

Single Tenant NNN Investment

9.31% Cap Rate | \$1,160,000



2811 S County Rd 1257
Midland, TX 79706

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2811 S County Rd 1257, Midland, TX 79706

Location

Strategically positioned off S County Rd 1257 in Midland, TX—at the center of the Permian Basin—this property offers strong connectivity to key industrial routes and regional oilfield infrastructure. Located in an established industrial pocket with nearby service yards and operational facilities, the site is well-suited for companies needing efficient access for equipment movement, fleet traffic, and day-to-day field operations.

- Immediate access to S County Rd 1257 with convenient connections to Midland's primary industrial corridors
- Approximately 5 minutes from Midland International Air & Space Port
- Positioned in the nation's most active oil & gas and industrial services market
- Surrounded by active commercial/industrial development supporting long-term growth and demand

Investment

Prime multi-tenant NNN industrial investment delivering strong cash flow and long-term stability at an attractive 9.31% cap rate. Priced at \$1,160,000, this offering features two industrial buildings totaling ±6,275 SF on ±0.41 acres, leased on NNN terms with 3-year lease commitments, \$18.00/SF/YR rental rate, and 2% annual increases—providing a reliable income stream in Midland's high-demand Permian Basin industrial market.

Property Overview



Bld A, 2811 S County Rd 1257, Midland, TX 79706

Property Summary

Tenant	DCiii
Address	2811 S County Rd 1257. Bld A
City, State, Zip	Midland, Tx 79706
Property ID	R000226685
Property Taxes (2025)	TBD
Land Area	.41 Acres
Building Area	3,025 SqFt
Office Area	2,025 SqFt
Shop Area	1,000 SqFt
OH Bay Doors	14' x 14'

Total Investment Details

NOI	\$ 108,000
Cap Rate	9.31%
Price	\$ 1,160,000



Lease Overview



Bld A, 2811 S County Rd 1257, Midland, TX 79706

Lease Summary

Tenant	DCiii
Lease Rate	\$17.85/SF/YR
Monthly Base Rent	\$4,500
Annual Base Rent	\$54,000
Rent Increases	2%
Term	3 Years
Lease Type	NNN
Commencement	Nov 1st 2025
Expiration	Oct 31st 2028



Investment Overview



Bld A, 2811 S County Rd 1257, Midland, TX 79706

Base Rent Schedule

Year	Annual Rent	Monthly Rent	Rent/SF/YR
1	\$54,000.00	\$4,500.00	\$17.85
2	\$55,080.00	\$4,590.00	\$18.21
3	\$56,184.000	\$4,682.00	\$18.57

Total Investment Details

NOI	\$ 108,000
Cap Rate	9%
Price	\$ 1,160,000



Tenant Overview



Bld A, 2811 S County Rd 1257, Midland, TX 79706

DC3 Control is a Texas-based industrial automation company specializing in chemical injection control and monitoring solutions for oil and gas operations. Built to improve field reliability and performance, DC3 helps operators gain tighter control over chemical programs through smarter equipment, real-time visibility, and streamlined automation that supports safer, more efficient production environments.

Through a full suite of automation technologies—including intelligent pump controllers, automated batch treatment systems, tank level monitoring, and a cloud-based portal for remote access and reporting—DC3 enables consistent dosing, reduced downtime, and better operational decision-making. By combining practical field experience with modern digital tools, the company helps clients lower operating costs, improve accountability, and protect critical assets across demanding Permian Basin and energy-market applications.



Property Overview



Bld B, 2811 S County Rd 1257, Midland, TX 79706

Property Summary

Tenant	Techstar
Address	2811 S County Rd 1257. Bld B
City, State, Zip	Midland, Tx 79706
Property ID	R000226685
Property Taxes (2025)	TBD
Land Area	.41 Acres
Building Area	3,250* SqFt
Office Area	1,250* SqFt
Shop Area	2,000 SqFt
OH Bay Doors	14' x 16'

*250 SF of Office Space was added after lease execution.

