

## Single Tenant NNN Investment

10.9% Cap Rate | \$11,000,000



11206 W. County Rd 148  
Midland, TX 79706

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Buy Real Estate and Wait.**

InvestTexas.com  
(432) 777-7022

# Property Overview



11206 W. County Rd 148, Midland, TX 79706

## Property Summary

Tenant	Quest EPC
Address	11206 WCR 148
City, State, Zip	Midland, Tx 79707
Property ID	R000206149
Property Taxes (2025)	\$42,072.89
Land Area	26.04 Acres
Building Area	77,347 SqFt
Office Area	14,277 SqFt
Number of Bays	12
Cranes	(3) 10 Ton
OH Bay Doors	(24) 14' x 16'
Wash-Bay Area	4,800 SqFt
Eave Height	25 Feet

## Investment Details

NOI	\$ 1,200,000
Cap Rate	10.91%
Price	\$ 11,000,000
Price/SF	\$ 142.22



# Lease Overview



11206 W. County Rd 148, Midland, TX 79706

## Lease Summary

Tenant	Quest EPC
Lease Rate	\$15.51/SF/YR
Monthly Base Rent	\$100,000
Annual Base Rent	\$1,200,000
Rent Increases	N/A
Initial Term	7 Years
Lease Type	NNN
Commencement	Dec 1st 2023
Expiration	Nov 30th 2030

## NNN Expenses

Property Insurance	Tenant Responsibility
Property Maintenance	Tenant Responsibility
LL Responsibilities	Roof, Structure, Ext Walls

## Renewal Option

Term	5 Years
Rate	2% Annual Inc.
Commencement	Dec 1st 2030
Expiration	Nov 30th 2035



# Investment Overview



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## Base Rent Schedule

Year	Annual Rent	Monthly Rent	Rent/SF/YR
1-7	\$1,200,000	\$100,000.00	\$15.51
Renewal Option			
8	\$1,224,000	\$102,000.00	\$15.82
9	\$1,248,480	\$104,040.00	\$16.14
10	\$1,273,450	\$106,120.80	\$16.46
11	\$1,298,919	\$108,243.22	\$16.79
12	\$1,324,897	\$110,408.08	\$17.13

## Investment Details

NOI	\$ 1,200,000
Cap Rate	10.91%
Price	\$ 11,000,000
Price/SF	\$ 142.22





# Tenant Overview

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**11206 W. County Rd 148, Midland, TX 79706**

Since 2013, Quest EPC has been constructing and servicing midstream and upstream facilities with our dedicated team of industry best technical resources.

As a full service, integrated EPC (engineering, procurement and construction) provider we can partner with you to design, construct, automate and monitor your sites. We have carefully built a team of industrial engineers, construction professionals, oil & gas field operators, technicians and IIoT software professionals that will work hand-in-hand with your team to build the facilities you require to meet your operational objectives.

## Services

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- |                |                         |
|----------------|-------------------------|
| → Engineering  | → Fabrication           |
| → Construction | → Electrical            |
| → Automation   | → Software & Quest IIoT |



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## Location

Located in Midland, TX—the energy capital of the Permian Basin—this property offers excellent access to regional service routes, including I-20 and Loop 250. The  $\pm 26$ -acre site provides expansive laydown space, high-clearance shop space, and is surrounded by oilfield services, logistics companies, and operators.

- Immediate access to WCR 148 and close proximity to Highway 349
- $\pm 15$  minutes to Midland International Air & Space Port
- Centrally located in the nation's most active oil & gas region
- Established commercial/industrial node with room for growth

## Investment

Prime Class A industrial facility delivering exceptional investment upside with a strong \$1.2M annual NOI and an attractive 10.89% cap rate. Built in 2014 and recently renovated, the 77,347 SF warehouse includes 14,277 SF of high-quality office space and sits on an expansive  $\pm 26$ -acre site—ideal for heavy industrial users and long-term value growth.



