



**Don't wait to buy real estate,
buy real estate and wait.**



Highlights

Unlock nearly 4.5 acres of industrial potential across two properties—1.47 acres and 2.94 acres. Offered together as a powerhouse package or individually for tailored use. Whether you're expanding, investing, or splitting operations, this versatile duo delivers flexibility and footprint.

For Sale: \$1,099,000

5500 S FM 1788

4,000 SqFt Total

1.47 Acres

2,000 SqFt Office

2,000 SqFt Shop

2 Overhead Door

5508 S FM 1788

4,200 SqFt Total

2.94 Acres

700 SqFt Office

3500 SqFt Shop

1 Overhead Door

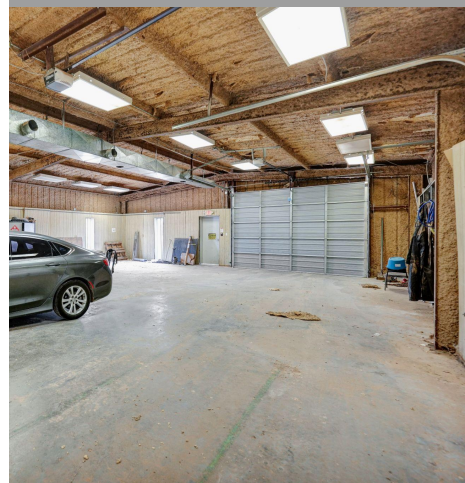
5500 S FM 1788, Midland Tx 79706

4,000 SF Industrial Facility on 1.47 Acres. Features approximately 2,000 SF of office space and 2,000 SF of shop area, with 2 overhead doors (14' wide × 10' high). Includes a spacious reception, 2 private offices, large open work zones, a breakroom, and 2 bathrooms (one with shower). Built in 1984, equipped with well and septic.







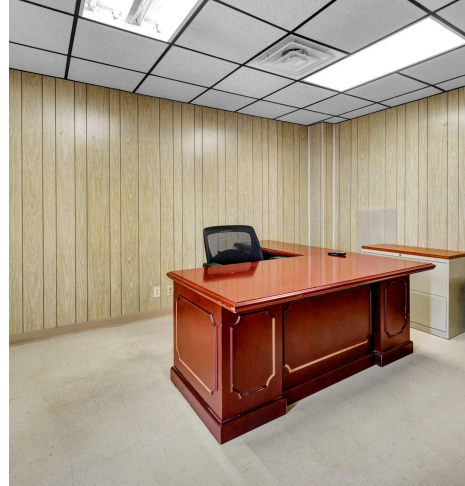


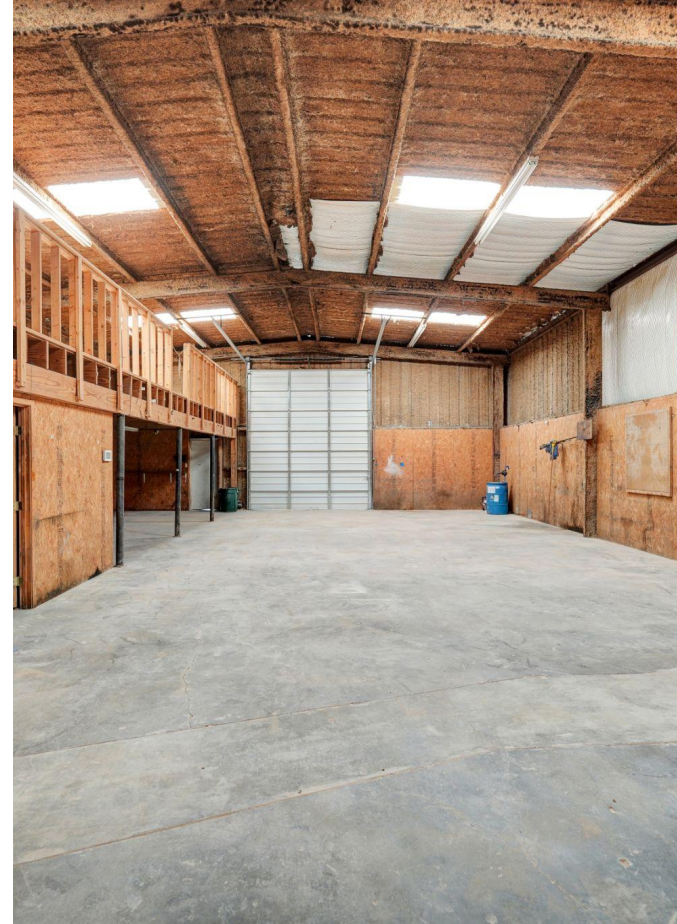
5508 S FM 1788, Midland Tx 79706

3,200 SF Industrial Shop on 2.94 Acres.
Includes approximately 700 SF of office space
and 3,500 SF of shop area, plus 1 overhead
door (12' wide × 14' high) and a 1,200 SF
mezzanine. Interior includes reception, an IT
room, and 3 bathrooms (one with shower).
Built in 1984, supported by well and septic.





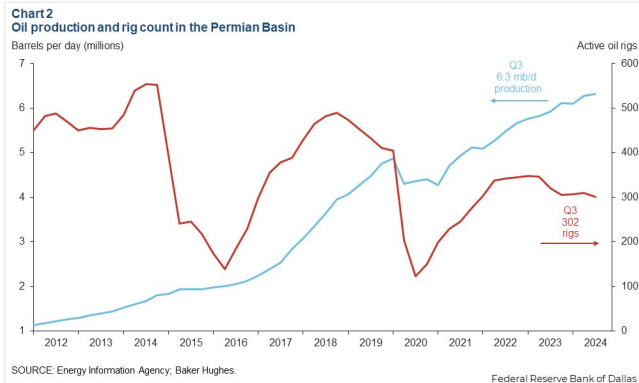
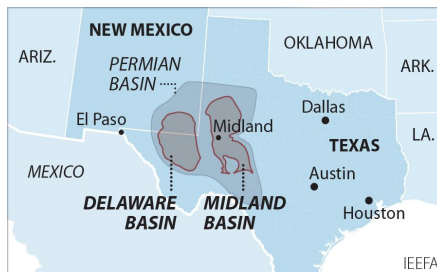




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Invest Texas
REAL ESTATE

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