Invest Texas
REAL ESTATE

Highlights

Located just outside the heart of Odessa, this versatile industrial property offers an ideal combination of shop and office space on a fully fenced 1.46-acre site. Designed for heavy industrial users, the building provides high clear heights, multiple overhead doors, and a crane, —ensuring functionality for a wide range of operations.

Property Details	
Lease Rate	$9.00/SqFt
Monthly Rent	$8,100
Total SqFt	10,800
Lot Size	1.46
Min. Lease Term	3 yr

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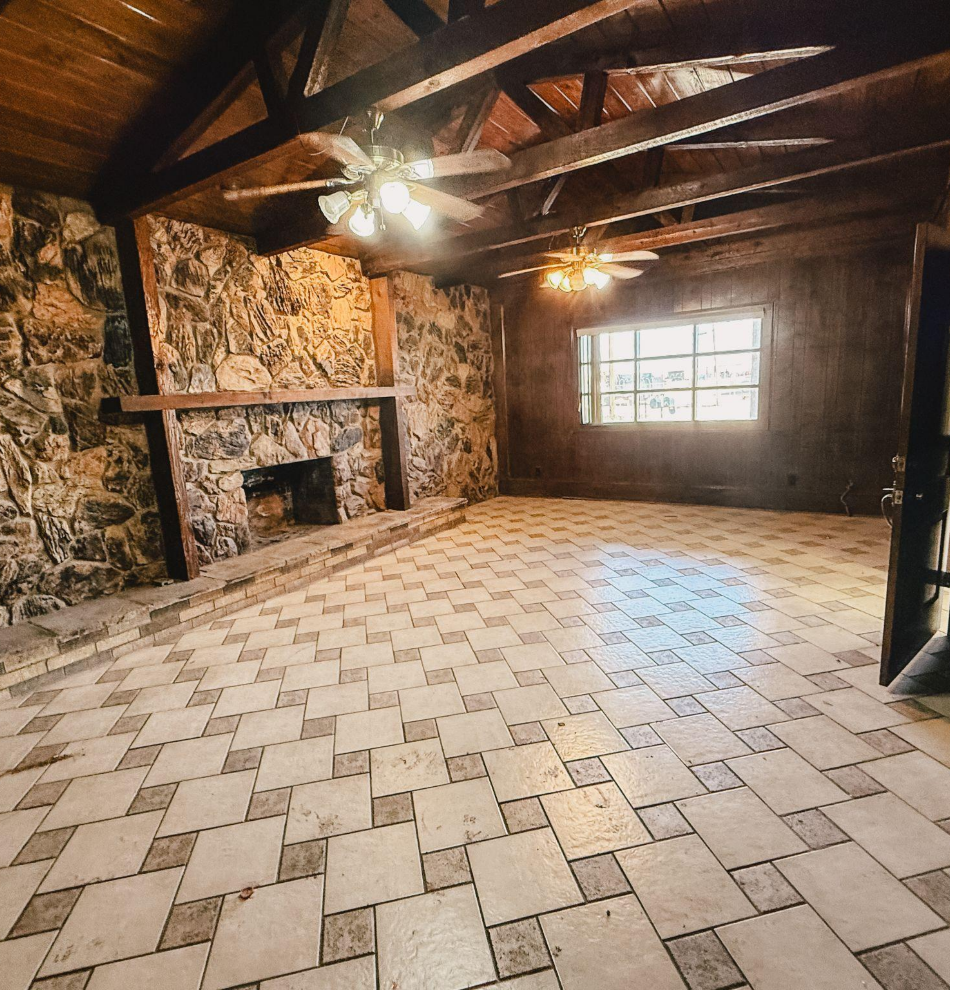
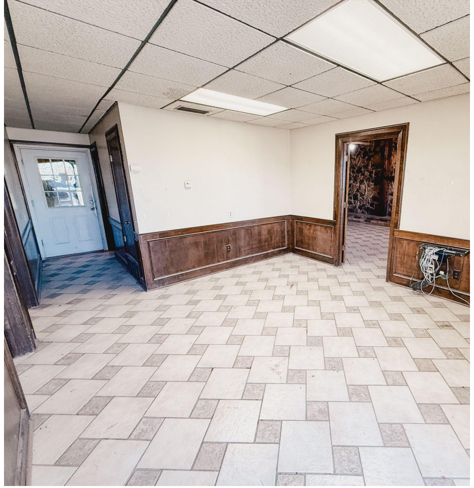
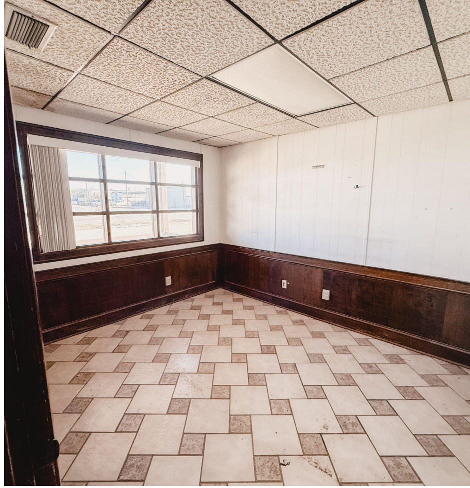
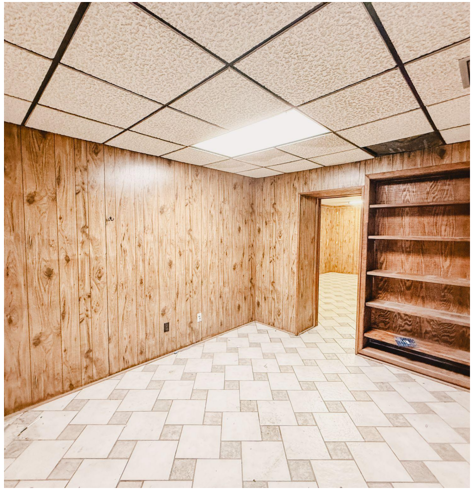
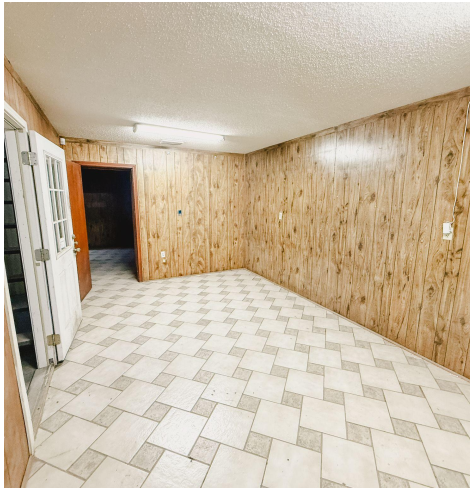
Property Highlights

