



FOR SALE

\$900,000

435 FM 1233
MONAHANS, TX 79756

PERMIAN BASIN INCOME PROPERTY

PRESENTED BY:

ERIC DIMENT
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479.650.8950

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512.791.7329

FORMATION REAL ESTATE LLC
2906 SE LOOP 820, SUITE G
FORT WORTH, TX 76140



FORMATIONTX.COM





PROPERTY HIGHLIGHTS

- 10% Cap Rate - NNN Lease
- Lease Expiration: 12/31/2027
- Purpose-built for Tenant, who has occupied since 2015
- 3,750 square ft. warehouse with 25' eve height.
- +/- 11 Acres, fully perimeter secure-fenced
- Four (4) 16' tall; OH doors; 2 drive through bays.
- Open-air wash pit with 3 water tanks
- Multiple mobile office hookups
- Site access from (2) gates along FM 1233.
- 100% graveled, caliche base
- 15 RV spots that allows for on-site employee lodging

PROPERTY DESCRIPTION

Located in the heart of the Permian Basin, the Property is absolute net leased to Culberson Construction Energy Services (CCI), which provides midstream facilities maintenance services to the oil and gas industry. Net Lease expires 12/31/2027. The property includes a warehouses on 11 acres. It has many strategic advantages for energy service, trucking, pipeline construction/ fabrication companies servicing oil and gas processing facilities and infrastructure in the region. Located less than a 1 hour drive from Midland/Odessa. Contact brokers for more details.

OFFERING SUMMARY

Sale Price:	\$900,000
Year Built:	2015
Lot Size:	11 Acres
Building Size:	3,750 SF



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Areas of Operation:

- Granbury, TX
- Decatur, TX
- Three Rivers, TX
- Monahans, TX
- Midland, TX
- Kilgore, TX
- Watonga, OK
- Williamsport, PA

TENANT DETAILS

Culberson Construction Energy Services (CCI) is a private equity-backed provider of comprehensive Oil & Gas energy services and infrastructure solutions. Since inception in 2005, CCI has been primarily engaged in providing a “well to sales” spectrum of services, including but not limited to the following:

- Greenfield and Brownfield Facilities: Storage Terminals, Compression, Treating, Processing, and Salt Water Disposals
- Pipeline up to 36": Natural Gas, Crude, Water, Steel, HDPE, Flex, Composite, Victaulic, and ZapLoc
- Field Services: Well Connects, Lease Pad Facilities, Gas Lift Systems, Tank Batteries, Flares, VRUs, and Pigging Stations
- Roustabout Services: Civil Pads, Fencing, Production Equipment Connects, Painting, and Site Maintenance
- Contract Services: Lease Operations, Facility Maintenance & Repairs, SCADA, Administrative, and Consulting Services
- Flowback and Well Testing Services
- Industrial Insulation Fabrication, Installation, and Maintenance
- Environmental Remediation

CCI maintains a substantial fleet of equipment, cultivated strong supplier and subcontractor relationships, and amassed an extensive client base with Major and Independent E&P, Midstream, Pipeline, Utility, Engineering, and OEM’s.

