

An aerial photograph of a large industrial property, outlined in white. The property contains a large white warehouse, several semi-trailers, and some debris. To the left of the property is a rectangular pond. The surrounding area includes other industrial buildings, parking lots, and a road.

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

Investment + BTS Opportunity at 11308 WCR 61 Midland, TX 79707 | www.investtexas.com

Investment + BTS Opportunity

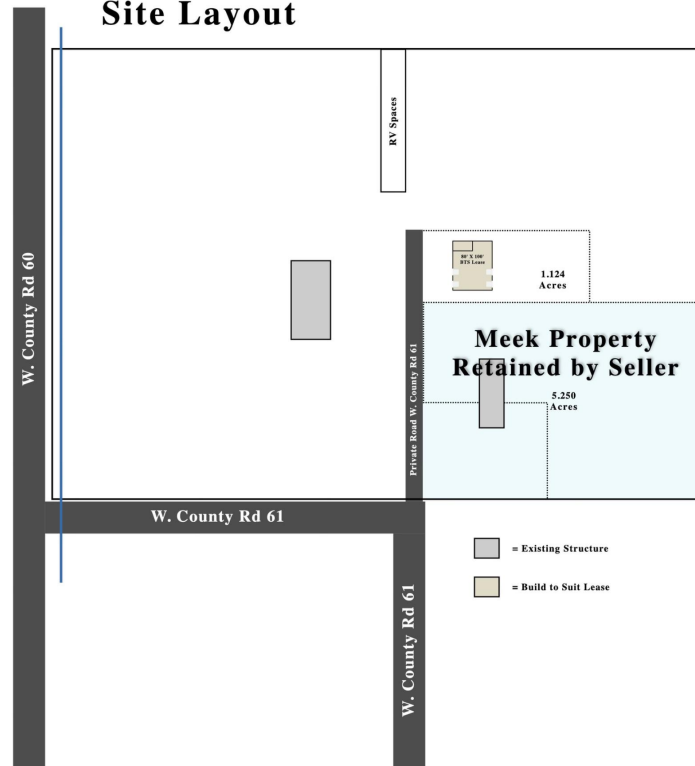
This 25.33-acre industrial property includes a 12,800 SqFt existing building, multiple water wells, and 8 RV hookups.

The seller is seeking an investor to purchase the site and partner on an 8,000 SF Build-to-Suit expansion, which will be leased back under a long-term agreement.

Investment Details

Sales Price	\$3,250,000
Initial Lease-Back (Current Building)	\$15,000/Month
Initial Lease-Back Term	6 Months +/-
BTS Lease-Back	\$13,000/Month
BTS SqFt	8,000 SqFt
Lease-Back Rate	\$19.50/SF/YR
BTS Lease-Back Term	5 Years

Site Layout





FM 1788

FM 1788

Tom Craddick

County Rd 61

County Rd 61

County Rd 60



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Features



25.33 Acres



12,800 SqFt Existing Building



11 OH Doors



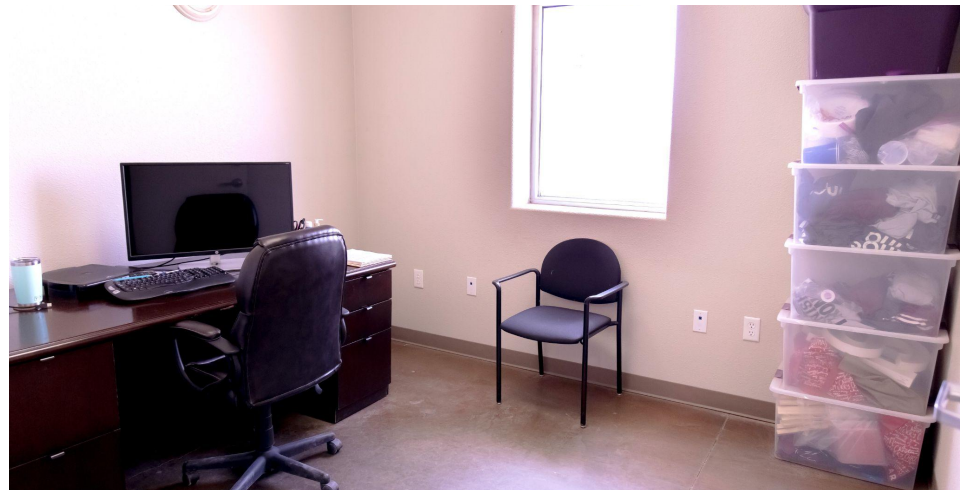
Multiple Water Wells



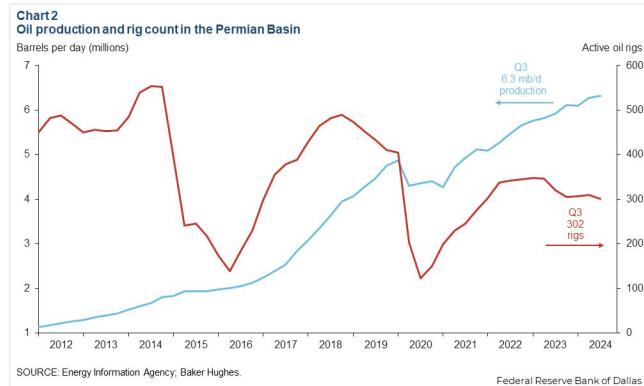
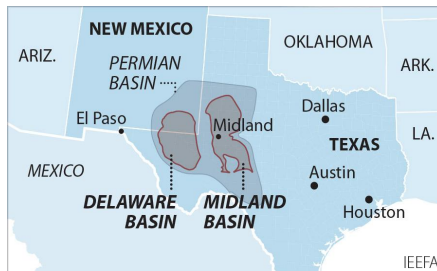
8 RV Hookups



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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))



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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