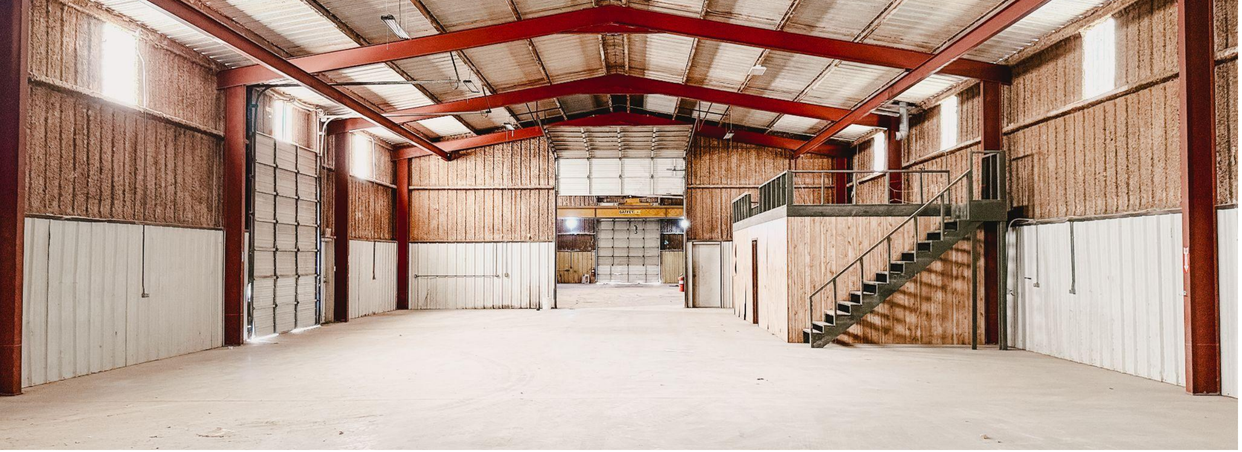
- 10,800 SF on ±1.46 Acres
- 1,300 SF Office with Reception, Conference & 5 Offices (2 in Shop)
- 10-Ton Crane Installed
- 5 Overhead Doors (1 – 18’, 2 – 16’, 2 – 14’)
- 3-Phase Power
- Well Water & Septic
- NNN lease at $9.00/SF/YR, available for immediate occupancy

