

An aerial photograph of a large industrial or commercial property. The facility consists of three large, rectangular buildings with blue metal roofs. The central building is the largest. The surrounding area is paved and filled with various vehicles, including cars, trucks, and trailers. There are also large stacks of materials, possibly lumber or pipes, in the open areas. The property is bordered by a multi-lane highway at the bottom. The background shows a dry, hilly landscape with sparse vegetation.

**Don't wait to buy real estate,
buy real estate and wait.**

Investment Sale: 9716 FM 307 and 9800 FM 307 Midland, TX 79706 | www.investtexas.com

Portfolio Price
\$3,922,581

Cap Rate
9.3 %

Net Operating Income
\$364,800

Tenant	NexLine Spooling	Distribution Plus
Address	9800 FM 307 Midland, TX 79706	9716 FM 307 Midland, TX 79706
Land Area	2.382 Acres	2.022
Building Size	10,725 SqFt	9,000 SqFt
Office	2,700 SqFt	1,750 SqFt
Mezzanine	Unfinished	1,750 SqFt
Shop	8,025 SqFt	5,500 SqFt
Cranes	(1) 3-Ton	(1) 10-Ton
Overhead Doors	6	5
Wash Bay	1	0

Financial Overview

Purchase Price	\$2,245,161	\$1,677,419
Cap Rate	9.3%	9.3%
NOI	\$208,800	\$156,000
Price/SF	\$218.51	\$186.38
Annual Rent Increases	N/A	\$12,000/YR
Lease Expiration	5/31/2028	5/31/2028

NexLine Spooling

9800 FM 307 | Midland, TX 79706



Pricing Summary

Sales Price	\$2,245,161
Cap Rate	9.3%
NOI	\$208,800
Price/SF	\$209.34

Lease Summary

Building Size	10,725 SqFt
Land Area	2.382 Acres
Lease Type	NNN
Commencement Date	6/1/2024
Expiration Date	5/31/2028
Rent Increases	N/A
Renewal Options	(1) 2-Year

Net Operating Income

\$208,800

Base Rent Schedule

	Annual Rent	Monthly Rent	Lease Rate
6/1/2024 - 5/31/2025	\$208,800	\$17,400	\$19.47/SF/YR
6/1/2025 - 5/31/2026	\$208,800	\$17,400	\$19.47/SF/YR
6/1/2026 - 5/31/2027	\$208,800	\$17,400	\$19.47/SF/YR
6/1/2027 - 5/31/2028	\$208,800	\$17,400	\$19.47/SF/YR



Distribution Plus

9716 FM 307 | Midland, TX 79706



Pricing Summary

Sales Price	\$1,677,419
Cap Rate	9.3%
NOI	\$156,000
Price/SF	\$186.38

Lease Summary

Building Size	9,000 SqFt
Land Area	2.022 SqFt
Lease Type	NNN
Commencement Date	6/1/2023
Expiration Date	5/31/2028
Rent Increases	\$12,000/YR
Renewal Options	(1) 5-Year

Net Operating Income

\$156,000

Base Rent Schedule

	Annual Rent	Monthly Rent	Lease Rate
6/1/2023 - 5/31/2024	\$144,000	\$12,000	\$16/SF/YR
6/1/2024 - 5/31/2025	\$156,000	\$13,000	\$17.33/SF/YR
6/1/2025 - 5/31/2026	\$168,000	\$14,000	\$18.67/SF/YR
6/1/2026 - 5/31/2027	\$180,000	\$15,000	\$20/SF/YR
6/1/2027 - 5/31/2028	\$192,000	\$16,000	\$21.33/SF/YR



Tenant Profiles



NexLine Energy Services is a Midland, Texas-based oilfield service company specializing in slickline and spooling/banding operations across the Permian Basin. With over 35 years of combined experience, they provide cost-effective, high-performance solutions to support well completions and production optimization. Their services include plug setting, hydraulic perforating, ESP cable handling, and capillary tubing installations, all backed by a strong focus on safety and compliance.



DistributionPlus, LLC was founded in 2021 and is based in Houston, Texas. The company specializes in providing Customer Required Accessories (CRA) for artificial lift systems, including ESP, PCP, Rod Lift, and Gas Lift applications, through unique OEM partnerships. Additionally, DistributionPlus offers logistics services such as hot shot delivery and international freight forwarding to support efficient and timely product delivery.



9800 FM 307

9716 FM 307

FM 307



Raven Recert LLC

ROMCO
EQUIPMENT CO.

PERMIAN
FLEET SOLUTIONS LLC

FIG TREE
ENERGY SERVICES

MOFFITT
Services

SSI ARTIFICIAL LIFT

DynaPump

9716-9800 FM 307

Roofs by Nicholas

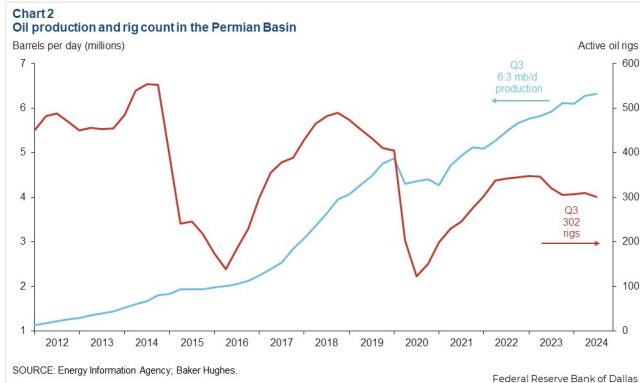
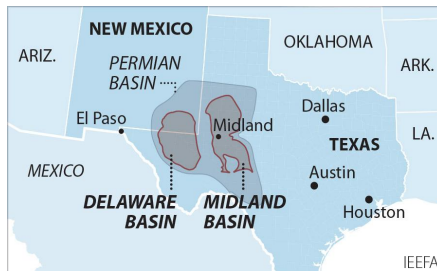
DOLLAR GENERAL

DAILY TRAFFIC

2,000 - 5,000

20,000 - 30,000

The Permian Basin spans approximately 250 miles wide and 300 miles long across western Texas and southeastern New Mexico. It's the most prolific oil-producing region in the U.S., contributing nearly half of the nation's crude output. The basin comprises three primary sub-regions: the Midland Basin, Delaware Basin, and Central Basin Platform.



Oil production and rig count in the Permian Basin, 2012–2024.

Blue line = oil output (million barrels per day); Red line = active drilling rigs.

Production has hit record highs despite a lower rig count in recent years (source: dallasfed.org)

Location Overview: Permian Basin

Industry Trends



Production Growth: As of early 2025, the Permian Basin's oil production has reached approximately **6.2 million barrels per day (bpd)**, marking a 7.5% increase from the previous year (source: [YCharts](https://ycharts.com)).



Rig Count: The number of active drilling rigs in the basin stands at 291, a slight increase from earlier in the year but still down 4% compared to the same period last year (source: [Midland Reporter-Telegram](https://midlandreporter-telegram.com))



Investment Activity: Despite some market volatility, companies like U.S. Energy Development Corporation plan to invest up to \$1 billion in Permian projects throughout 2025, indicating **sustained confidence** in the region's potential (source: [Oil Gas Leads+IPR Newswire+1](https://oilgasleads.com))



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Investment



Land



Commercial