



**Don't wait to buy real estate,
buy real estate and wait.**



Highlights

The industrial property at 8810 E County Rd 95 in Midland, TX features a 7,500 SF facility on 7.02 acres, including office space, a shop area, and a dedicated wash bay. Built in 2018 with 26' clear height and six 16'x16' grade-level doors, it offers excellent functionality for industrial operations.

Property Details

Lease Rate	\$17/SF/YR
Monthly Rate	\$10,625/Month
Monthly NNN Expenses	\$778.87
Building Size	7,500 SqFt
Lot Size	7.02
Year Built	2018



8810 E. County Rd 95
Midland, TX 79706
www.investtexas.com



Office Layout



1,875 SqFt



Reception Area



Conference Room



Kitchen



5 Offices

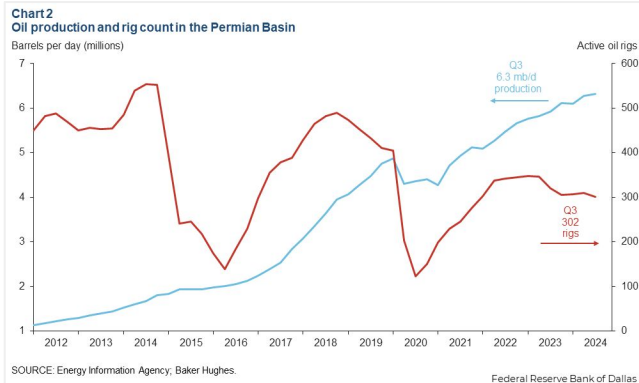
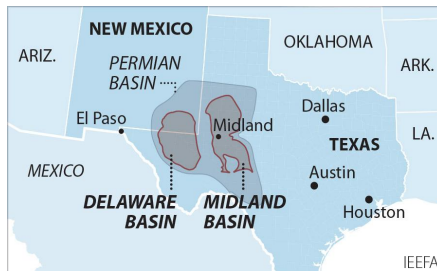


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REAL ESTATE



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.



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)

Location Overview: Permian Basin

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](https://ycharts.com)).



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](https://midlandreporter-telegram.com))



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](https://oilgasleads.com))



Creating Wealth Through Real Estate

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



Commercial