



3930 S County Rd 1233 Midland, TX 79706
4019 S County Rd 1235 Midland, TX 79706

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Buy Real Estate and Wait.**

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Highlights



3930 S County Rd 1233 Midland, TX 79706

4019 S County Rd 1235 Midland, TX 79706

Location

Strategically positioned at 3930 S County Rd 1233 and 4019 S County Rd 1235 in Midland, TX, this industrial portfolio sits in a fast-growing industrial park just south of I-20 and W Loop 250, in the heart of the Permian Basin. Surrounded by established industrial operators and energy service users, the property offers strong regional connectivity, outside storage functionality, and direct access to the infrastructure that supports daily oilfield, power, and industrial operations.

- Convenient access to S County Rd 1233 / S County Rd 1235 with quick connectivity to I-20 and W Loop 250
- Located in a growing Midland industrial park surrounded by active commercial and industrial users
- Benefits from proximity to major energy, service, logistics, and infrastructure corridors supporting long-term industrial demand

Investment

Prime multi-tenant NNN industrial investment offering 13,250 SF across two adjacent buildings on 4.98 acres in Midland, Texas. Priced at approximately \$2,870,167.78, the portfolio is leased to Caliber Completion Services, LLC and RXPower LLC, delivering a strong in-place income stream with a cap rate at 9.38%. Flexibility for investors to acquire the properties together as a portfolio or individually.

Property Overview



3930 S County Rd 1233 Midland, TX 79706

Property Summary

| | |
|-----------------------|----------------------------------|
| Tenant | Caliber Completion Services, LLC |
| Address | 3930 S County Rd 1233 |
| City, State, Zip | Midland, Tx 79706 |
| Property ID | R000224249 |
| Property Taxes (2025) | \$5,556.79 |
| Land Area | 2.49 Acres |
| Building Area | 7,000 SqFt |
| Office Area | 2,000 SqFt |
| Shop Area | 3,750 SqFt |
| Wash Bay | 1,250 SqFt |
| OH Bay Doors | 14' x 14' |

Total Investment NOI for Building A and B

| | |
|----------|-----------------|
| NOI | \$ 269,215.44 |
| Cap Rate | 9.38% |
| Price | \$ 2,870,167.78 |



Lease Overview



3930 S County Rd 1233 Midland, TX 79706

Lease Summary

| | |
|-------------------|----------------------------------|
| Tenant | Caliber Completion Services, LLC |
| Lease Rate | \$22.46/SF/YR |
| Monthly Base Rent | \$13,100.00 |
| Annual Base Rent | \$157,200.00 |
| Term Remaining | 2 Years 11 Months |
| Lease Type | NNN |
| Expiration | Mar 31st 2029 |



Investment Overview



3930 S County Rd 1233 Midland, TX 79706

Base Rent Schedule

| Year | Annual Rent | Monthly Rent | Rent/SF/YR |
|-------|--------------|--------------|------------|
| 26-27 | \$157,200.00 | \$13,100.00 | \$22.46 |
| 27-28 | \$157,200.00 | \$13,100.00 | \$22.46 |
| 28-29 | \$157,200.00 | \$13,100.00 | \$22.46 |



Individual Investment NOI for 3930 SCR 1233

NOI \$ 157,200.00

Cap Rate 9.44%

Price \$ 1,664,864.43

Total Investment NOI for Building A and B

NOI \$ 269,215.44

Cap Rate 9.38%

Price \$ 2,870,167.78

Tenant Overview



3930 S County Rd 1233 Midland, TX 79706

Caliber Completion Services, LLC is a leading wireline service provider delivering advanced completion and production solutions across major U.S. oil and gas basins, including the Permian Basin. Founded by a team of experienced wireline professionals, the company combines basin-specific expertise, proven operational processes, and leading-edge technology to help operators reduce completion times, lower well costs, and optimize production.

Caliber offers a full suite of cased-hole wireline services, including pump-down perforating, logging, and downhole diagnostics, supported by a modern fleet engineered for today's extended-reach and high-intensity completions. With a strong reputation for service quality, safety, and reliability, Caliber has established long-term relationships with major operators and continues to expand its footprint through strategic growth and investment.