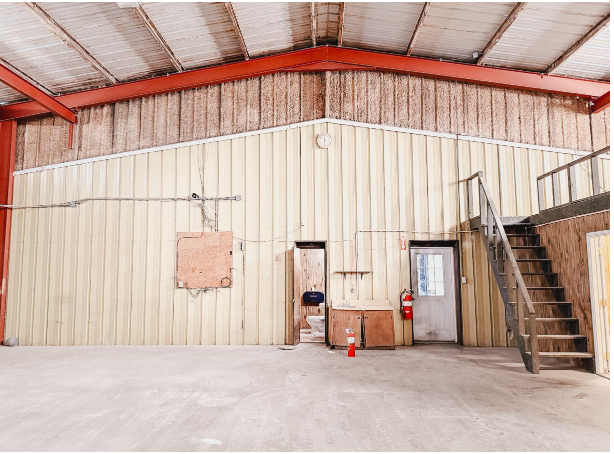
LOCATION OVERVIEW

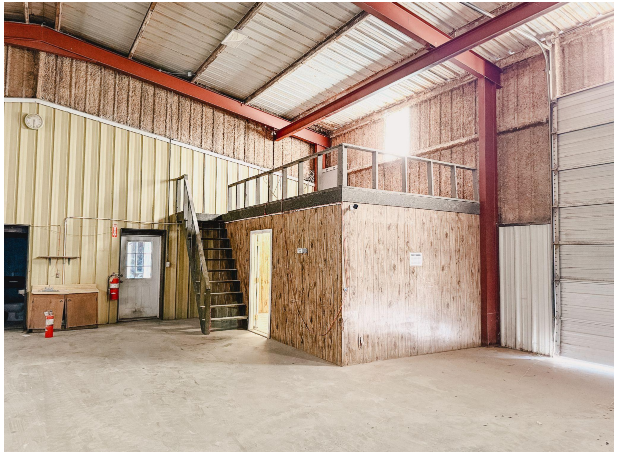
This facility is located in Midland County, just minutes from key Permian Basin industrial corridors:

