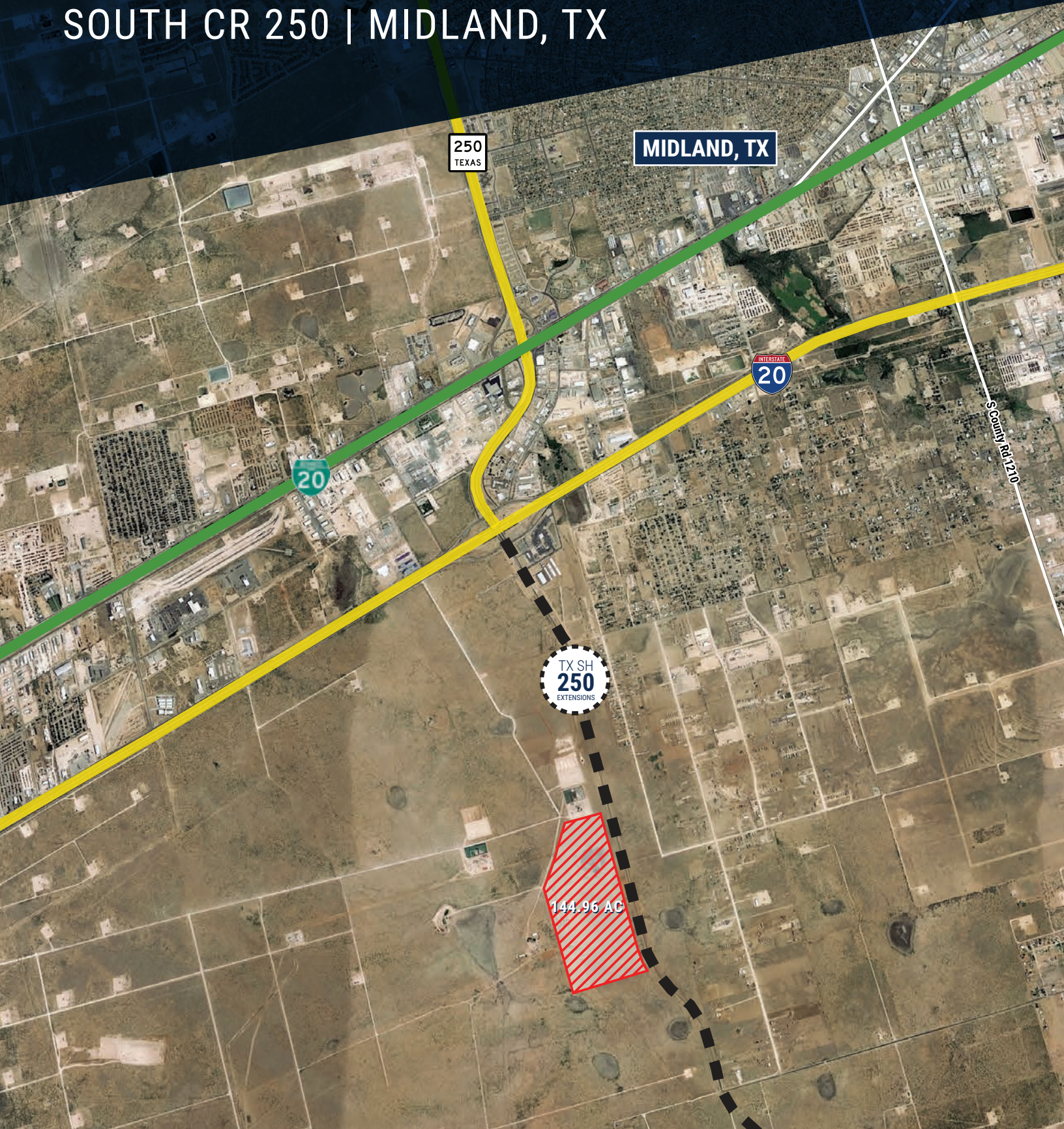


LAND FOR SALE
144.96 ACRES
SOUTH CR 250 | MIDLAND, TX



250
TEXAS

MIDLAND, TX

INTERSTATE
20

20

South Cr 1210

TX SH
250
EXTENSIONS

144.96 AC



AFFILIATED BUSINESS DISCLOSURE

Newmark Knight Frank (the "Agent") has been engaged as the exclusive sales representative for the sale of South CR 250, Midland, TX (the "Property") by 'Ownership' (the "Seller").

