



6604 W Highway 80
Midland, TX 79706

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Property Overview



6604 W Highway 80, Midland, TX 79706

Property Summary

Tenant	Vanta NDT, LLC
Address	6604 W Highway 80
City, State, Zip	Midland, Tx 79706
Property ID	R000007534, R000057802, R000007539
Property Taxes (2025)	\$12,989.69
Land Area	30 Acres

Total Investment Details

Current NOI	\$576,000.00
Cap Rate	12.00%
Price	\$ 4,800,000
Price/Ac.	\$160,000



Investment Overview



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Base Rent Schedule

Year	Annual Rent	Monthly Rent	Rent/AC/Mo
1	\$576,000.00	\$48,000.00	\$ 1,600
2	\$593,280.00	\$49,440.00	\$ 1,648
3	\$611,078.00	\$50,923.00	\$ 1,697
4	\$629,411.00	\$52,451.00	\$ 1,748
5	\$648,293.00	\$54,024.00	\$ 1,801
6	\$667,742.00	\$ 55,645.00	\$ 1,855
7	\$687,774.00	\$ 57,315.00	\$ 1,910
8	\$708,407.00	\$59,034.00	\$ 1,968
9	\$729,660.00	\$ 60,805.00	\$ 2,027
10	\$751,549.00	\$ 62,629.00	\$ 2,088
AVG.	\$660,319.40	\$ 55,027.00	\$ 1,834

Total Investment Details

Avg. NOI	\$ 660,319.40
Avg. Cap Rate	13.76%
Price	\$ 4,800,000
Price/ Acre	\$160,000



Tenant Overview



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Vanta NDT is a Texas-based oilfield inspection company specializing in non-destructive testing and tubular inspection services for drilling and production operations. Built to support equipment integrity and operational safety, Vanta NDT helps operators, service companies, and drilling contractors verify the condition of critical components through reliable inspection methods that reduce risk, prevent failures, and keep projects running efficiently in demanding field environments.

Through a comprehensive range of inspection capabilities—including magnetic particle testing, liquid penetrant testing, ultrasonic thickness testing, electromagnetic inspection, and detailed visual evaluations—Vanta NDT provides accurate, standards-driven assessments of drill pipe, downhole tools, welds, and other essential equipment. By combining experienced technicians with consistent quality processes, the company helps clients extend asset life, maintain compliance, and improve confidence in equipment performance across Permian Basin and broader oilfield applications.

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Location

Strategically positioned along W Highway 80 in Midland, TX—at the center of the Permian Basin—this property offers strong connectivity to major transportation routes and regional oilfield infrastructure. Located within an established industrial corridor with nearby service yards and operational facilities, the site is well-suited for companies needing efficient access for equipment movement, fleet traffic, and daily field operations.

- Direct access to W Highway 80 with convenient connectivity to Loop 250, I-20, and Midland's primary industrial corridors
- Approximately 20 minutes from Midland International Air & Space Port, supporting regional travel and logistics
- Positioned in the nation's most active oil & gas and industrial services market within the Permian Basin
- Surrounded by active commercial and industrial development, supporting long-term growth, workforce access, and operational demand

Investment

Prime single-tenant NNN industrial investment delivering strong cash flow and long-term stability in the heart of the Permian Basin. Priced at \$4,800,000, this offering includes ±30.00 acres, featuring an attractive 12.00% initial cap rate and 13.76% average cap rate over the lease term. The property produces \$576,000 annual rent (\$48,000/month) in Year 1 with structured annual escalations, reaching \$751,549 annually by Year 10, providing a predictable and growing income stream. Positioned along W Highway 80 in Midland's high-demand industrial corridor, the asset offers investors secure tenancy, strong yield, and exposure to one of the nation's most active oil & gas markets.



