



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



Highlights

This 7,500 SqFt industrial property offers gated yard space and a functional office on 0.6 acres in west Odessa with easy access to University Blvd and I-20. Built in 2018, the property features a mix of warehouse and office space, with easy access for large vehicles through three oversized overhead doors.

Property Details

| | |
|---------------|---------------|
| Lease Rate | \$13.60/SF/YR |
| Monthly Rate | \$8,500/Mo |
| CAM Fees | \$1.42/SF/YR |
| Type/Term | 3-7 Year NNN |
| Lot Size | 0.60 Acres |
| Building Size | 7,500 SqFt |
| Year Built | 2018 |





2444 N. FM 1936
Odessa, TX 79763
www.investtexas.com


Invest Texas
REAL ESTATE

Property Summary



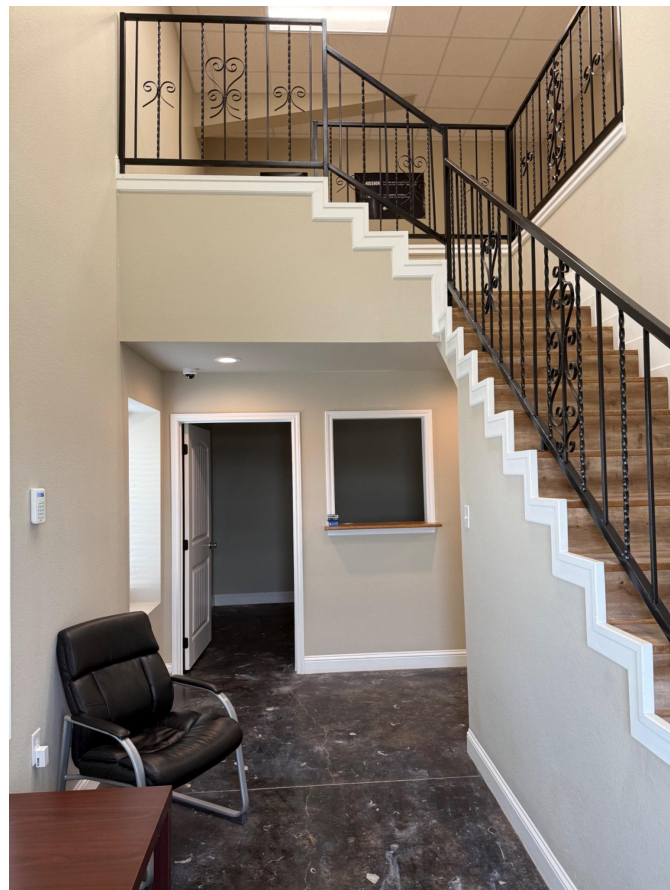
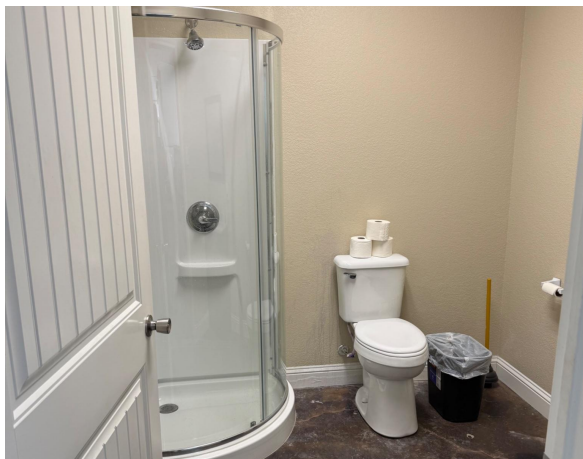
☐☐ 5,000 SqFt Warehouse
☐☐

☐☐ 2,500 SqFt Office
☐☐

☐☐ Gated 0.60 Acre Yard
☐☐

☐☐ (3) 14' X 16' Overhead Doors
☐☐

☐☐ Built in 2018
☐☐

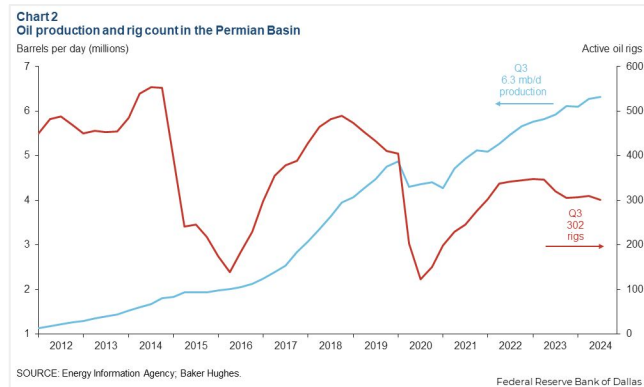
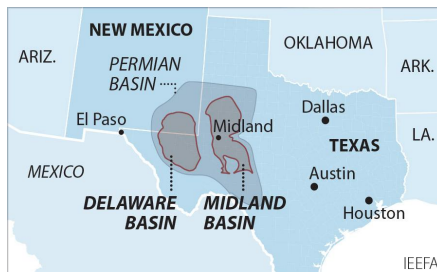


2444 N. FM 1936
Odessa, TX 79763
www.investtexas.com





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.

Lance White

Co-Owner/Broker

(432) 894-2193

White@InvestTexas.com

Robert LaFrance

Co-Owner/Associate

(254) 855-9179

LaFrance@InvestTexas.com



Investment



Land



Commercial