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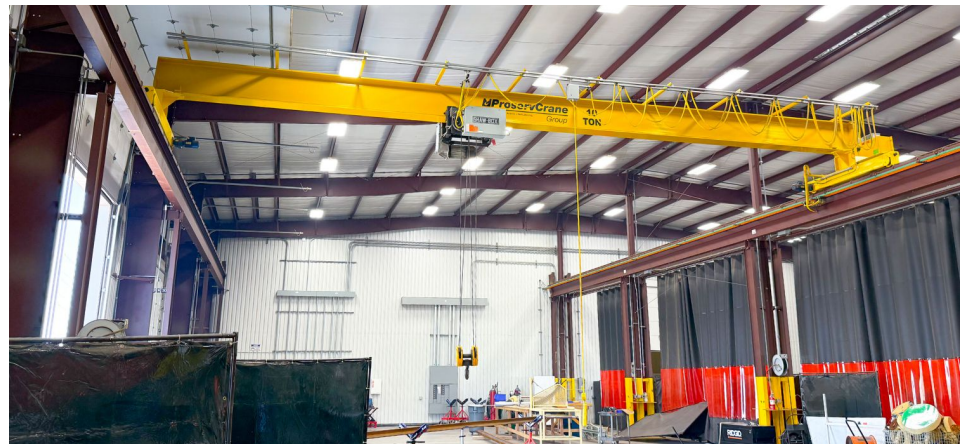
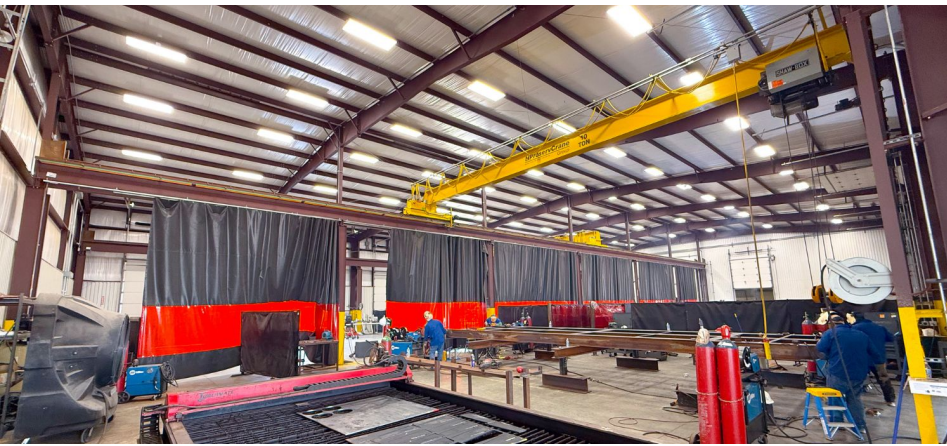




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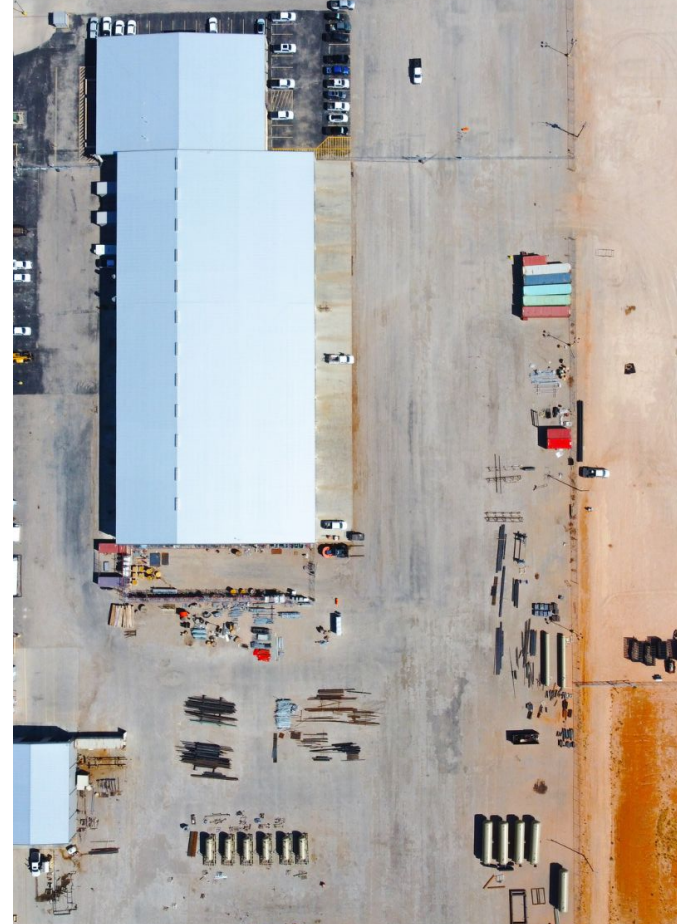