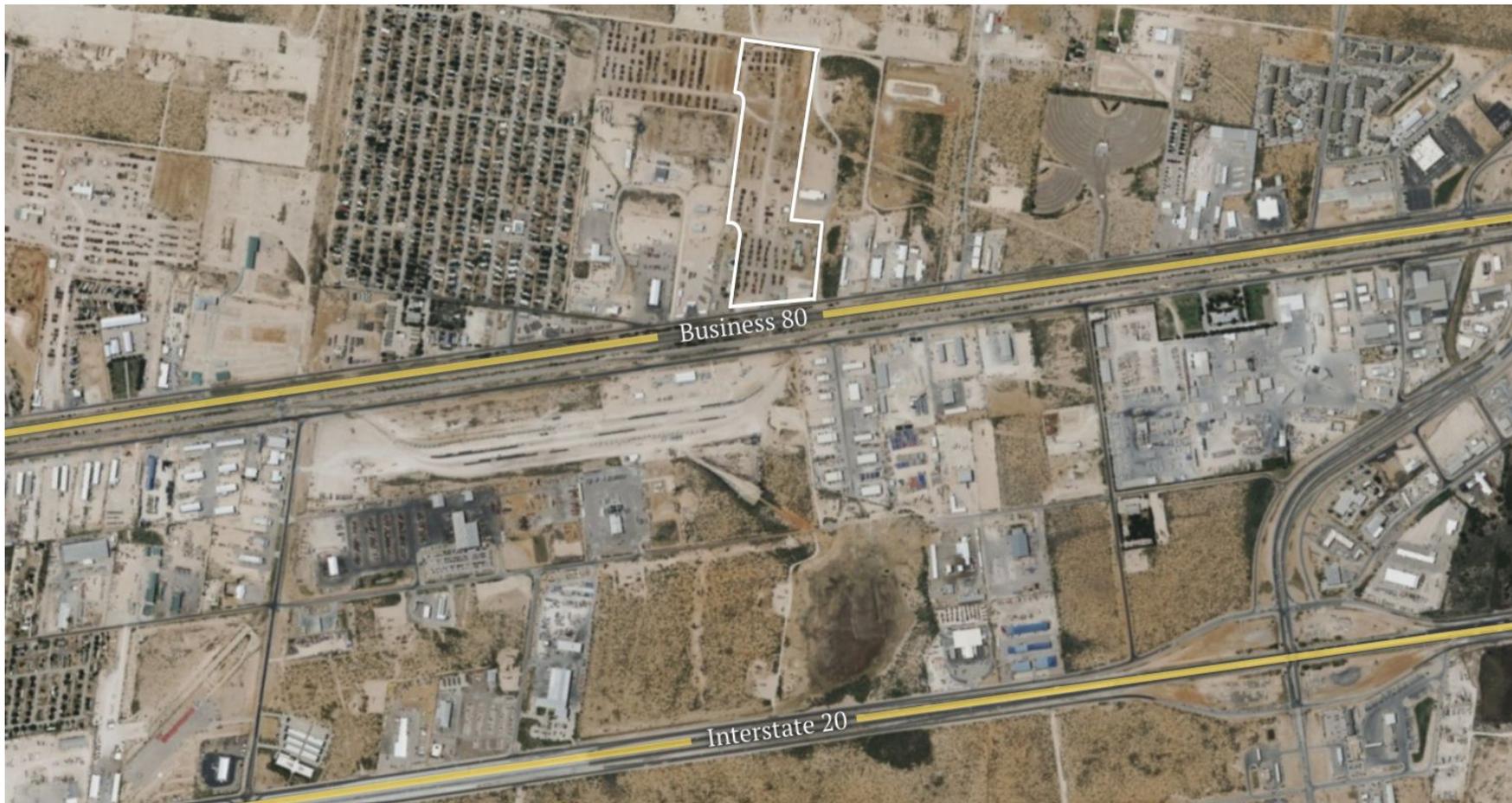
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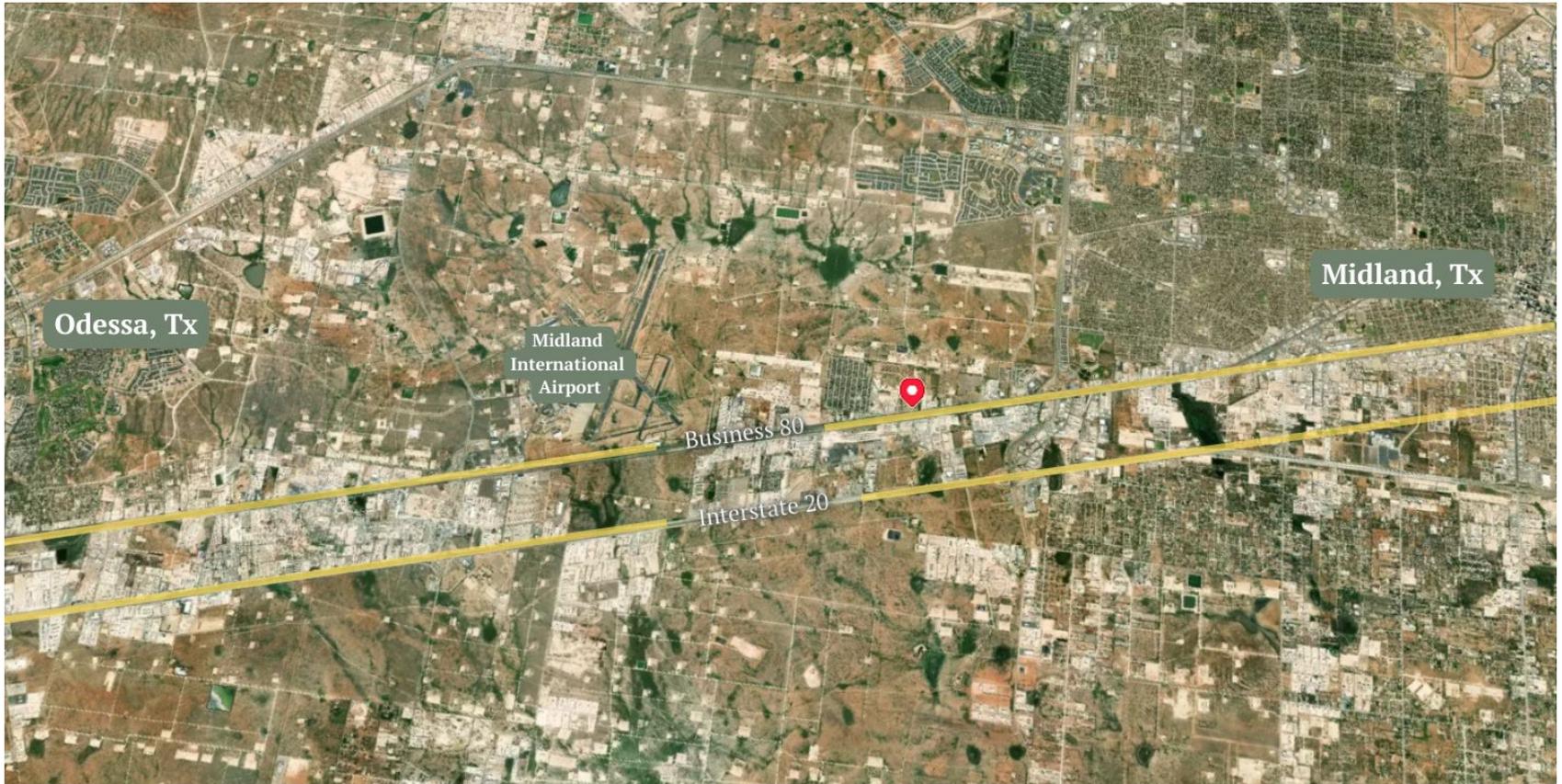


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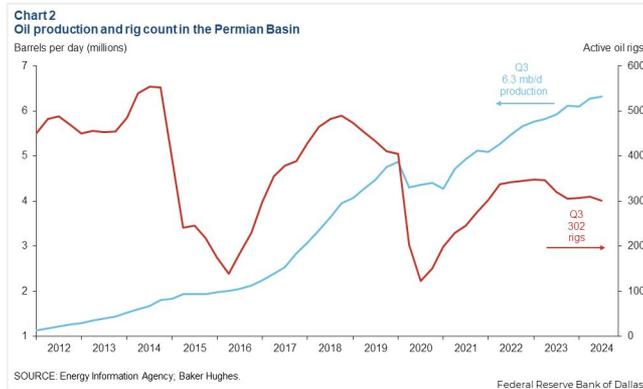


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The Permian Basin spans approximately 250 miles wide and 300 miles long across western Texas and southeastern New Mexico. It's the most prolific oil-producing region in the U.S., contributing nearly half of the nation's crude output. The basin comprises 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](https://www.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://www.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://www.oilgasleads.com))



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Investment



Land



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