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REAL ESTATE

Don’t wait to buy real estate, buy real estate and wait.

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Highlights

This 7,500 SF industrial facility, built in 2018, sits on 0.6 acres in West Odessa with convenient access to University Blvd and I-20. The property offers a secured, gated yard, functional office space, and a versatile warehouse layout. Three oversized overhead doors provide easy access for large vehicles. Available now for lease or sale.

Property Lease Details	
Lease Rate	$12.80/SF/YR
Monthly Rate	$8,000/Mo
CAM Fees	$1.42/SF/YR
Type/Term	3-7 Year NNN
Lot Size	0.60 Acres
Building Size	7,500 SqFt
Year Built	2018

Property Sale Details	
Asking Price	$950,000
Price per SF	$126.67/SF
Lot Size	0.60 Acres
Building Size	7,500 SqFt
Year Built	2018

Property Summary

- 5,000 SqFt Warehouse
- 2,500 SqFt Office
- Gated 0.60 Acre Yard
- (3) 14’ X 16’ Overhead Doors
- Built in 2018

2444 N. FM 1936
Odessa, TX 79763
www.investtexas.com

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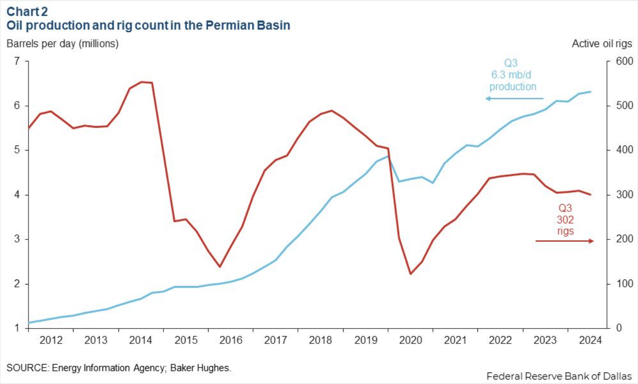
Oil Works, Inc.
Custom Rig Solutions
PETRO
MECHANICAL
SERVICES
2444 FM 1936
N Blalock Ave
N Alturas Ave
W University Blvd
N FM 1936
N Mercury Ave
Mobil
W 26th St
W 24th
DAILY TRAFFIC
2,000 - 5,000
20,000 - 30,000
30,000 - 40,000

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.

Chris Mullinix

Sales Associate
(432) 269-0070
Mullinix@InvestTexas.com

Robert LaFrance

Co-Owner/Associate
(254) 855-9179
LaFrance@InvestTexas.com

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