This Memorandum does not constitute a representation that the business or affairs of the Property or Seller since the date of preparation 11/1/2019 of this Memorandum have remained the same. Analysis and verification of the information contained in this Memorandum are solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request of interested and qualified prospective purchasers. Seller and Agent each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property, and/or terminate discussions with any party at any time with or without notice. Seller reserves the right to change the timing and procedures for the Offering process at any time in Seller's sole discretion. Seller shall have no legal commitment or obligations to any party reviewing this Memorandum, or making an offer to purchase the Property, unless and until such offer is approved by Seller, and a written agreement for the purchase of the Property has been fully executed and delivered by Seller and the Purchaser thereunder.

This Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting this Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not forward, photocopy or duplicate it, that you will not disclose this Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Seller or Agent, and that you will not use this Memorandum or any of the contents in any fashion or manner detrimental to the interest of Seller or Agent.

EXECUTIVE SUMMARY

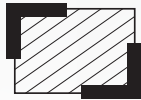
The Midland commercial development market has been active over the last few years with newer industrial facilities and additionally; corporate campuses expanding outside of the Central Business District (CBD). There have been a number of oil & gas related companies that have recently developed their own industrial service properties along I-20 and private type business parks for the office functions as well with the I-20 and Loop 250 W area of town. Additionally, the retail in this area (just north of I-20 & along Loop 250 W) has had tremendous activity with new concepts such as new strip centers, groceries (HEB) and multiple hotels to support the community.

The property location is just over 1 mile south of I-20 with 4,058.4 feet of frontage along the future expansion of Loop 250 W going south. There have already been a number of new commercial assets being constructed within this immediate area such as new gas stations, hotels, and industrial office/warehouse (flex) construction. This 144.96 acre site is prime for development as it can service a number of different types of business functions since it sits right outside the city limits and has no easements on site.

PRICE: Call For Details



144.96 ACRES | SOUTH CR 250, MIDLAND, TX



SUBJECT PROPERTY
144.96 ACRES
(6,314,457.60 SF)



