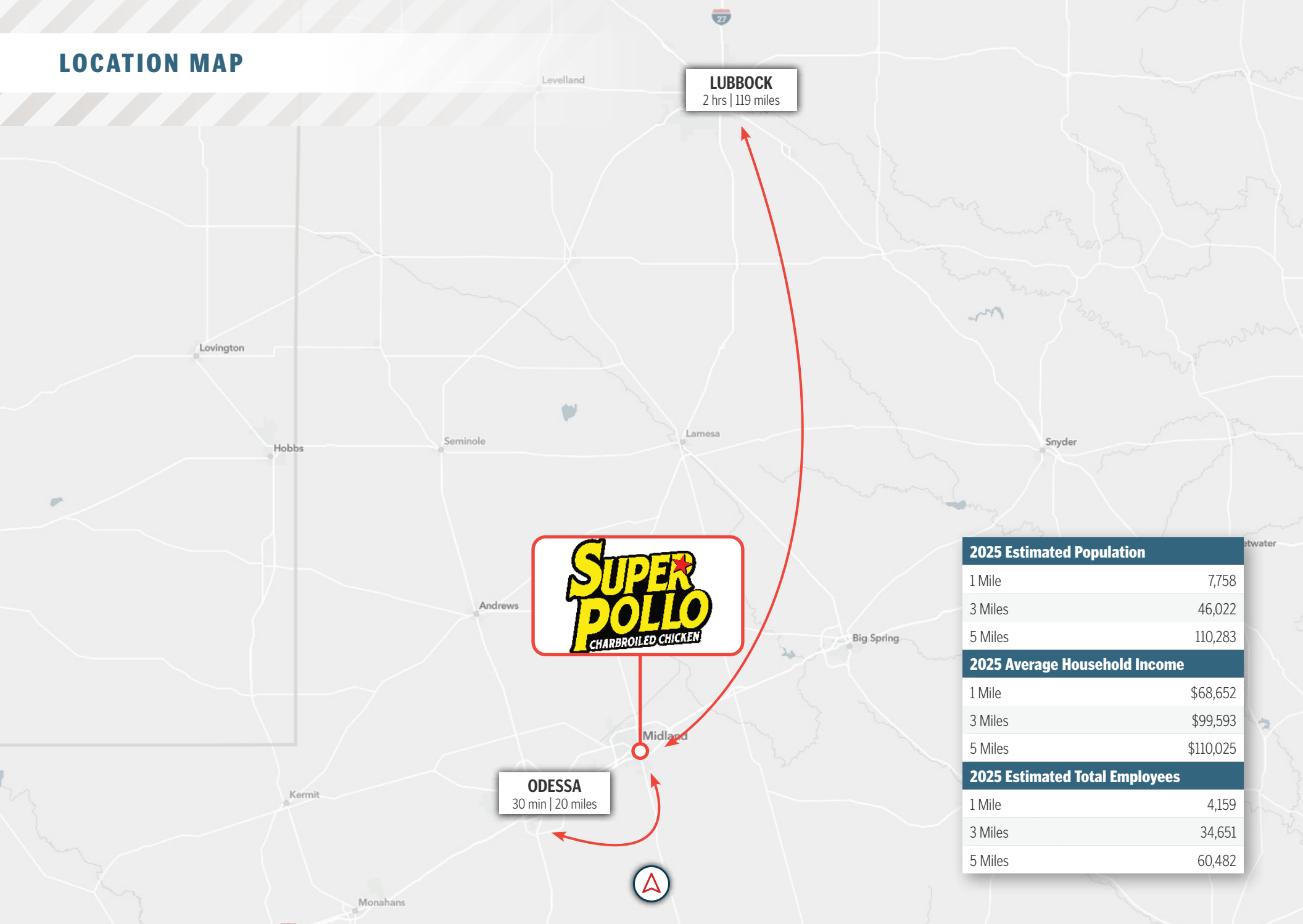
RANKIN HIGHWAY 22,200 VPD

**SUPER
POLLO**
CHARBROILED CHICKEN

El Banquete



LOCATION MAP



2025 Estimated Population	
1 Mile	7,758
3 Miles	46,022
5 Miles	110,283
2025 Average Household Income	
1 Mile	\$68,652
3 Miles	\$99,593
5 Miles	\$110,025
2025 Estimated Total Employees	
1 Mile	4,159
3 Miles	34,651
5 Miles	60,482

AREA OVERVIEW



MIDLAND, TEXAS

Midland is a city and the county seat of Midland County, Texas, located in the Southern Plains of the state's western region, with a small portion extending into Martin County. Midland has a 2026 population of 148,908.

Historically rooted in the oil and gas industry, Midland continues to diversify into sectors such as aerospace and distribution. The city is home to major corporate headquarters offering high-paying jobs while maintaining a strong community atmosphere. Located in the Permian Basin, Midland benefits from a regional labor pool of more than 260,000 professionals with technical and industry-specific expertise.