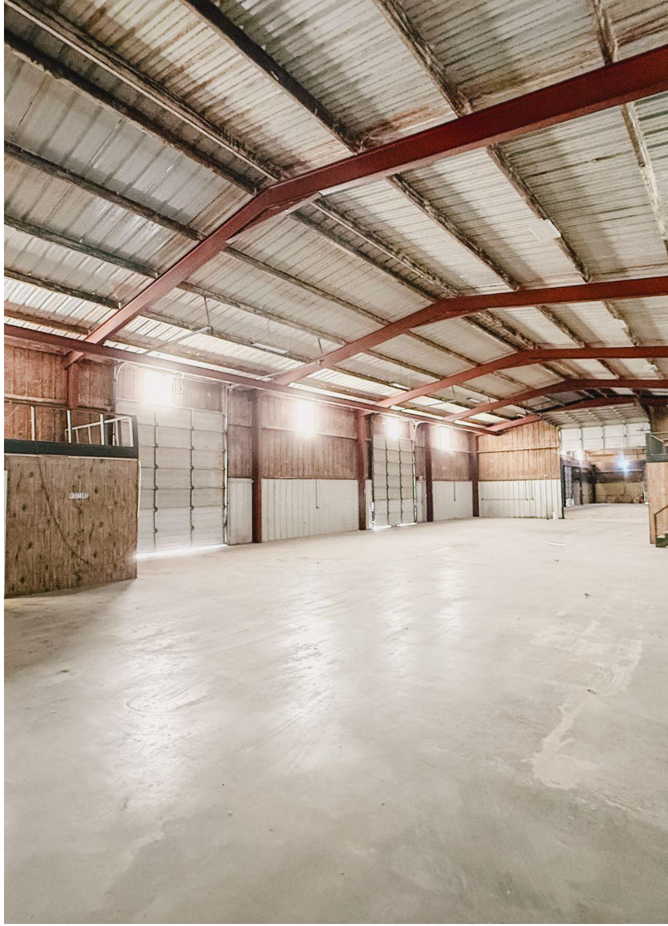
- Immediate access to W County Rd 129 with excellent connectivity to Interstate 20
- ½ mile from FM 1788 and 1.5 miles from W Industrial Ave
- 5 miles from Midland International Airport, providing regional and national connectivity
- Strategic location for companies serving Midland, Odessa, and surrounding energy markets

