



MHG Commercial
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1702 E McNair Drive
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INDUSTRIAL INVESTMENT

21,375 SF | 3.52 ACRES | SIX GRADE-LEVEL DOORS

10104-10204 FARM TO MARKET 307

MIDLAND, TEXAS 79706

BUILT FOR THE WORK.



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Broker of Record:
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INCOME IN PLACE. INDUSTRIAL UTILITY.

\$4.0M

OFFERING PRICE

\$315K

ANNUAL NNN INCOME

7.88%

CAP RATE

\$187.13

PRICE PER SQUARE FOOT



This offering pairs NNN income with a two-building industrial property designed for real operating use. The hard asset includes open warehouse areas, six grade-level doors, office support space, and a low-coverage 3.52-acre site along FM 307.

- Two industrial buildings on two parcels
- Building 1 with office built in 2014
- Class B warehouse built in 2019
- Commercial zoning
- FM 307 frontage with I-20 connectivity

21,375 SF OF INDUSTRIAL SPACE**INCOME TODAY**

Reported annual NNN income provides an immediate yield at acquisition, subject to lease and rent-roll verification.

INDUSTRIAL FUNDAMENTALS

Multiple doors, broad warehouse floors, office support, and usable site area help protect long-term tenant utility.

REGIONAL RELEVANCE

Midland location and FM 307 access position the asset for Permian Basin service, distribution, and contractor demand.

THE REAL ESTATE AND THE RETURN

GOING-IN RETURN

7.88%

$\$315,000 / \$4,000,000 = 7.875\%$

Rounded to 7.88%. Calculation uses reported annual NNN income.

REPORTED REVENUE PROFILE

\$315,000

\$26,250

AVERAGE MONTHLY EQUIVALENT

\$14.74

ANNUAL INCOME PER BUILDING SF

21,375 SF

RENTABLE BUILDING AREA

3.52 AC

COMBINED SITE AREA

2

INDUSTRIAL BUILDINGS

6

GRADE-LEVEL DOORS

2019

YEAR BUILT

CLASS B

INDUSTRIAL
CLASSIFICATION

- Metal industrial construction with concrete warehouse floors
- Open warehouse areas supporting racking, staging, equipment, and material handling
- Built-out office and administrative support component

- Multiple personnel and grade-level access points
- Asphalt and gravel circulation areas for vehicles and deliveries
- FM 307 frontage and professional front-office presentation

A FACILITY TENANTS CAN ACTUALLY USE.



OPEN FLOOR. MULTIPLE DOORS.

WAREHOUSE FUNCTION

Broad floor plates, concrete surfaces, translucent wall panels, and suspended lighting support storage, staging, and daily operations.

LOADING ACCESS

Six grade-level doors distributed across the two buildings provide multiple operating positions and flexible circulation.



TENANT RETENTION LOGIC

Useful industrial design can reduce friction for the current user and preserve reletting options for future industrial demand.



LOCATION AND CONNECTIVITY

FM 307 FRONTAGE. I-20 CONNECTIVITY. PERMIAN BASIN REACH.



The property fronts FM 307 in Midland's eastern industrial corridor. Convenient access to Interstate 20, supporting service and distribution activity across Midland, Odessa, Stanton, Big Spring, and the broader Permian Basin.

LOCATION ADVANTAGES

- FM 307 frontage and visibility
- Connection to Midland's major east-west transportation network
- Regional reach for energy service, construction, and distribution users
- I-20 corridor improvements intended to add capacity and improve access



The surrounding area supports a growing mix of industrial, construction, energy-service and locally owned businesses, including roofing, landscaping, solar, equipment and contractor operations. Nearby properties are also attracting new industrial investment, while ProPetro Services and other oilfield-related companies reinforce the area's connection to the Permian Basin economy. At the same time, continued residential development, expanding schools and new retail in the Greenwood area are bringing more employees, customers and services to the corridor. This combination of industrial activity, community growth and convenient access to I-20 strengthens the property's long-term appeal as an income-producing industrial investment.

CURRENT YIELD WITH AN INDUSTRIAL HARD-ASSET STORY.



IMMEDIATE INCOME

Reported \$315,000 annual NNN income creates a 7.88% going-in return at the asking price.

FUNCTIONAL REAL ESTATE

Two buildings, six doors, office support, and open warehouse areas broaden industrial utility.

LOW SITE COVERAGE

Approximately 14% building coverage leaves meaningful circulation and operational site area.

REGIONAL DEMAND BASE

Midland and Permian Basin connectivity supports energy, trade, service, and distribution users.

THE CASH FLOW GETS ATTENTION. THE REAL ESTATE SUPPORTS THE STORY.



INDUSTRIAL INCOME. WEST TEXAS ASSET.

For offering details, property access, and next steps:

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MHG Commercial was built for clients who need more than a sign in the ground and a standard playbook. We are a team of Arizona commercial real estate advisors who think independently, dig deeper, and stay hands-on from the first conversation through closing.

We know the best opportunity is not always the most obvious one. Sometimes it takes creativity, local knowledge, and a willingness to do the work others will not. Whether representing a property owner, investor, landlord, or tenant, we bring strategy, straight talk, and a relentless focus on moving the deal forward.

We may be the dark horse, but we never enter a deal expecting to finish second.

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