LEASE DETAILS

BASE RENT:	\$7,500/Month
TERM EXPIRATION:	12/31/2027
TYPE:	NNN
CAP RATE:	10%



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INDUSTRIAL PROPERTY FOR SALE
435 FM 1233, MONAHANS, TX 79756

LOCATION MAP



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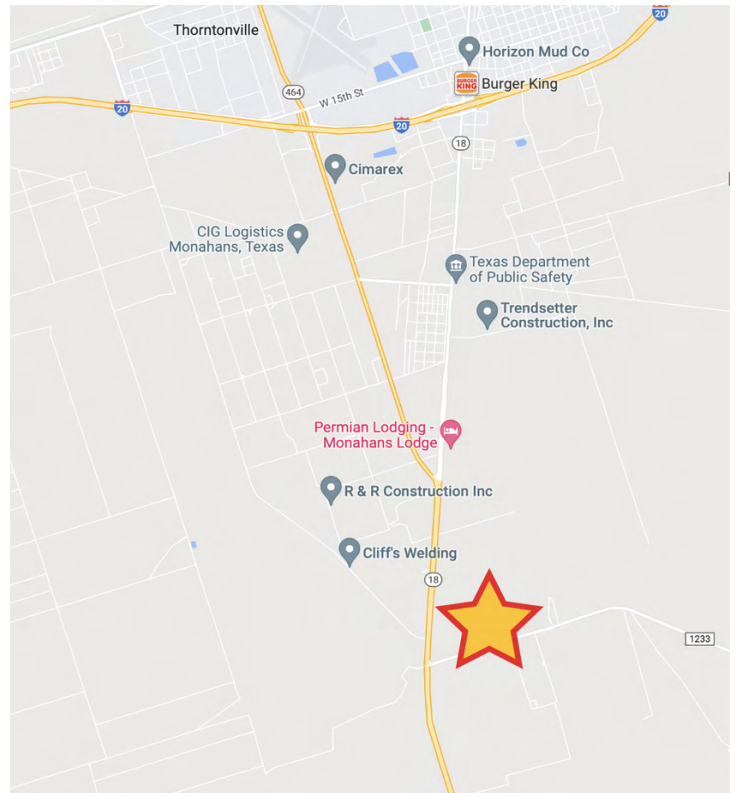
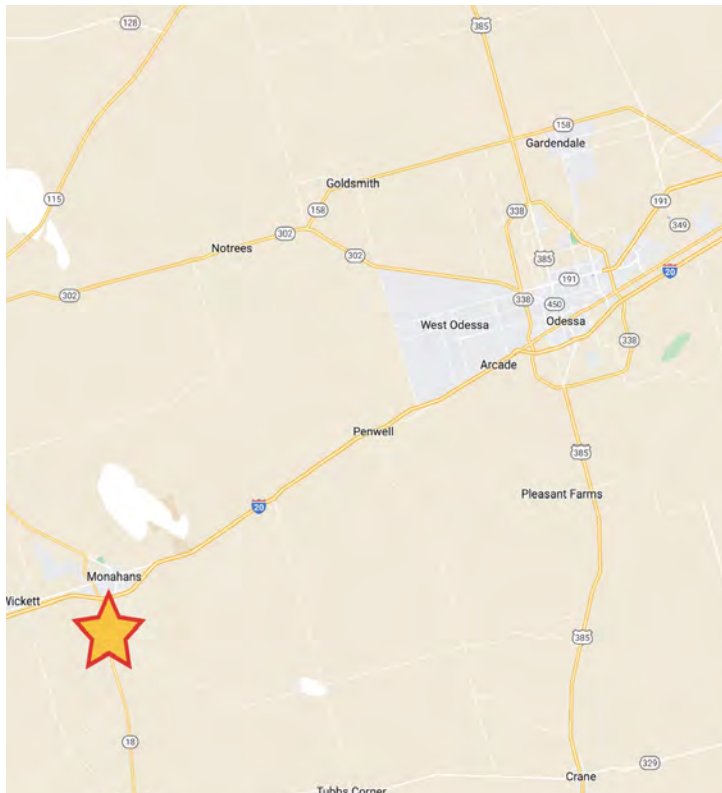
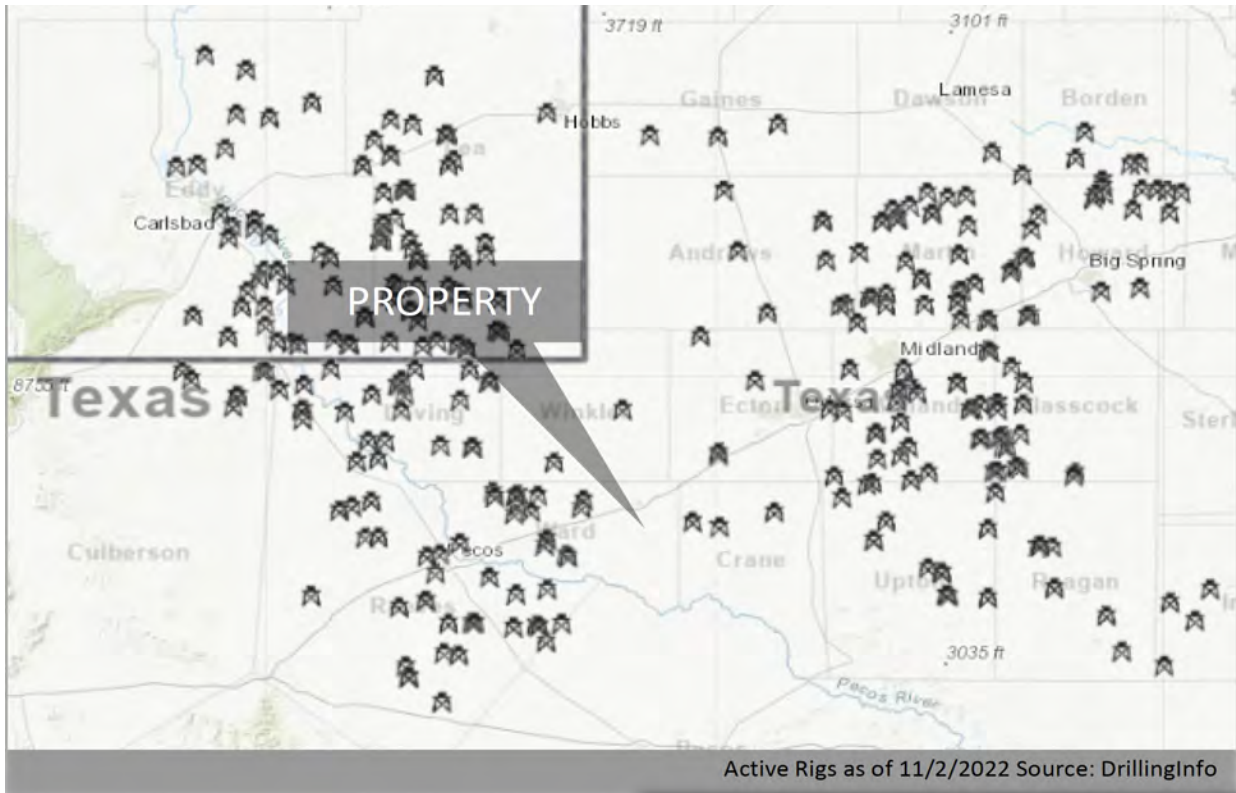
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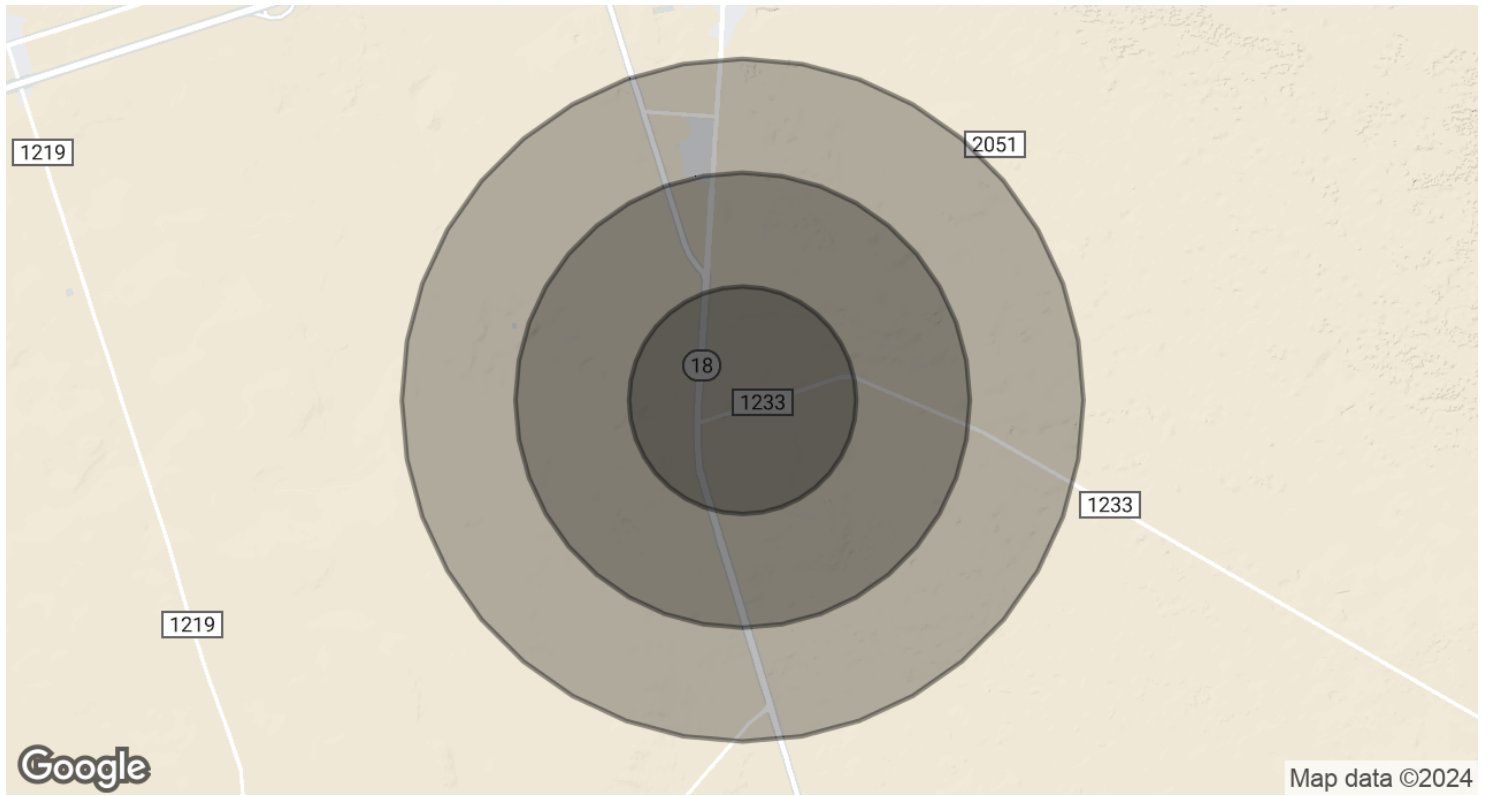
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	4,636	7,110	7,548
Average Age	34.7	34.3	34.1
Average Age (Male)	34.2	34.5	34.4
Average Age (Female)	35.3	33.1	33.0

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,878	2,727	2,887
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$59,072	\$65,191	\$66,110
Average House Value	\$79,744	\$100,428	\$102,875

* Demographic data derived from 2020 ACS - US Census



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INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including . acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A CLIENT IS THE PERSON OR PARTY THAT THE BROKER REPRESENTS): HOLDERS:

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any other to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - ny confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Formation Real Estate, LLC	9004385	rsawyer@formationtx.com	(817) 368-6050
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License #	Email	Phone
Robert Sawyer	578726	rsawyer@formationtx.com	(817) 368-6050
Designated Broker Firm	License #	Email	Phone
John Jinks	603059	jjinks@formationtx.com	(512) 791-7329
Licensed Supervisor of Sales Agent/Associate	License #	Email	Phone
David Barber	457259	dbarber@formationtx.com	(817) 366-7386
Sales Agent/Associate's Name	License #	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date