Invest Texas
REAL ESTATE





Highlights

Turnkey industrial facility situated on ±4.67 acres, offering a rare combination of functional office space, drive-through shop bays, heavy crane capacity, and wash-bay infrastructure. Fully fenced and located outside city limits, this property is ideally suited for oilfield services, equipment maintenance, fleet operations, and industrial service users requiring secure yard space and high-utility improvements.

Property Details	
Rent/SF/YR	$18.00
Acres	4.67 Acres
Total Building SF	7,820 SF
Office SF	1,320 SF
Warehouse SF	5,000 SF
Wash-Bay SF	1,500 SF

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Location Highlight

Positioned in a well-established industrial corridor just south of Midland, this site offers excellent access to major transportation routes serving the Midland–Odessa region. The property allows efficient in-and-out maneuverability for heavy trucks, trailers, and service equipment and is surrounded by active oilfield, industrial, and logistics users.

- Convenient access to Highway 349 and I-20
- Located within the core Permian Basin service area
- Surrounded by energy, logistics, and industrial operators
- Ideal for equipment yards, fleet storage, and service operations



Property Highlight

- 4 Offices / 1 Conference Room / 3 Restrooms
- 5-ton overhead crane
- (6) 14’ x 14’ overhead doors
- 22’ clear height on shop
- Paint booth
- Fully Fenced and Secured
- Test booth area with CMU walls and steel doors
- 8 RV hookups W/ 30 & 50 amp service

















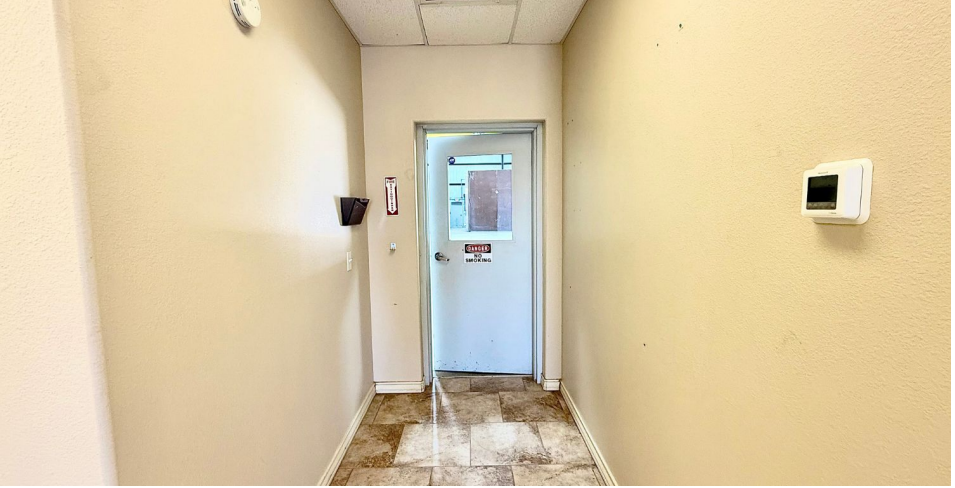


















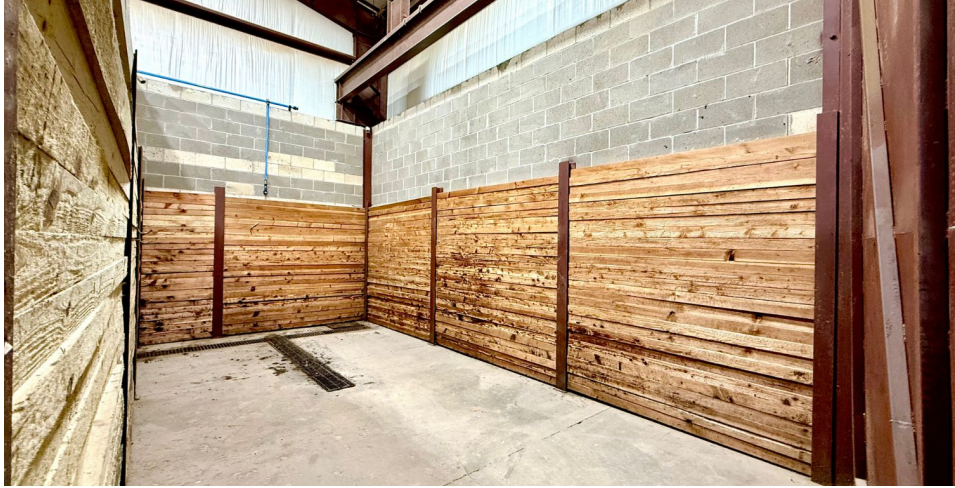



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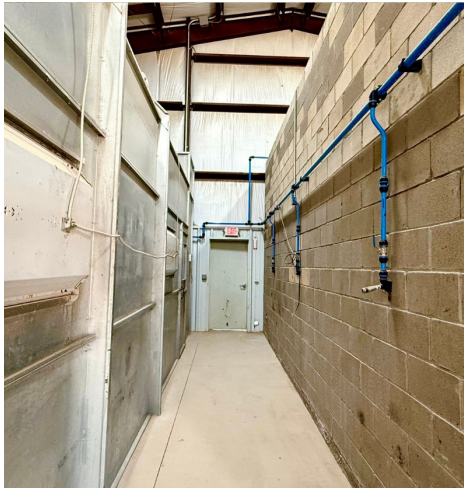















Downtown Midland Tx
THOMAS
OILFIELD SERVICES
JMR services
D4 Warriors
HYDRO EXCAVATING
Streamline
FRAC SHACK
an energera company
4617 S County Rd 1210

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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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