



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

400 E Loop 250 Frontage Rd N Ste 111 Midland, TX 79705 | www.investtexas.com



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Highlights

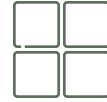
Functional and well-located industrial space just off Hwy 191 between Midland and Odessa. This 2,500 SF building includes 1,000 SF of office, 1,500 SF of shop space, and an additional 1,000 SF mezzanine for storage or flexible use.

10800 Hwy 191 Unit 10, Midland Tx 79706

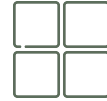
Property Details

Sub Lease	Through December 31, 2025
Monthly Rent	\$4000/month
Total SqFt	2,500

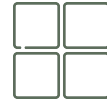
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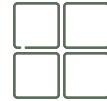
2,500 SF building + 1,000 SF mezzanine



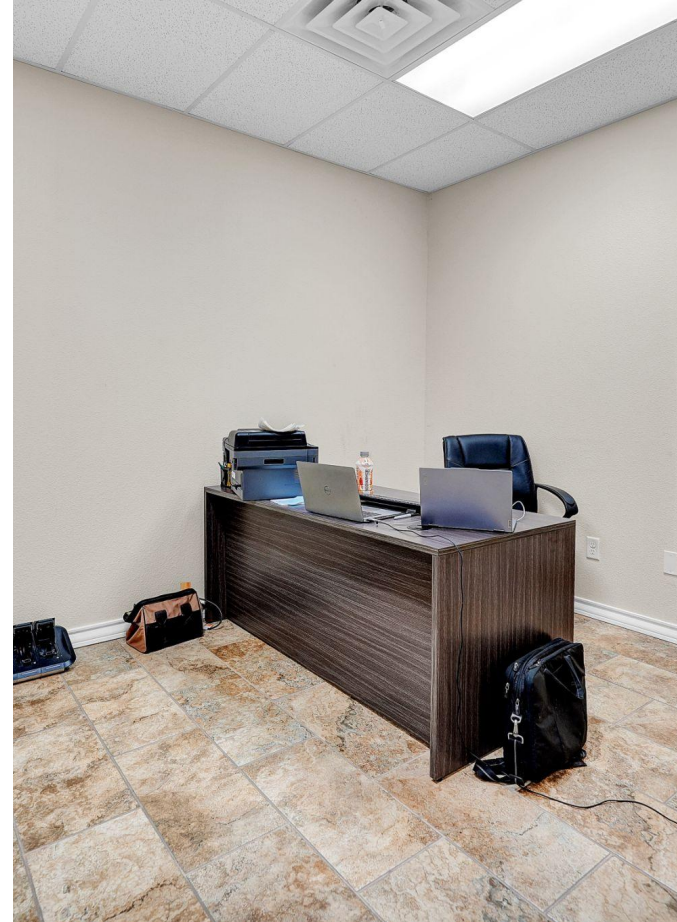
14' x 16' overhead door



Secure fenced yard

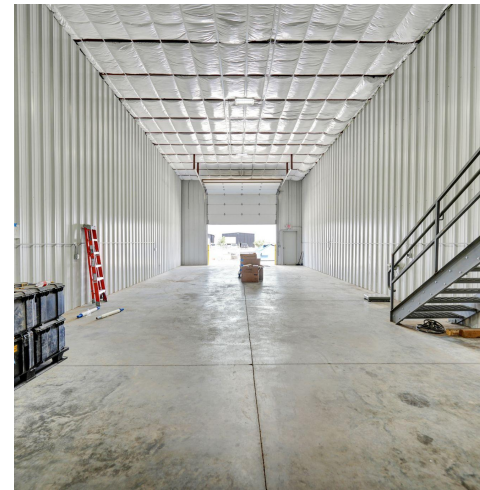


3 Offices
Break Room
2 Bathrooms
Reception Area



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REAL ESTATE



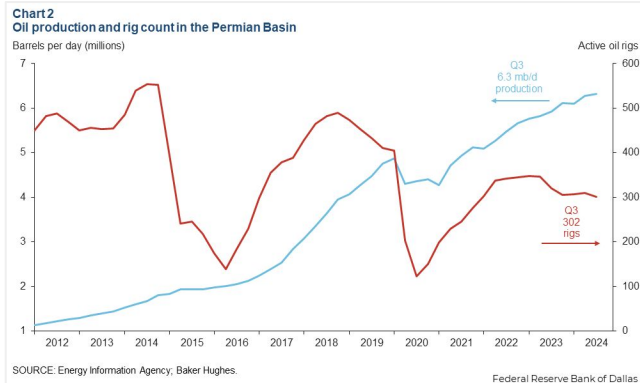
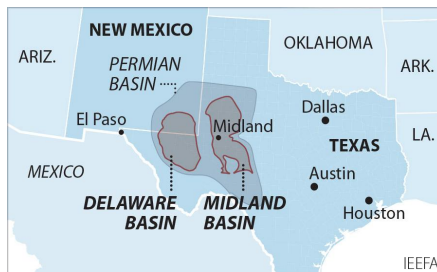
IRON SALES
SUPPLY
RENTALS



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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.

Tyler Hudgins

Sales Associate
(432) 634-8057
Hudgins@InvestTexas.com

Lance White

Co-Owner/Broker
(432) 894-2193
White@InvestTexas.com



Investment



Land



Commercial