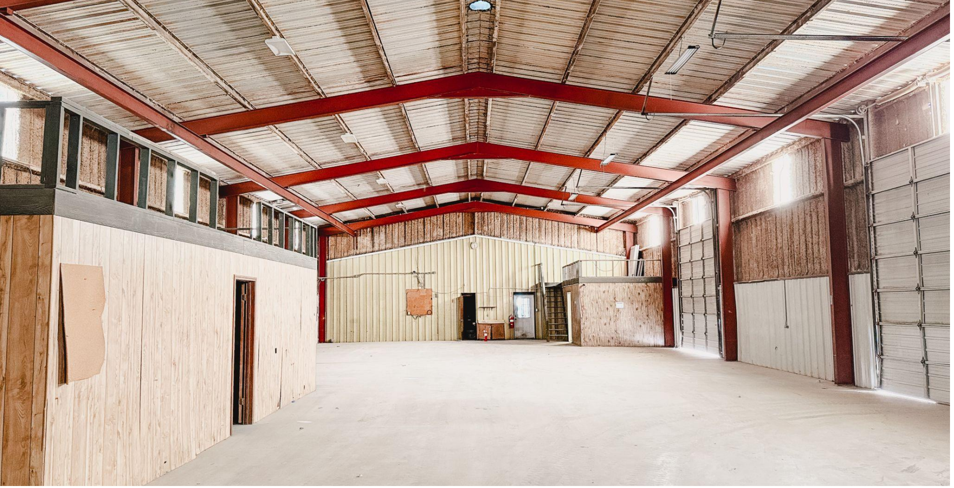
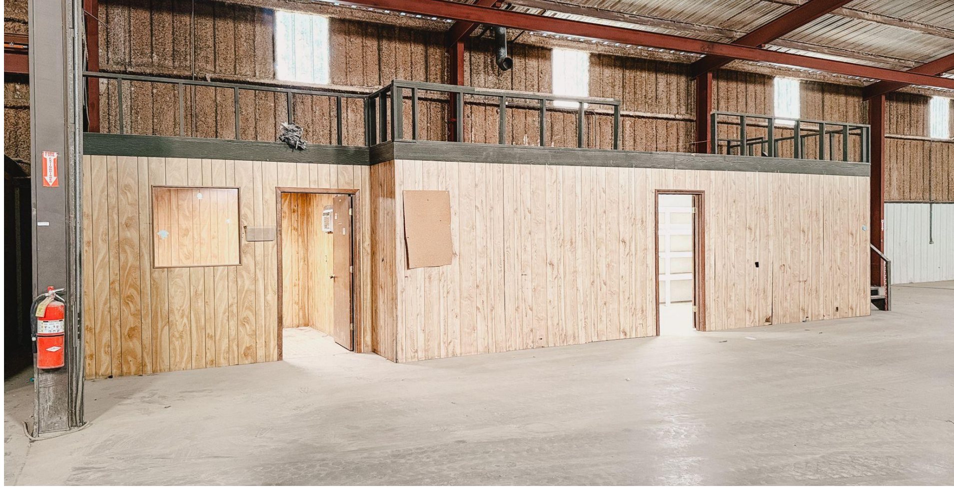
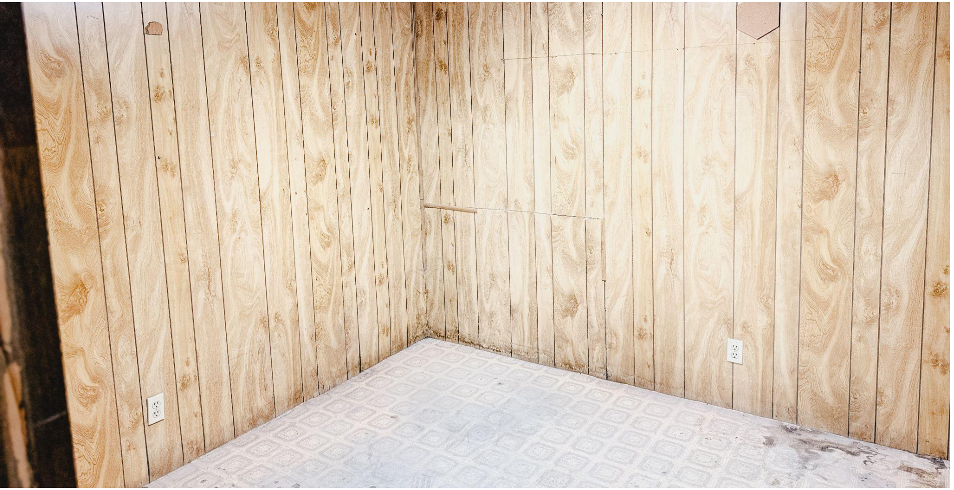
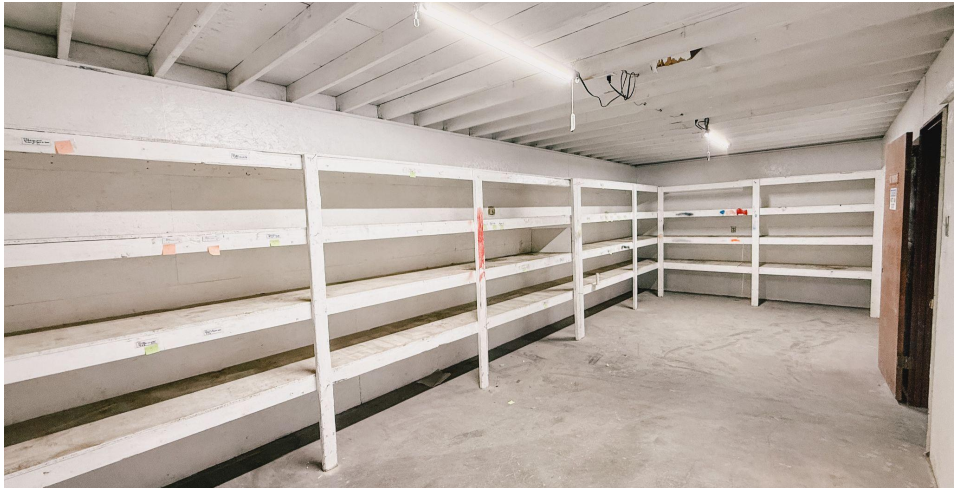






