



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

For Lease: 11424-A W. County Rd 35 Midland, TX 79707 | www.investtexas.com



11424-A W. County Rd 35 | Midland, TX 79707

Highlights

Now available for lease: a 5,000 SF industrial building on 2 acres at 11424-A WCR 35, ideally suited for light industrial or service operations. The property features 1,250 SF of office space with 4 private offices, 3,750 SF of shop space, and four 12'x14' overhead doors for easy equipment access.

Property Details

Lease Rate	\$18/SF/YR
Monthly Rate	\$7,500
NNN Expenses	\$498
Lot Size	2 Acres
Building Size	5,000 SqFt
Year Built	2016



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Features



☐☐ 1,250 SqFt Office Space
☐☐

☐☐ 3,750 SqFt Shop Space
☐☐

☐☐ 4 Offices
☐☐

☐☐ (4) 12 X 14 OH Doors
☐☐

☐☐ 22' Eave Height
☐☐



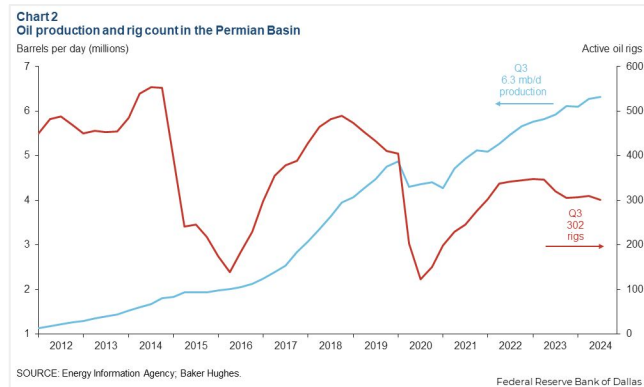
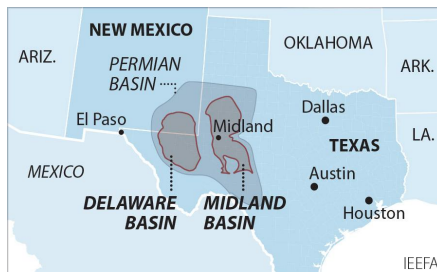
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Invest Texas
REAL ESTATE





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



Commercial