LOCATION
OUTSIDE THE CITY OF MIDLAND



WATER WELL
ONSITE



4,058.4 FT FRONTAGE
ALONG THE FUTURE EXPANSION OF SOUTH LOOP 250 FROM I-20



±100 FT EASEMENTS
RUNNING ALONG NORTH AND SOUTH BOUNDARY LINES



±30,000 CARS
TRAVELING IN THE AREA OF LOOP 250 AND I-20 DAILY



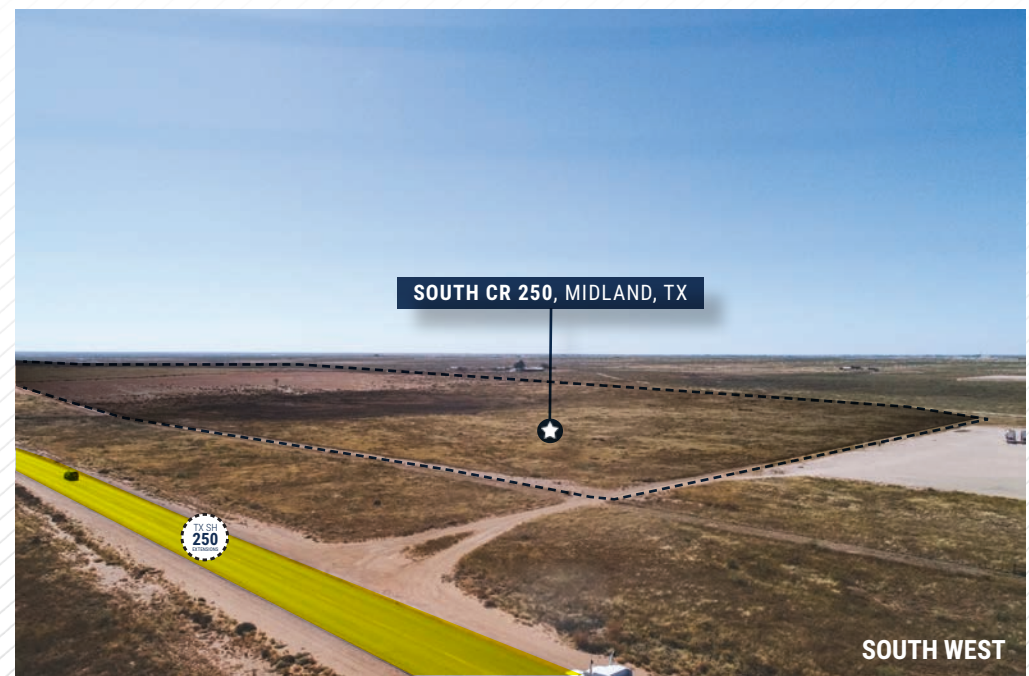
20 MIN
FROM MIDLAND AIRPORT

MIDLAND, TX



**SOUTH CR 250
MIDLAND, TX**

1	Midland International Air & Space Port (AIRPORT)	8	PROPOSED LOCATION OF NEW MIDD HIGH SCHOOL
2	Suburban, Loves Travel Stops, Delak	9	PROPOSED COSTCO WHOLESALE
3	CINERGY, HAWTHORN SUITES BY WYNDHAM, FOUR POINTS BY SHERATON	10	Schlumberger MIDLAND HEADQUARTERS
4	H-E-B	11	PROPETRO
5	Chevron, OXY, Anadarko Petroleum Corporation	12	ARENA & PAVILION
6	REGIONAL OFFICE eog resources	13	UNIVERSAL PRESSURE PUMPING, INC.
7	Residence INN BY MARRIOTT, COURTYARD MARRIOTT, Hilton Garden Inn, TOWNEPLACE SUITES MARRIOTT	14	WEA OIL & GAS





35.3
MEDIAN AGE



175,387
POPULATION



\$99,312
AVERAGE
HOUSHOLD
INCOME



\$237,697
MEDIAN
HOME VALUE



75%
FASTEST GROWING
COLLEGE IN TEXAS
(2013 - 2018)



MAF
8TH IN TEXAS FOR PRIMARY
COMMERCIAL SERVICE
AIRPORTS

MIDLAND OVERVIEW

POPULATION

The city of Midland, TX holds a population of +/- 150,00 residents, according to the latest Census Bureau's estimates. The population has grown by approximately 28% from the level reported in the 2010 census, according to the data provided by the bureau. The labor force participation rate in the Midland is estimated to be 70%, resulting in a labor force population of 103,838 people.

EMPLOYMENT

As of September 2019, the Midland area had a total non-farm payroll count of 111,700, according to data from the Bureau of Labor Statistics. The Unemployment rate in the metro was at the low of 2.2% at the time of the reporting compared to the national rate of 3.5%.

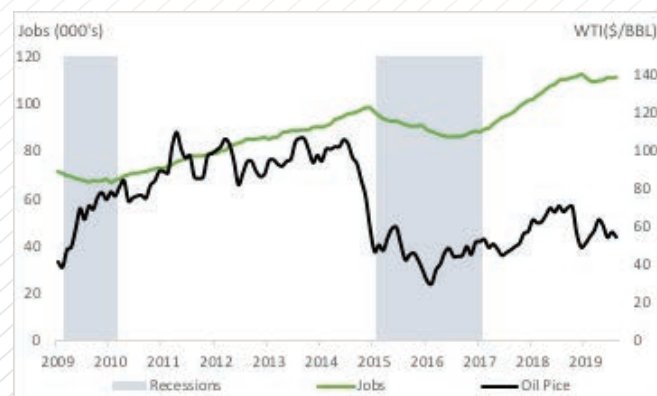
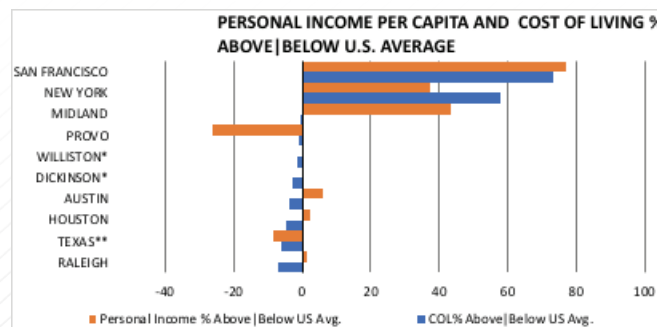
ECONOMY

