

FOR SALE · LEASED TO BOLD PRODUCTION SERVICES

10009 W. County Rd 72

Midland, Midland County, Texas

ASKING PRICE

$3,864,000

9.00% cap · $347,760 NOI (2027)

14,855 SF	9.89 AC	$347,760	9.00%	12/31/2032	2025
BUILDING	LAND	NOI (2027)	CAP RATE	LEASE EXPIRES	YEAR BUILT

Investment Highlights

1. **6+ years of term.** Lease runs through December 31, 2032.
2. **Built-in growth.** Rent increases 1.6% annually.
3. **Light landlord role.** Landlord covers only structure, roof replacement and foundation.
4. **New 2025 construction.** Office, wash bay and shop.
5. **14,855 SF on 9.89 acres.** Covered parking, fenced yard, stabilized yard.

Site Features

- Covered parking
- Fenced yard
- Stabilized yard
- Gated entry
- Pull-through truck circulation
- Yard lighting

Building Features

- Pull-through bays
- Conference room
- Break room
- LED lighting
- Insulated shop
- Drive-through wash bay
- Crane ready

Lease Summary

Tenant	**Bold Production Services**
Lease type	**Net · single tenant**
Commencement	**October 1, 2025**
Expiration	**December 31, 2032**
Original term	**87 months**
2027 NOI	**$347,760**
Rent increases	**1.6% annually**
Landlord duties	**Structure, roof replacement, foundation**
Price per SF	**$260 / SF**



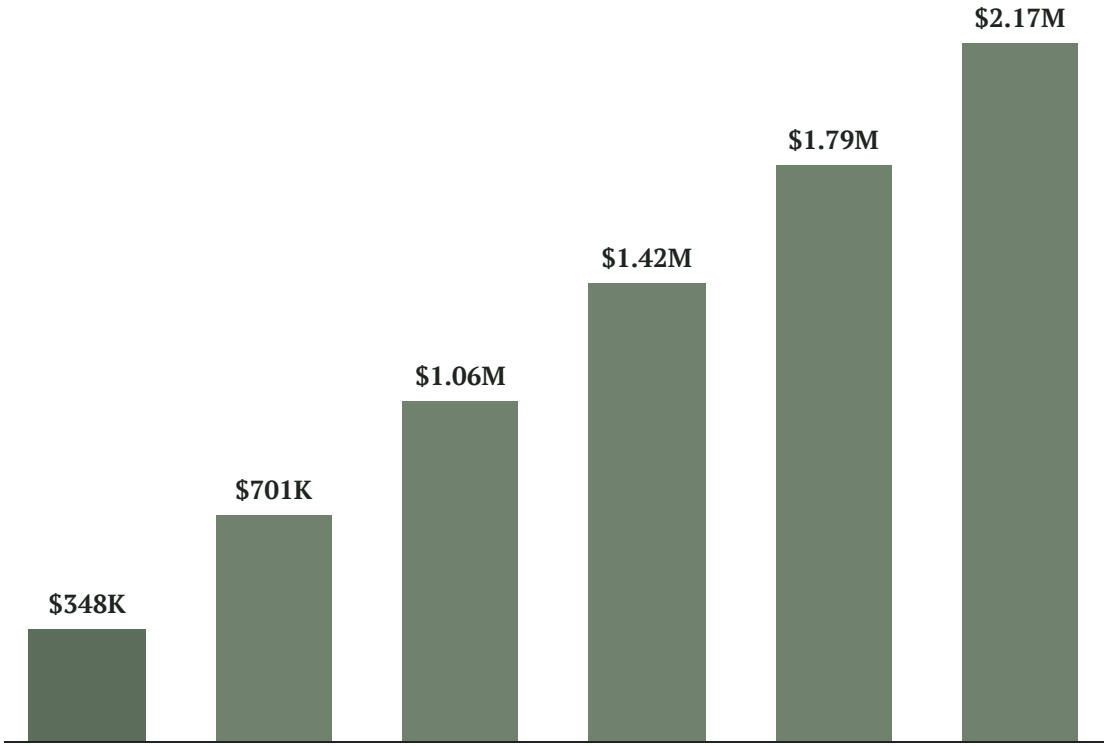
Updated Yard Photo

INVESTMENT OVERVIEW

Rent Growth & Returns

$3,864,000	9.00%	9.37%	$2,171,416	6.0 YRS
ASKING PRICE	YEAR-1 CAP	AVERAGE CAP	TOTAL SCHEDULED RENT	TERM FROM 1/1/2027

Total Rent Collected Over the Lease



Running total of scheduled base rent from 2027: $2,171,416 by the end of 2032.

Pricing Summary

Asking price	**$3,864,000**
2027 NOI	**$347,760**
Year-1 cap rate	**9.00%**
Average cap rate	**9.37%**
Rent increases	**1.6% annually**
Total scheduled rent 2027–2032	**$2,171,416**
Price per SF	**$260 / SF**

Average cap: the simple average of each lease year's cap rate.

Rent Schedule

Year	Increase	Monthly	Annual	Cap*
2027	—	$28,980.00	$347,760	9.00%
2028	+1.6%	$29,439.00	$353,268	9.14%
2029	+1.6%	$29,907.18	$358,886	9.29%
2030	+1.6%	$30,384.72	$364,617	9.44%
2031	+1.6%	$30,871.82	$370,462	9.59%
2032	+1.6%	$31,368.65	$376,424	9.74%
Average	**1.6%**	**$30,158.56**	**$361,903**	**9.37%**

*Cap rate on the $3,864,000 asking price. Total scheduled base rent 2027–2032: $2,171,416.

Landlord Responsibilities

1. Structure
2. Roof replacement
3. Foundation

All other items per the lease are the tenant's responsibility.

Building Breakdown

Area	Square Feet
Office	2,055
Shop	9,600
Wash bay	1,200
Mezzanine	2,000
Total	**14,855**

Property Details

Address	**10009 W. County Rd 72**
City / County	**Midland / Midland, TX**
Year built	**2025**
Building	**14,855 SF**
Land	**9.89 AC**
Site coverage	**~3.4%**
Overhead doors	**(10) 16 × 18**

Site

- Covered parking
- Fenced yard
- Stabilized yard
- Gated entry
- Pull-through truck circulation
- Yard lighting

Photo Gallery

Updated Yard Photo







Photo Gallery









Updated Yard Photo

Photo Gallery









Invest Texas
REAL ESTATE

Creating Wealth Through Real Estate

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10009 W. County Rd 72 · Midland, TX

$3,864,000 · 9.00% cap · 14,855 SF on 9.89 AC · Leased to Bold Production Services through 2032

Invest Texas Real Estate is a Midland-based commercial brokerage specializing in land, commercial, and investment sales and leasing. Founded on honesty and integrity, our team has closed and leased over $500 million in property across West Texas.

Information is from sources deemed reliable but is not guaranteed; buyer to verify all figures. Do not contact the tenant or visit the property without broker approval. See the Texas Real Estate Commission Information About Brokerage Services (IABS) notice.