



224 ZANDER

PLEASANTON, TX 78064



\$1,440,000



12,750 sqft

DESCRIPTION

Opportunity 224 Zander Ln presents a compelling opportunity to acquire a high-yield industrial asset backed by a globally recognized tenant. The property has been continuously leased by Hunting Titan Inc (wholly owned subsidiary of Hunting PLC) since 2017, demonstrating long-term operational commitment and site dependency. Offered at a 9% capitalization rate, this investment delivers immediate cash flow supported by a stable, established tenant in a critical energy corridor. With durable construction, and a long-standing lease history, the asset offers both income security and operational relevance. About the Tenant Hunting PLC is a globally recognized supplier to the oil and gas industry, headquartered in the United Kingdom and publicly traded on the London Stock Exchange. Founded in 1874, the company has a long-standing reputation for providing precision-engineered equipment and services to upstream operators. Hunting is a constituent of the FTSE 250 Index, underscoring its position as a significant mid-cap industrial firm. As of April 2026, the company maintains a market capitalization ranging from approximately \$750 million to \$980 million USD. The company operates across multiple international markets, providing products such as perforating systems, well intervention tools, and advanced energy services. Its Pleasanton facility specifically supports wireline operations, a critical component in well completion and maintenance-indicating the location's operational importance within the broader energy infrastructure. The Property The asset is a well-designed and highly functional industrial facility tailored for energy service operations, combining professional office space with a fully equipped warehouse and expansive yard. Office (3,000 SF): The two-story office structure offers a professional and secure environment suitable for administrative and managerial functions. The first floor includes: -Secured reception area -Large conference room -Oversized manager's office with private restroom and adjacent covered parking -Seven (7) private offices -File storage area -Break room -Two (2) additional restrooms The second floor is currently unfinished, presenting a value-add opportunity to build out approximately nine (9) additional offices and two (2) restrooms to accommodate future growth (not needed by the current tenant). Warehouse (8,250 SF 110' x 75'): -The warehouse is designed for efficiency and throughput, featuring: -Eight (8) 16' x 16' grade-level roll-up doors -Four (4) pull-through bays -Shop restroom -Climate-controlled room suitable for parts storage or supervisory office -An additional 20' x 75' covered, open-sided bay provides extended workspace and connects directly to the main warehouse via a 14' x 14' bay door. Yard & Site Improvements: -5.25-acre fully fenced laydown yard stabilized with compacted limestone for heavy equipment use -Additional 2-acre stabilized yard for employee and truck parking Investment Highlights -Strong in-place cash flow at a 9% cap rate -Long-term tenant occupancy (since 2017) -Creditworthy, publicly traded tenant -Mission-critical facility supporting energy operations -Significant yard component ideal for industrial users -Located in the Eagle Ford Shale, one of the most active U.S. energy region -Current lease term expires 2/28/29

PROPERTY TYPE: Commercial - OfcWrhs/IndPrk/Manfc/Dist

MLS STATUS: Active

MLS: 1955381

YEAR BUILT: 2015

COUNTY: Atascosa

TRACT OR SUBDIVIION:

LIST DATE: 04/07/2026

CENTURY 21

Judge Fite Company

800.451.8055

AREA: 2900

SQUARE FEET: 12,750

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 9.04

LOT SIZE (SQFT): 393,782

ADDITIONAL PROPERTY DETAILS

LISTED BY: Clifton Shearrer

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BROKERED BY: Brohill Realty Ltd

century21judgefite.com

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