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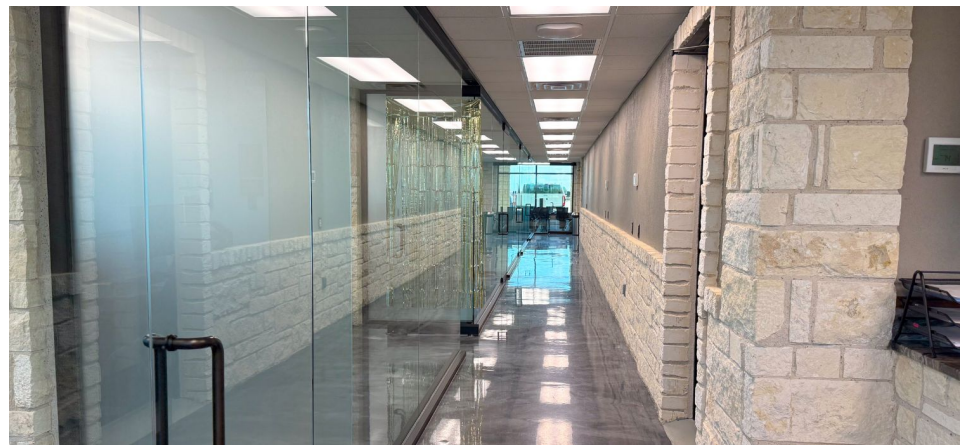




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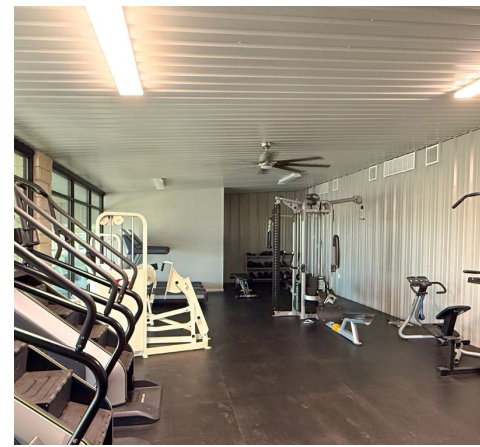
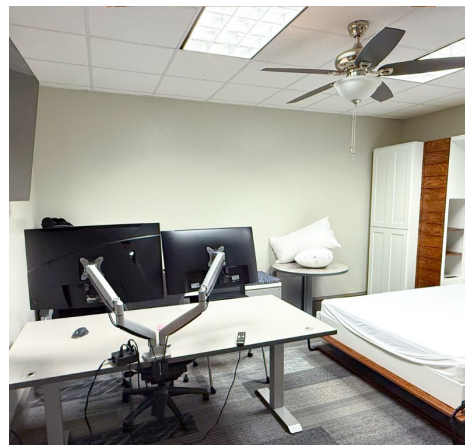




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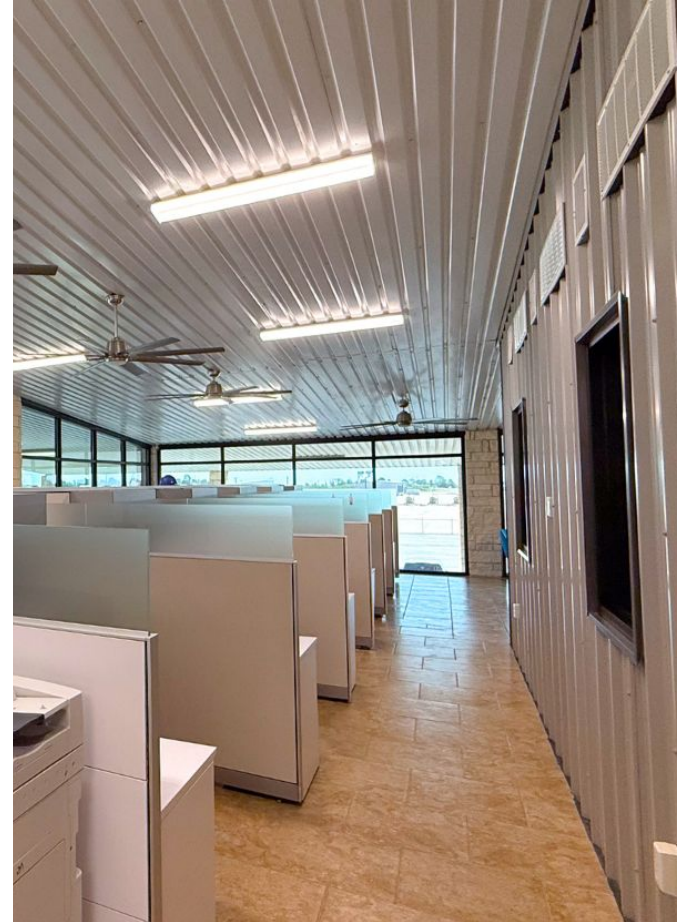




