

Single Tenant NNN Investment

9.81% Cap Rate | \$699,000



12301 W County Rd 100
Midland, TX 79706

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Highlights



12301 W County Rd 100 | Midland, TX 79706

Location

This property offers strong access to key industrial corridors serving the Permian Basin. The location provides efficient connectivity to Midland, Odessa, and surrounding oilfield service areas, making it ideal for industrial and contractor-based operations. 5 Minutes from the airport.

- Convenient access to major Midland oilfield service routes and regional transportation corridors
- Positioned near Midland's expanding industrial and service-sector development
- Efficient routes to Midland, Odessa, and surrounding Permian Basin operations

Investment

Prime Class A industrial investment opportunity featuring an 2,800 SF facility, leased through July 31, 2029. The property generates \$68,600.04 in annual NOI and offers an attractive 9.81% capitalization rate, providing stable, long-term cash flow. The building includes 1,100 SF of office space and 1,700 SF of shop space, on a well-designed 1.92-acre industrial site.

Property Overview



12301 W County Rd 100 | Midland, TX 79706

Property Summary

Tenant	Kisosen Energy Services, LLC
Address	12301 W County Rd 100
City, State, Zip	Midland, Tx 79706
Property ID	R000215271
Property Taxes (2025)	\$3,706.27
Land Area	1.92 Acres
Building Area	2,800 SqFt
Office Area	1,100 Sq Ft
Number of Bays	3
OH Bay Doors	12' x 12'
Eave Height	16 Feet

*Property taxes paid by the tenant per NNN lease.

Investment Details

NOI	\$ 68,600.04
Cap Rate	9.81%
Price	\$ 699,000



Lease Overview



12301 W County Rd 100 | Midland, TX 79706

Lease Summary

Tenant	Kisosen Energy Services, LLC
Lease Rate	\$24.50/SF/YR
Monthly Base Rent	\$5,726.67
Annual Base Rent	\$68,600.04
Rent Increases	1.75%
Term	3 Years
Lease Type	NNN
Commencement	August 1st 2026
Expiration	July 31st 2029



Investment Overview



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Base Rent Schedule

Year	Annual Rent	Monthly Rent	Rent/SF/YR
1	\$68,600.04	\$5,716.67	\$24.50
2	\$69,800.00	\$5,816.67	\$24.93
3	\$71,000.00	\$5,916.67	\$25.36

Investment Details

NOI	\$ 68,600.04
Cap Rate	9.81%
Price	\$ 699,000



Tenant Overview



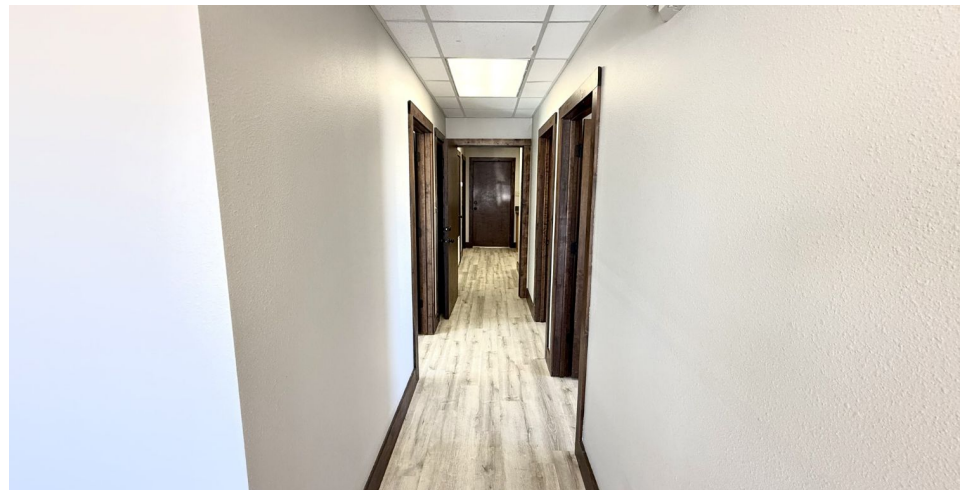
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Kisosen Energy Services is a Permian Basin-focused energy and industrial services company supporting oil and gas, infrastructure, and industrial operations throughout West Texas and the surrounding region. The company provides a range of field services, including trucking and hauling, vacuum truck services, dirt and caliche work, site preparation, remediation, right-of-way services, and site security solutions. Kisosen's operations are positioned to serve the ongoing transportation, site development, environmental, and field-support needs of energy and industrial customers across the region.















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Tyler Hudgins

Senior Advisor
(432) 634-8057
Hudgins@InvestTexas.com

Blake Loyd

Sales Associate
(432) 934-7822
Loyd@InvestTexas.com



Investment



Land



Commercial