



**Don't Wait to Buy Real Estate,  
Buy Real Estate and Wait.**



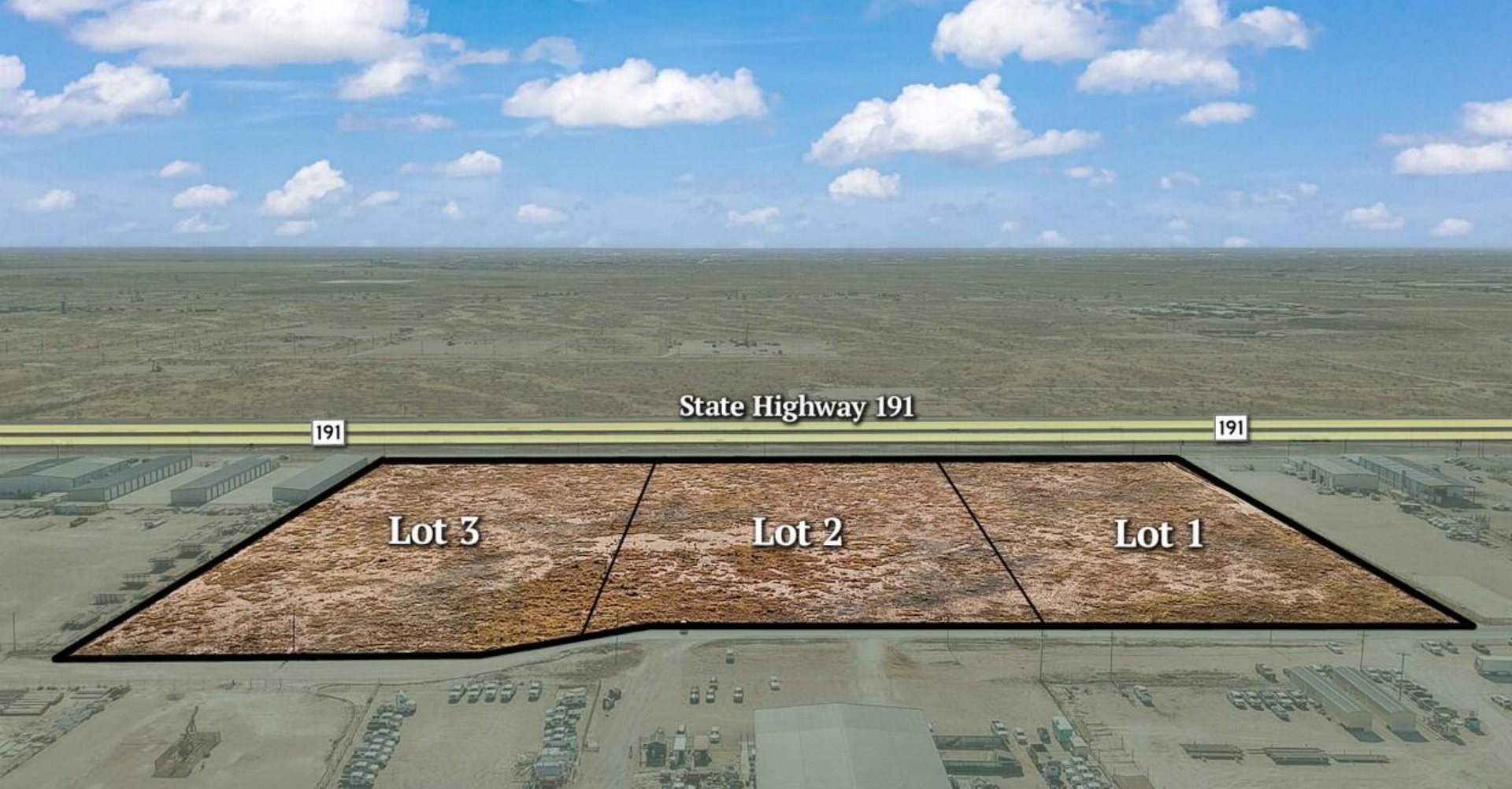
## Highlights

Three industrial lots available in established West 191 Industrial Park with excellent highway frontage and visibility.