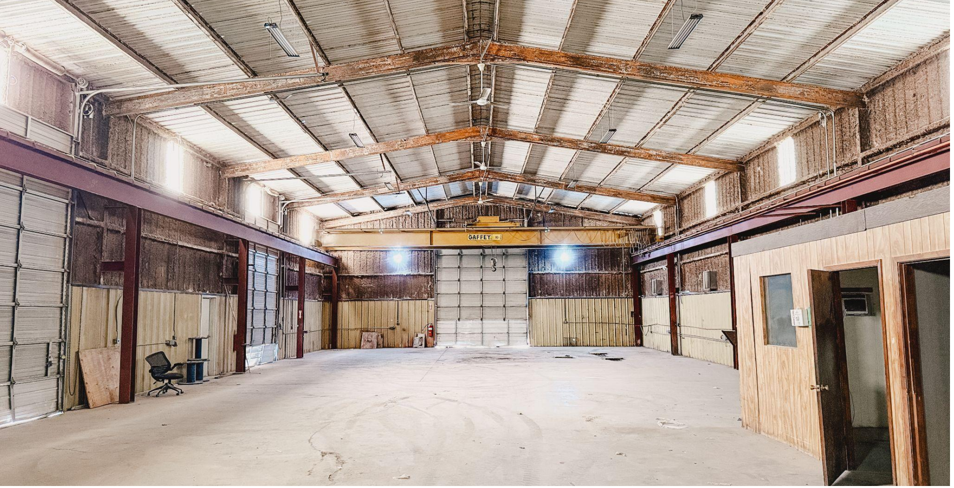
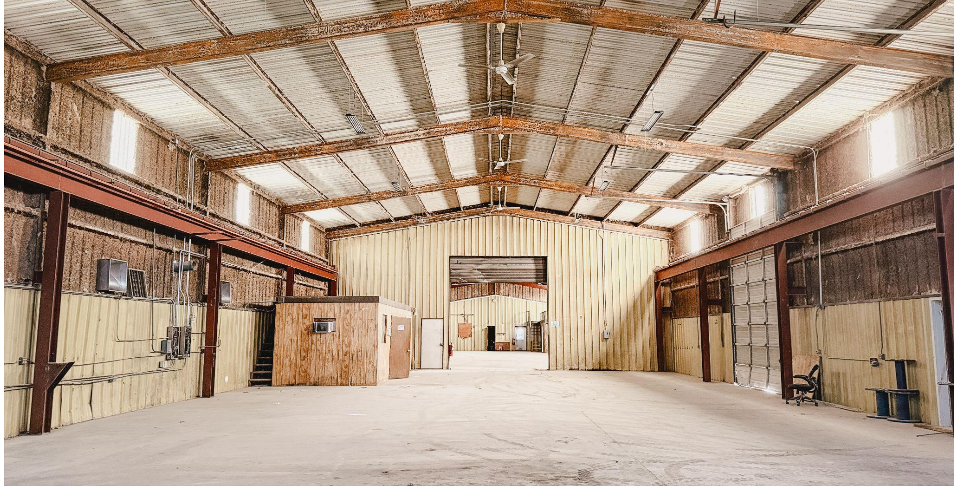
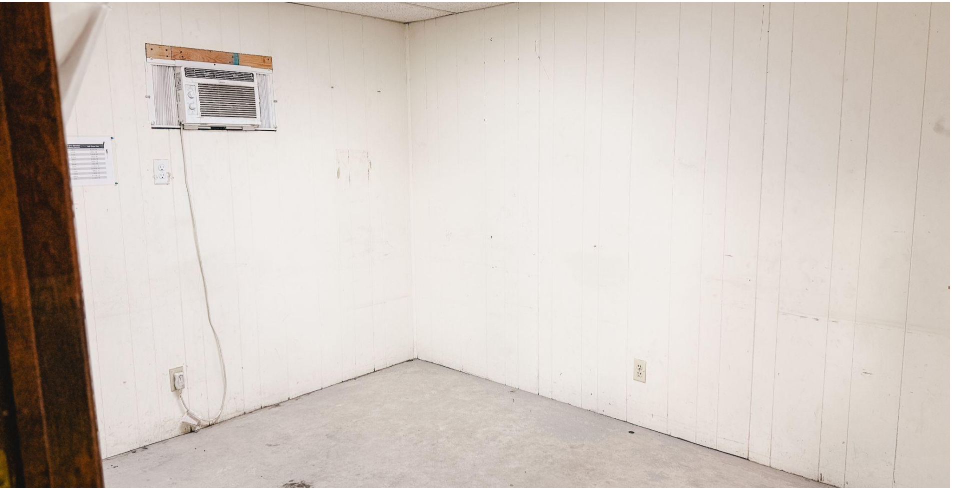
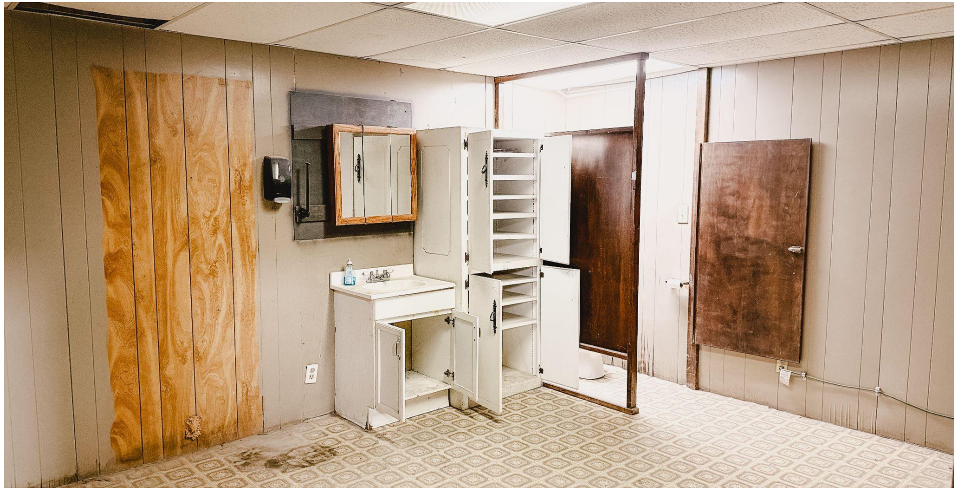