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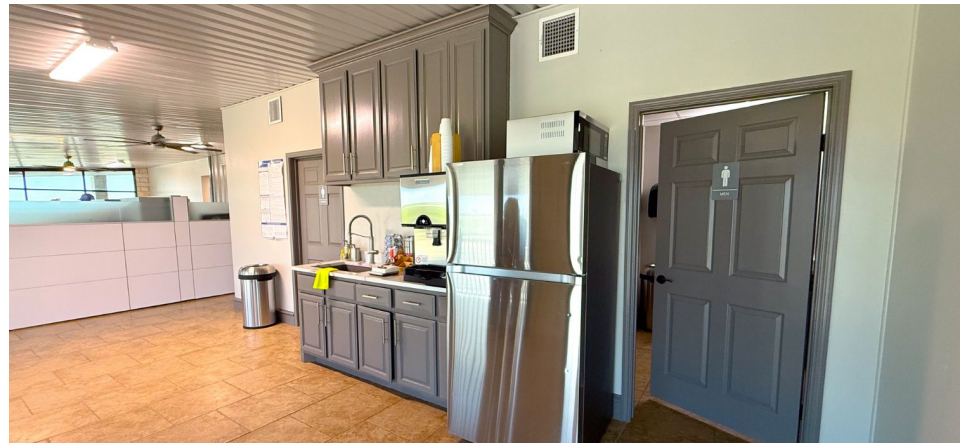