**Build-to-Suit opportunities available.**

	Acreage	Price
Lot 1	5.15	\$1,133,333
Lot 2	5.15	\$1,133,333
Lot 3	5.14	\$1,133,333





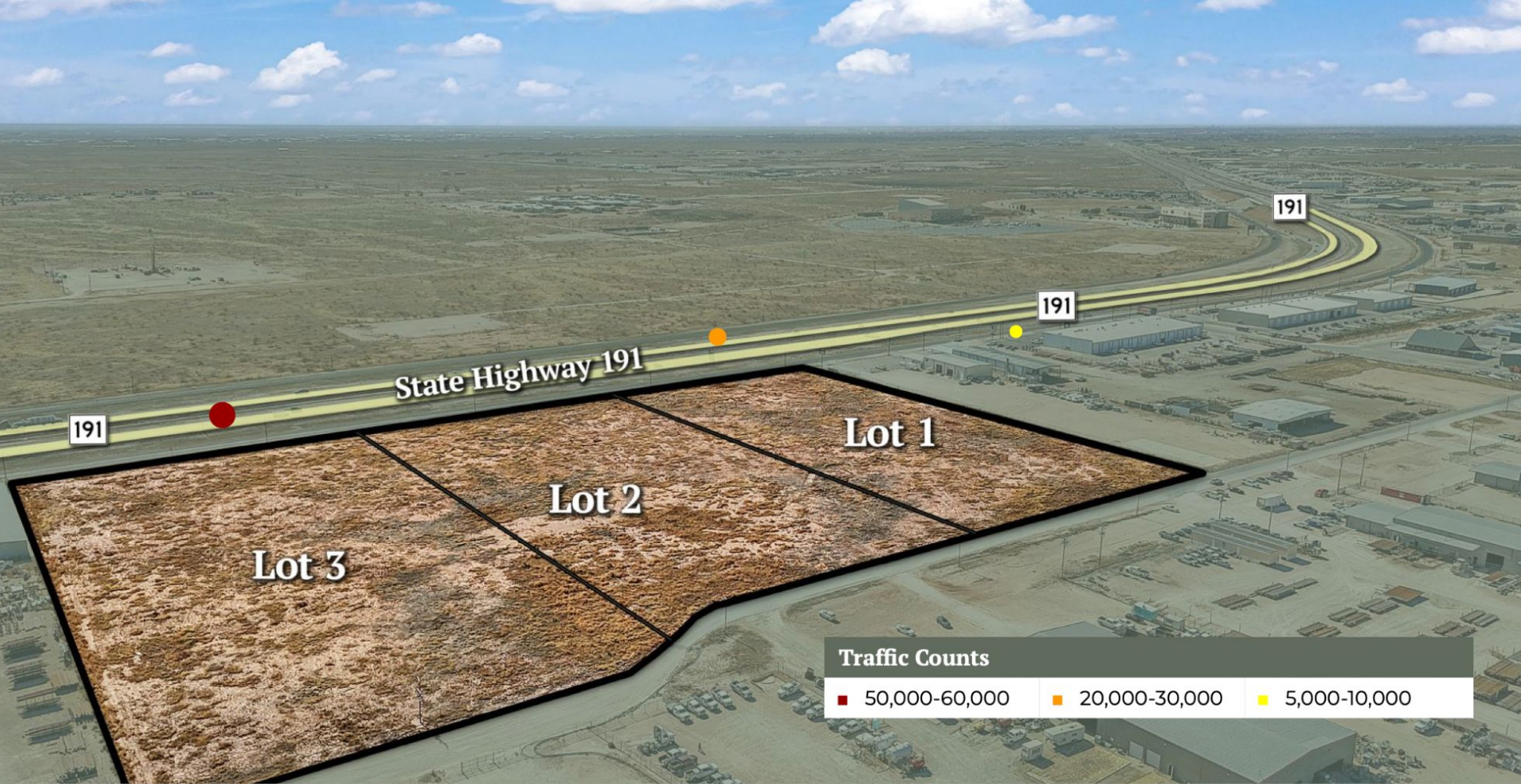




TBD Hwy 191  
Midland, TX 79707  
[www.investtexas.com](http://www.investtexas.com)

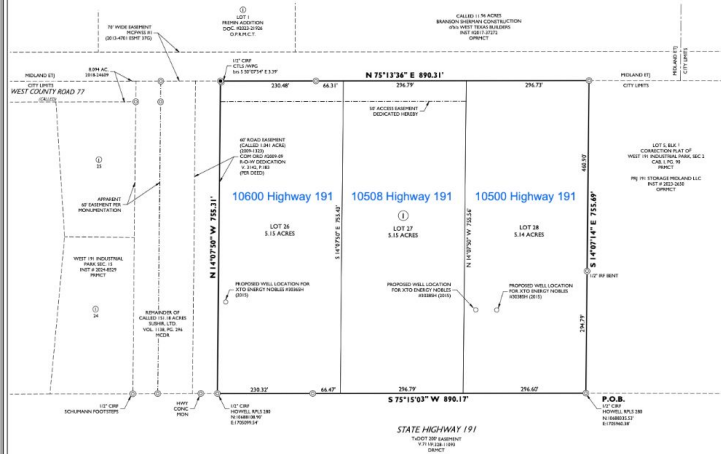






# WEST 191 INDUSTRIAL PARK SECTION 16

BEING A 15.44 ACRE TRACT OF LAND LOCATED IN THE SOUTHEAST  
QUARTER OF SECTION 31, BLOCK 40, T-1-S, T&P RY CO. SURVEY,  
CITY AND COUNTY OF MIDLAND, TEXAS



**CHANGES CONFIRMED:**  
THE CITY OF MIDLAND  
COUNTY OF MIDLAND  
MIDLAND COUNTY ENGINEERS, INC. IS THE RECORD OWNER OF A TRACT OF LAND SITUATED IN SECTION 31, BLOCK 40, T-1-S, T&P RY CO. SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS.  
THESE CHANGES WERE MADE BY THESE INSTRUMENTS.