Total Investment Details

NOI	\$ 108,000
Cap Rate	9.31%
Price	\$ 1,160,000



Lease Overview



Bld B, 2811 S County Rd 1257, Midland, TX 79706

Lease Summary

Tenant	DCiii
Lease Rate	\$16.62/SF/YR
Monthly Base Rent	\$4,500
Annual Base Rent	\$54,000
Rent Increases	2%
Term	3 Years
Lease Type	NNN
Commencement	March 1st 2026
Expiration	Feb 28th 2029



Investment Overview



Bld B, 2811 S County Rd 1257, Midland, TX 79706

Base Rent Schedule

Year	Annual Rent	Monthly Rent	Rent/SF/YR
1	\$54,000.00	\$4,500.00	\$16.62
2	\$55,080.00	\$4,590.00	\$16.95
3	\$56,184.000	\$4,682.00	\$17.29

Total Investment Details

NOI	\$ 108,000
Cap Rate	9.31%
Price	\$ 1,160,000



Tenant Overview



Bld B, 2811 S County Rd 1257, Midland, TX 79706

TechStar is a Texas-based industrial technology and process solutions provider specializing in instrumentation, analytical devices, control systems, and automation services for a wide range of industries including oil & gas, food & beverage, mining, and water/wastewater. Founded in 2001, the company positions itself as a Total Solutions Provider—supplying best-in-class measurement technology backed by deep subject matter expertise, extensive field support, and comprehensive training options to ensure customers achieve optimal performance and reliability.

With 24/7/365 service capabilities, hands-on technical support, and a robust portfolio of products and services—from gas and liquid analysis to vibration monitoring, control, wireless telemetry, and more—TechStar helps clients simplify sourcing, improve process efficiency, and maintain continuous operations. The company's mission centers on solving complex process control challenges, maximizing operational uptime, and developing lasting partnerships built on commitment, innovation, and exceptional customer





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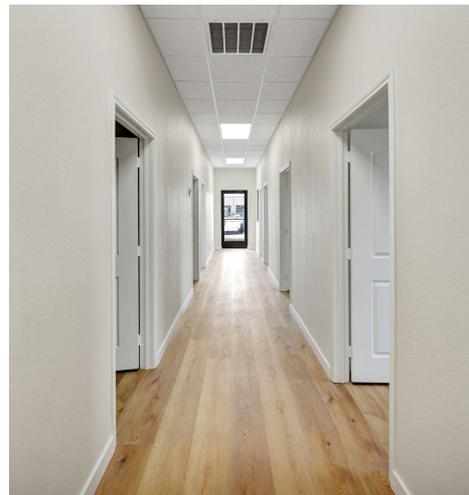
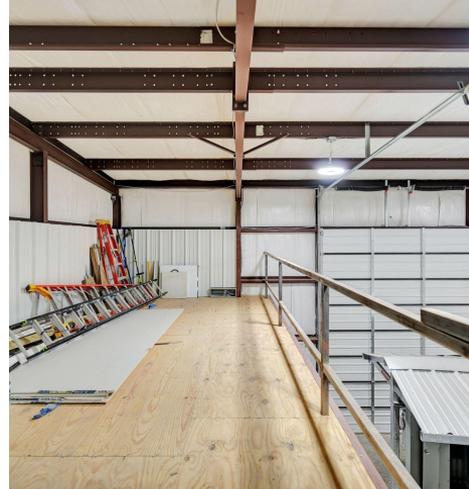






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Location Overview: Permian Basin

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.



Industry Trends



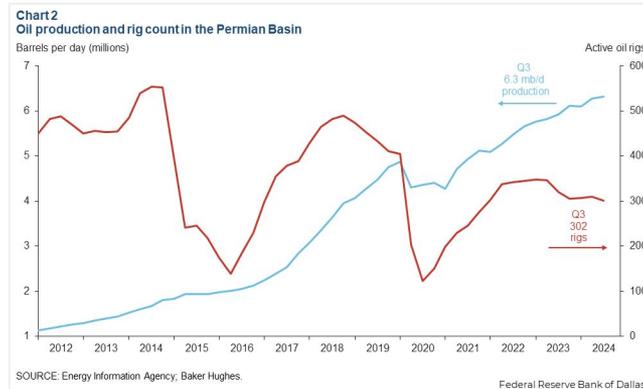
Production Growth: As of early 2025, the Permian Basin's oil production has reached approximately **6.2 million barrels per day (bpd)**, marking a 7.5% increase from the previous year (source: [YCharts](#)).



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](#)).



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](#)).



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](#))



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Investment



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