



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

For Lease: 2316 E County Rd 130 Midland, TX 79706 | [www.investtexas.com](http://www.investtexas.com)



*\*photo of nearby property with similar layout*

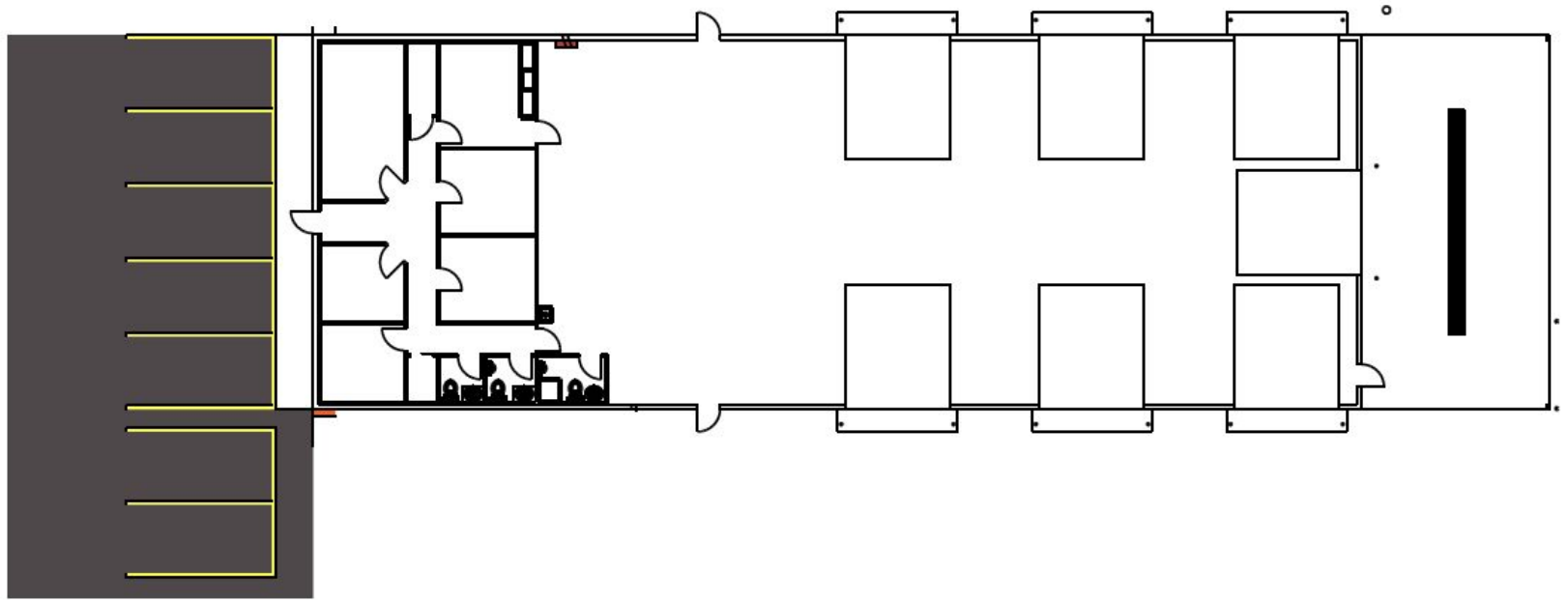
## Highlights

Now available for lease, this brand-new industrial property includes 8,750 SqFt sitting on 3 acres. Move-in ready with an office space, shop with 7 OH doors and ample yard space.

### Property

Lease Rate	\$18.51/SF/YR
Monthly Rate	\$13,500/Month
Building Size	8,750 SqFt
Lot Size	3 Acres
Lease Term	5+ Years

# Floor Plan







*\*photo of nearby property with similar layout*





*\*photo of nearby property with similar layout*



*\*photos of nearby property with similar layout*





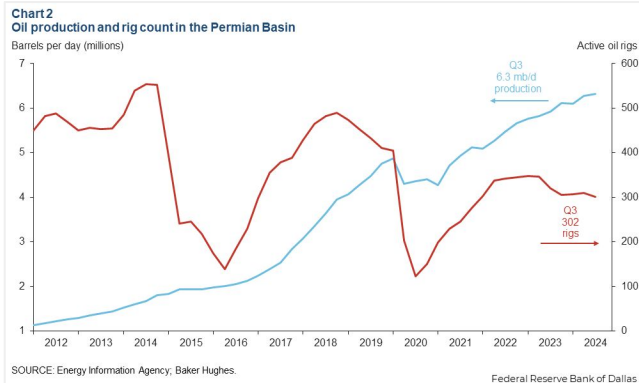
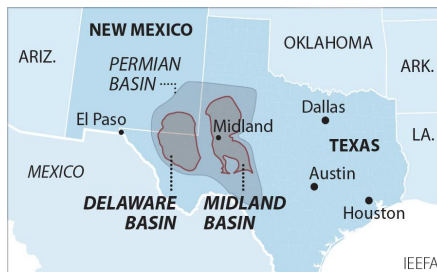








The Permian Basin spans approximately 250 miles wide and 300 miles long across western Texas and southeastern New Mexico. It's the most prolific oil-producing region in the U.S., contributing nearly half of the nation's crude output. The basin comprises three primary sub-regions: the Midland Basin, Delaware 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**



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