Property Overview



4019 S County Rd 1235 Midland, TX 79706

Property Summary

| | |
|-----------------------|-----------------------|
| Tenant | RXPower LLC |
| Address | 4019 S County Rd 1235 |
| City, State, Zip | Midland, Tx 79706 |
| Property ID | R000224250 |
| Property Taxes (2025) | \$5,556.79 |
| Land Area | 2.49 Acres |
| Building Area | 6,250 SqFt |
| Office Area | 1,250 SqFt |
| Shop Area | 3,750 SqFt |
| Wash Bay | 1,250 SqFt |
| OH Bay Doors | 14' x 14' |

Total Investment NOI for Building A and B

| | |
|----------|-----------------|
| NOI | \$ 269,215.44 |
| Cap Rate | 9.38% |
| Price | \$ 2,870,167.78 |



Lease Overview



4019 S County Rd 1235 Midland, TX 79706

Lease Summary

| | |
|-------------------|--------------------|
| Tenant | RXPower LLC |
| Lease Rate | \$17.92/SF/YR |
| Monthly Base Rent | \$9,334.62 |
| Annual Base Rent | \$112,015.44 |
| Rent Increases | 2.5% |
| Term Remaining | 1 Year 6 Months |
| Lease Type | NNN |
| Expiration | Oct 31st 2027 |



Investment Overview



4019 S County Rd 1235 Midland, TX 79706

Base Rent Schedule

| Year | Annual Rent | Monthly Rent | Rent/SF/YR |
|-------|--------------|--------------|------------|
| 26-27 | \$112,015.44 | \$9,334.62 | \$17.92 |
| 27-28 | \$114,801.84 | \$9,566.82 | \$18.37 |



Individual Investment NOI for 4019 SCR 1235

| | |
|----------|-----------------|
| NOI | \$ 112,015.44 |
| Cap Rate | 9.29% |
| Price | \$ 1,205,303.35 |

Total Investment NOI for Building A and B

| | |
|----------|-----------------|
| NOI | \$ 269,215.44 |
| Cap Rate | 9.38% |
| Price | \$ 2,870,167.78 |

Tenant Overview



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RXPower LLC is a trusted provider of mobile and on-site power solutions, specializing in diesel generators, natural gas systems, and light towers designed to support demanding industrial and oilfield operations across West Texas. The company delivers reliable, high-performance equipment backed by expert service, installation, and maintenance—ensuring continuous uptime in remote and mission-critical environments.

With a strong presence in the Permian Basin, RXPower supports oilfield operations, construction sites, and industrial facilities with scalable power solutions tailored to real-world field conditions. Their focus on reliability, rapid deployment, and customer support positions them as a key infrastructure provider in one of the nation's most active energy markets.



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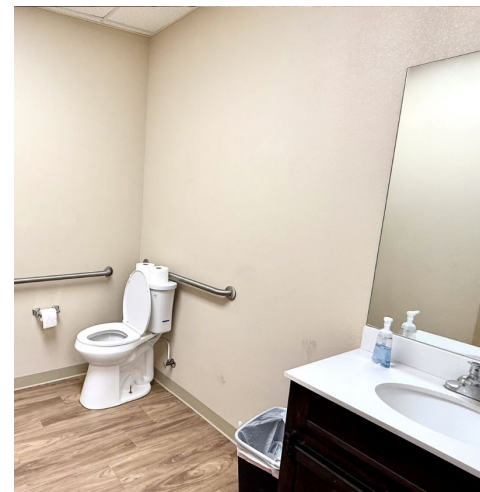
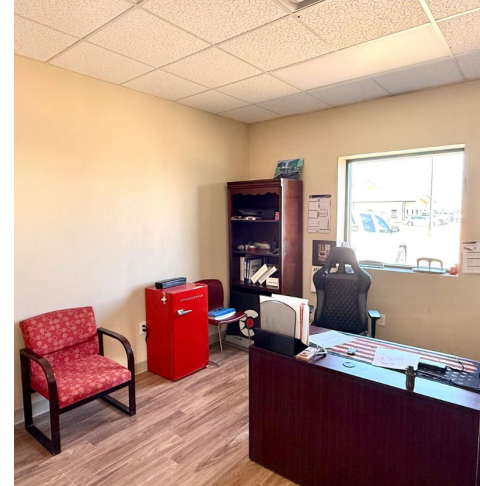

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Location Overview: Permian Basin

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



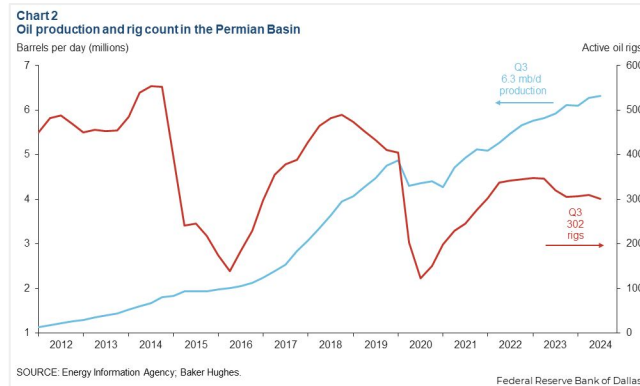
Production Growth: As of early 2025, the Permian Basin's oil production has reached approximately **6.2 million barrels per day (bpd)**, marking a 7.5% increase from the previous year (source: [YCharts](#)).



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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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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Investment



Land



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