THIS AGREEMENT, L.C.E. HAS HEREBY ADOPTED THIS PLAN REORGANIZING THE ABOVE-DESCRIBED INSTRUMENTS TO BE USED TO REORGANIZE THE TRACT OF LAND SITUATED IN SECTION 31, BLOCK 40, T-1-S, T&P RY CO. SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS.  
THESE CHANGES WERE MADE BY THESE INSTRUMENTS.

**ACKNOWLEDGEMENT:**  
THE CITY OF MIDLAND  
COUNTY OF MIDLAND  
THIS DEED WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, BY \_\_\_\_\_  
MIDLAND COUNTY ENGINEERS, INC.

**CERTIFICATE OF APPROVAL:**  
THIS IS TO CERTIFY THAT THE ABOVE-DESCRIBED TRACT OF LAND IS A TRACT OF LAND SITUATED IN SECTION 31, BLOCK 40, T-1-S, T&P RY CO. SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS.  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

**DEED OWNER SIGNATURE:**

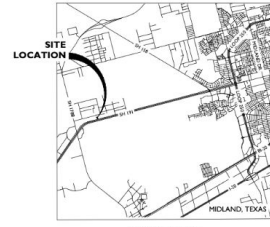
**DEED OWNER SIGNATURE:**

**UTILITY COMPANY'S CERTIFICATE:**

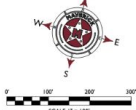
THIS PLAN HAS BEEN CHECKED FOR ACCURACY BY  
UTILITY COMPANY'S CERTIFICATE  
DATE: \_\_\_\_\_

**PROPERTY OWNER:**  
MIDLAND COUNTY ENGINEERS, INC.  
MIDLAND, TEXAS 79701  
2023 INSTRUMENT RECORDATION  
42122-0001

**PLAT FILED FOR RECORD:**  
MIDLAND COUNTY, TEXAS  
NO \_\_\_\_\_  
DATE \_\_\_\_\_



**VICINITY MAP**



## LEGEND

- PROPERTY LINE
- BOUNDARY LINE
- ADJACENT LOTS
- CITY LIMITS LINE
- OFFICIAL PUBLIC RECORDS, MIDLAND CO., TX
- PARTICULAR
- PLAT RECORD, MIDLAND CO., TX
- DEED RECORD, MIDLAND CO., TX



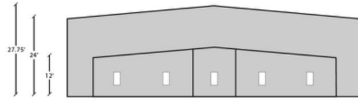
**MAVERICK**  
CIVIL ENGINEERING / LAND SURVEYING  
1901 West 191 Street, Suite 101  
Midland, Texas 79701  
SURVEY FROM 11-11-2023  
TEL: (409) 343-0999 FAX: (409) 343-0999  
www.maverick-survey.com

## WEST 191 INDUSTRIAL PARK SECTION 16

# Build-to-Suit Opportunities Available

## Sample Project Plan

Elevations Front



Elevations Side



Building Plans





# Utilities

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Utilities in place including:

16" water main

Electrical service (Oncor)

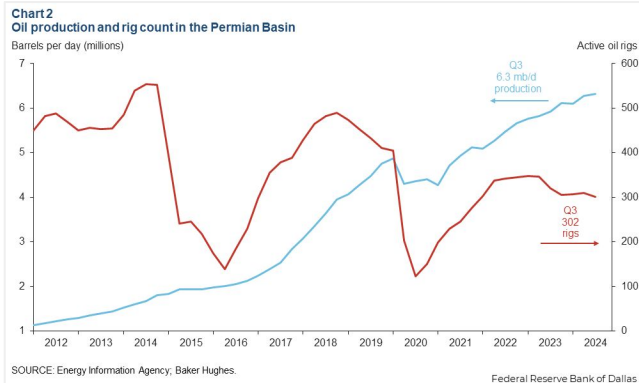
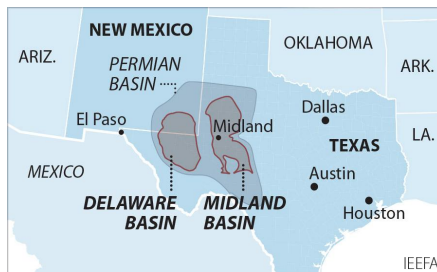
Natural gas (Atmos Energy)

Telecommunications infrastructure





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](https://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**