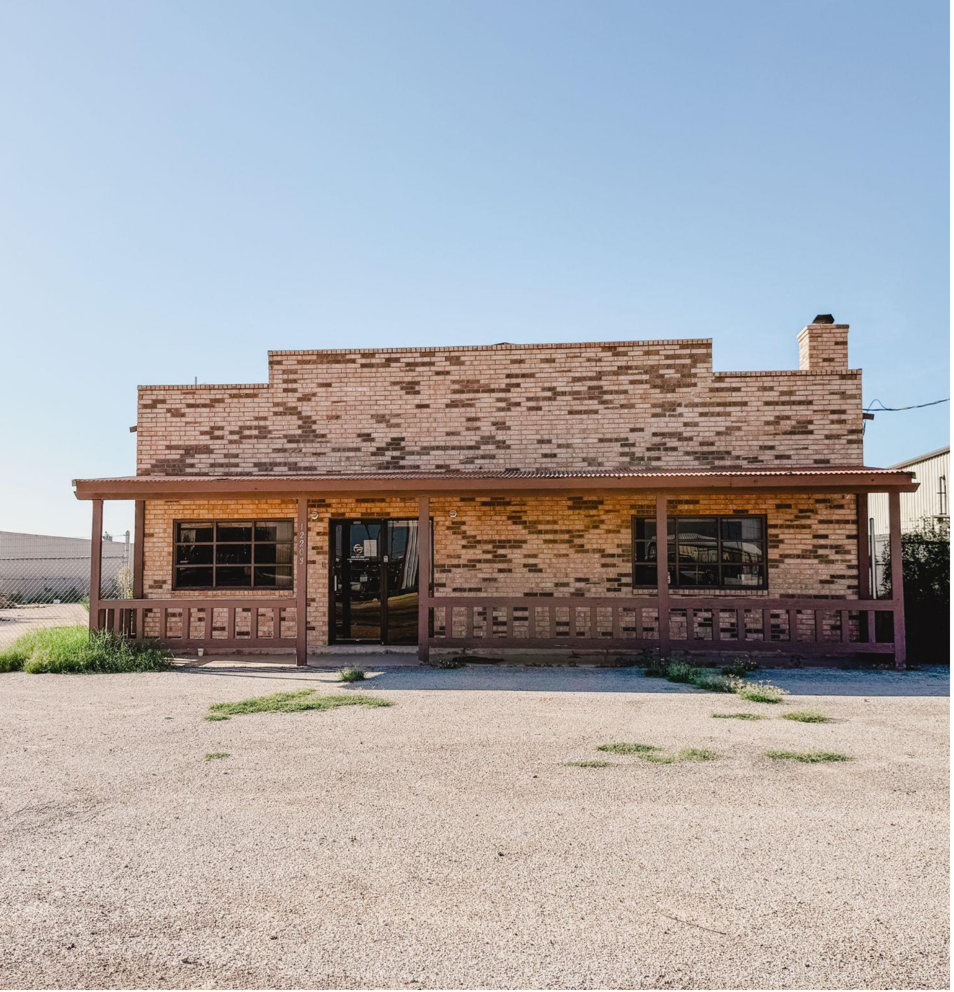


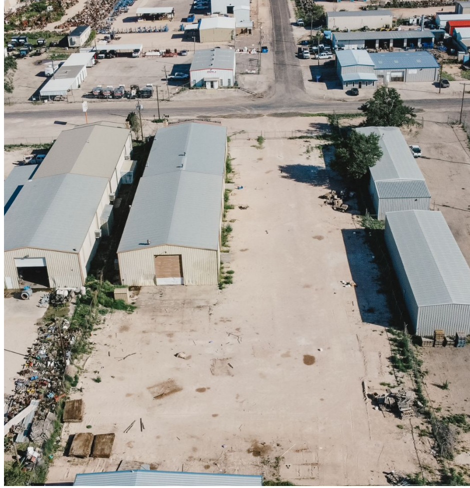








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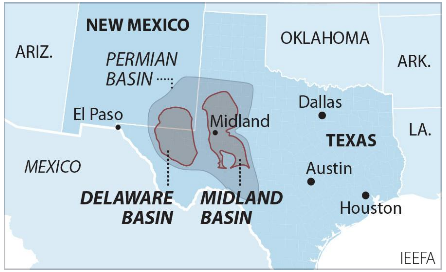
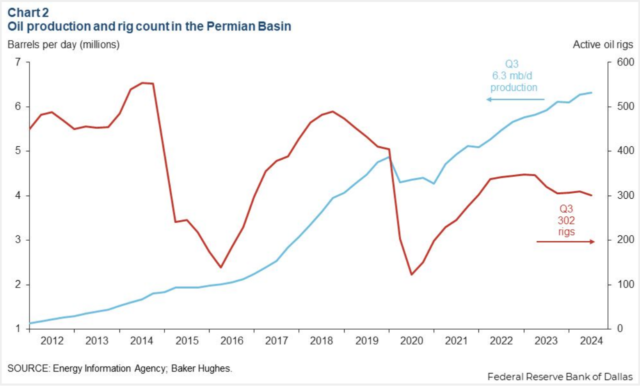
Location Overview:
Permian Basin

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)

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 (souce: YCharts)

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)

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+1PR Newswire+1)

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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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