



**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	\$12.80/SF/YR
Monthly Rate	\$8,000/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
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Property Summary



5,000 SqFt Warehouse



2,500 SqFt Office



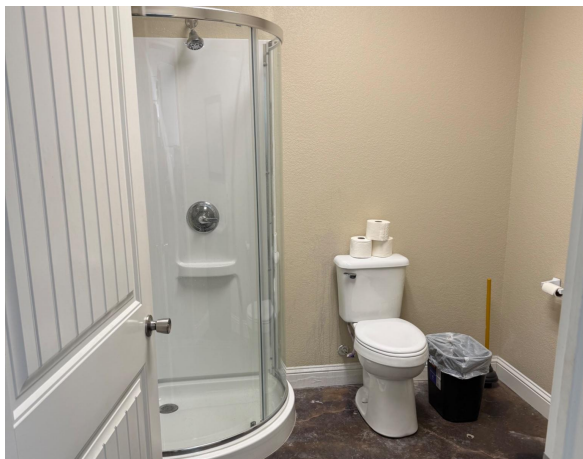
Gated 0.60 Acre Yard



(3) 14' X 16' Overhead Doors



Built in 2018

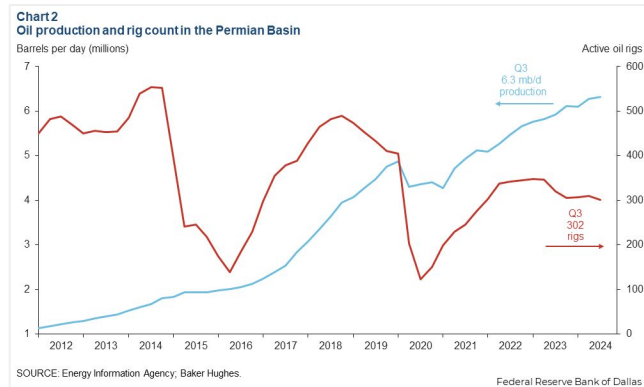
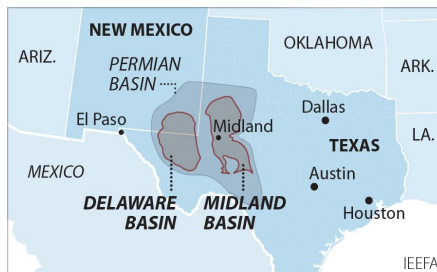


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The Permian Basin spans approximately 250 miles wide and 300 miles long across western Texas and southeastern New Mexico. It's the most prolific oil-producing region in the U.S., contributing nearly half of the nation's crude output. The basin comprises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



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