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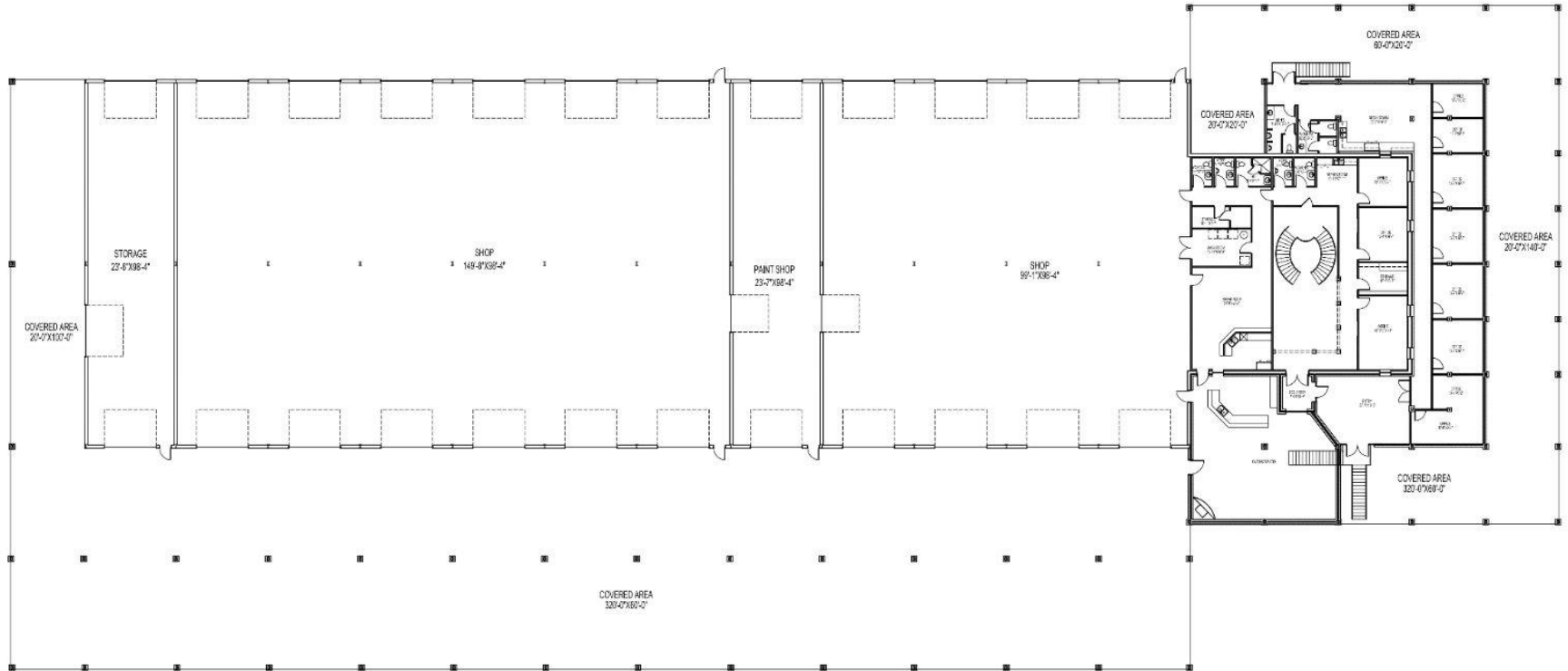
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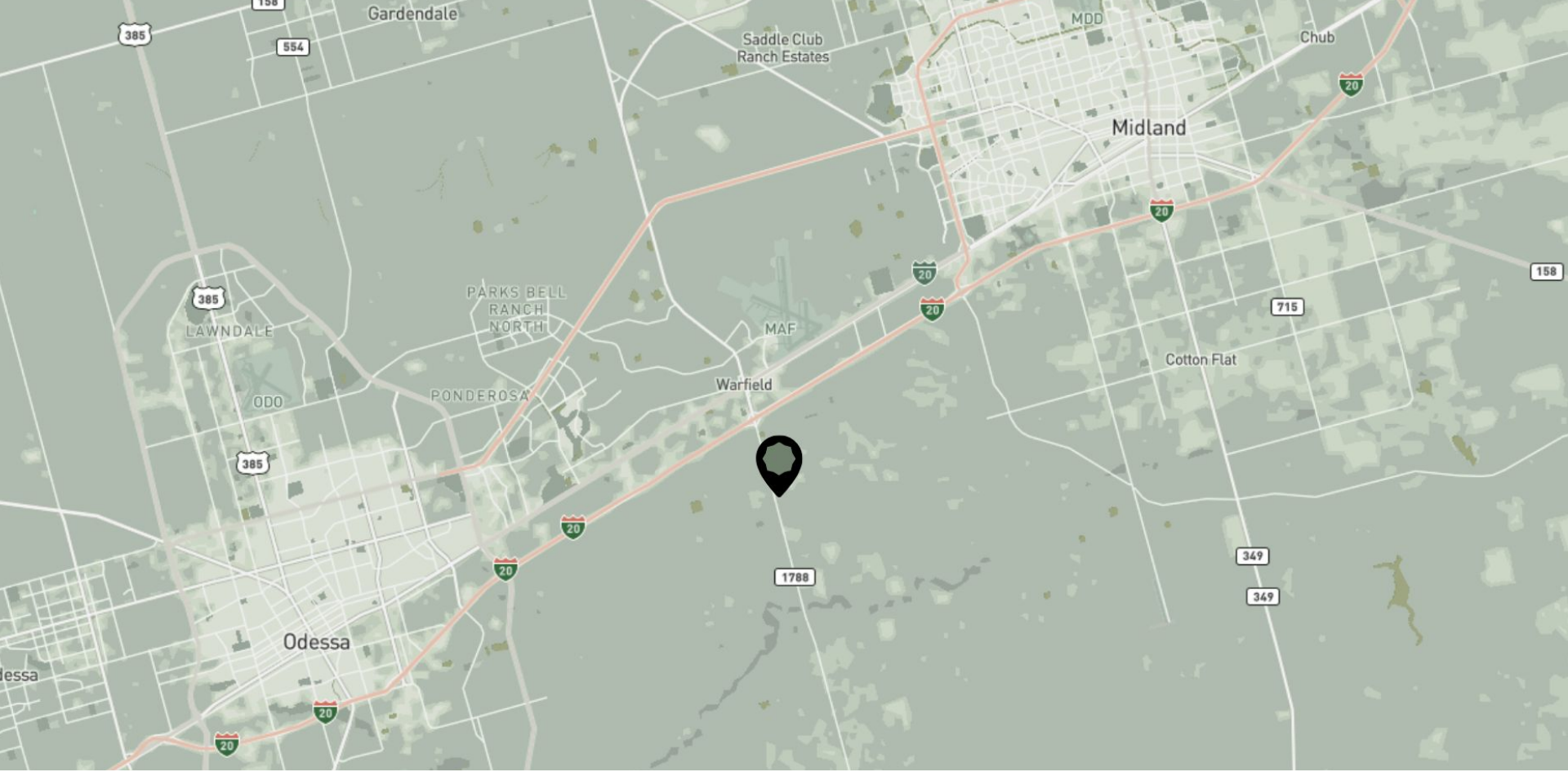
  
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# Building Plans

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## Creating Wealth Through Real Estate

Invest Texas Real Estate, LLC is a premier commercial brokerage dedicated to delivering tailored, client-focused solutions across investment, land, and commercial transactions, leveraging deep market expertise, innovative strategies, and a commitment to accountability, integrity, and long term relationships.

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**Land**



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