Midland International Air & Spaceport plays a key role in the city's diversified economy. The adjacent Midland Space Business Park supports aerospace and related industries focused on developing components and equipment for the commercial space sector. The city's growth has also been supported by its airport infrastructure, including Midland International Airport and Midland Airpark.

Midland offers a variety of cultural and recreational amenities, including the Midland County Museum, Permian Basin Petroleum Museum, American Airpower Heritage Museum, and Museum of the Southwest. Residents and visitors also enjoy numerous parks such as Tolbert Park, Trinity Park, and Fasken Park, along with retail destinations like Midland Park Mall. The city is also home to the childhood residence of former President George W. Bush.

Educational institutions in Midland include Midland College and the International Business School. The city also hosts the Texas Tech University Health Sciences Center Permian Basin Campus' physician assistant program.

The closest major airport is Midland International Airport, located approximately 11 miles from the city center.



AREA DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
Population			
2025 Estimated Population	7,758	46,022	110,283
2030 Projected Population	8,504	47,339	113,463
2010 Census Population	6,318	44,551	102,382
Projected Annual Growth 2025 to 2030	1.85%	0.57%	0.57%
Historical Annual Growth 2010 to 2020	1.93%	0.62%	0.79%
Households & Growth			
2025 Estimated Households	2,501	16,382	41,013
2030 Projected Households	2,829	17,177	42,995
2010 Census Households	1,818	15,166	37,654
Projected Annual Growth 2025 to 2030	2.50%	0.95%	0.95%
Historical Annual Growth 2010 to 2020	2.42%	0.59%	0.56%
Income			
2025 Estimated Average Household Income	\$68,652	\$99,593	\$110,025
2025 Estimated Median Household Income	\$58,189	\$76,326	\$85,959
2025 Estimated Per Capita Income	\$23,314	\$35,668	\$40,981
Businesses & Employees			
2025 Estimated Total Businesses	411	3,205	5,564
2025 Estimated Total Employees	4,159	34,651	60,482



RENT ROLL



LEASE TERM				RENTAL RATES							
Tenant Name	Square Feet	Lease Start	Lease End	Begin	Increase	Monthly	PSF	Annually	PSF	Recovery Type	Options
Super King 2022, LLC (dba Super Pollo)	2,122	6/17/2026	6/30/2041	Current	-	\$16,088	\$7.58	\$193,056	\$90.98	Absolute NNN	2 (5-Year)
(Personal Guaranty)				6/17/2027	2%	\$16,410	\$7.73	\$196,917	\$92.80		

2% annual rental increases thereafter throughout the primary term and option periods

FINANCIAL INFORMATION

Price	\$3,089,000
Net Operating Income	\$193,056
Cap Rate	6.25%
Lease Type	Absolute NNN

PROPERTY SPECIFICATIONS

Year Built	2026
Rentable Area	2,122 SF
Land Area	0.41 Acres
Address	1800 Rankin Highway Midland, Texas 79701



FOR FINANCING OPTIONS AND LOAN QUOTES:

Please contact SRS Debt & Equity at debtandequity@srsre.com

BRAND PROFILE



SUPER POLLO

superpollotx.com

Company Type: Private

Locations: 12

Super Pollo is a popular regional Mexican restaurant chain specializing in grilled chicken (pollos asados) and fajitas, and a 3rd generation business that was established in Rubio, Chihuahua, Mexico in 1966. They have a total of 12 restaurants around Nebraska, Kansas and Texas. They have now also expanded their business to include 10 catering trailers to satisfy all of their customer needs in the oilfield business.

Source: superpollotx.com



THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

300+

TEAM
MEMBERS

29

OFFICES

\$6.5B+

TRANSACTION
VALUE

company-wide
in 2025

930+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2025

\$3.5B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2025



© 2026 SRS Real Estate Partners, LLC. All rights reserved.

All information in this document and related marketing materials is confidential and intended solely for the recipient and their authorized representatives. This document was prepared by SRS Real Estate Partners, LLC ("SRS") and approved for distribution. While reasonable efforts were made to ensure accuracy, SRS and those represented by SRS make no guarantees, representations, or warranties—express or implied—regarding the completeness or accuracy of the information provided, whether in this document or any other form of communication. Documents have been referred to in summary and should not be considered legal analysis. This material is not all-inclusive and may not contain all the information you require. Any financial projections are provided for reference only and reflect assumptions as of the date of preparation. They may not account for changes in economic performance, market conditions, or future activities related to the property. These materials were created for marketing purposes only and no recipient should make any investment decision predicated on the information contained within. Recipients are strongly encouraged to conduct their own independent evaluation and analysis of any received information and of the subject property.

SRSRE.COM/CapitalMarkets