Given its proximity to the Permian Basin the economic base in Midland is heavily based on Oil and Gas. The sector is the largest in the city and estimated to employ 31,369 workers. Due to the reliance on the oil and gas sector, the economy has been prone to the booms and busts as the commodity's price fluctuates. This was made recently apparent in the 2014 oil downturn, where the metro shed 8,400 jobs in the two-year period between 2015 and 2016. Since then operators have proceeded with caution and the jobs have rebounded. Data from the BLS show that since the end of the downturn the Midland metro has added 23,100 jobs. The growth brought on by the Shale Boom as previously noted expanded the workforce in Midland as many

people rushed in to make their fortune in the tight labor market. Due to the increase in population housing demand respectively increased as supply was slower to react resulting in a strong residential real estate market in Midland. According to data from the Texas A&M Real Estate Center, prior to the boom years in 2006, the average price of a home in Midland was approximately \$160,300 with 13.2 months of supply. Fast forward to today the average price is now \$346,801 and months of supply is 2.6 months. Examining housing prices from 2010 to August 2019 the average home price in Midland grew at a compounded annual of 6.7%.

COST OF LIVING

Midland's COL is 0.2% lower than the national average, while the per capita income is 43% higher that of the national average.



	THREE-MILE RADIUS	FIVE-MILE RADIUS	TEN-MILE RADIUS	
POPULATION	2024 Projection	4,977	39,533	173,950
	2019 Estimate	4,361	36,284	159,173
	2010 Census	3,816	29,775	128,890
	Growth 2019-2024	2.68%	1.73%	1.79%
	Total Daytime Population	8,806	41,037	176,757
HOUSEHOLDS	Median Age	32.1	32.3	34.9
	2024 Projection	1,720	13,523	64,919
	2019 Estimate	1,500	12,381	59,453
	2010 Census	1,348	10,031	48,140
	Owner Occupied	64.6%	66.3%	58.6%
Renter Occupied	29.4%	28.7%	36.0%	
Per Capita Income	\$26,288	\$26,588	\$37,278	
HOUSING	2019 Avg Household Income	\$76,053	\$77,657	\$99,443
	2019 Med Household Income	\$63,464	\$64,865	\$76,510
	Median Home Value	\$211,919	\$168,288	\$232,863
	<\$15,000	8.7%	6.5%	7.3%
	\$15,000 - \$24,999	8.9%	9.1%	7.4%
	\$25,000 - \$34,999	6.5%	7.7%	6.2%
	\$35,000 - \$49,999	14.7%	11.2%	8.9%
	\$50,000 - \$74,999	17.8%	22.5%	18.7%
	\$75,000 - \$99,999	22.3%	20.6%	17.0%
	\$100,000 - \$149,999	13.7%	14.6%	17.04%
\$150,000 - \$199,999	2.5%	4.2%	8.0%	
\$200,000+	4.9%	3.6%	9.0%	



**Newmark
Knight Frank**

PREPARED BY

DAVID HUSID

Director

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Newmark Knight Frank (the "Agent") has been engaged as the exclusive sales representative for the sale of [insert building address here] (the "Property") by 'Ownership' (the "Seller"). The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



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.

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

Newmark Real Estate of Houston LLC	537005		713.626.8888
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.		Phone
Arispah Hogan	342405	lhogan@ngkf.com	713.490.9994
Designated Broker of Firm	License No.	Email	Phone
David Husid	599157	dhusid@ngkf.com	713.599.5149
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