



TBD W County Rd 33 Midland, Tx 79707 | www.investtexas.com



Highlights

4 acres of build-to-suit land available for lease in Midland, Texas. This site offers a flexible development opportunity for industrial, yard, or oilfield service users seeking a customized facility designed to their operational needs. Strategically positioned within an active Permian Basin service area, the property provides accessibility without the limitations of in-city locations.

Property Details

Acres	4.0
Price	\$1,500 Acre



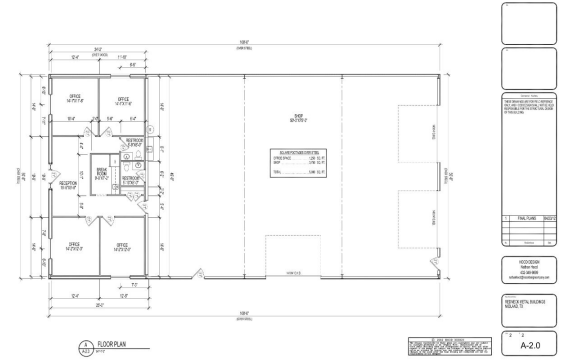
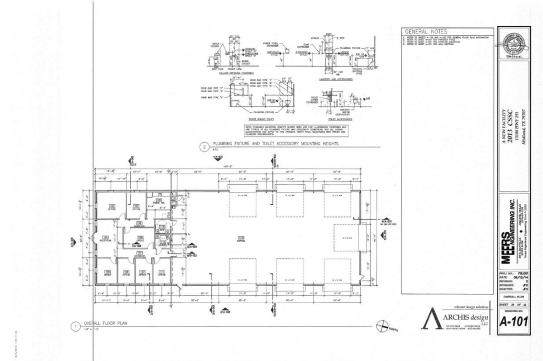
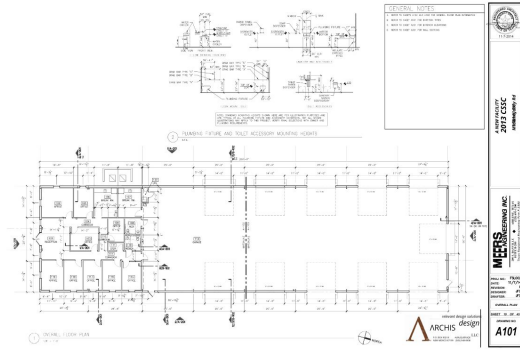
Location Highlights

This 4-acre site is located in Midland County, placing it within an established industrial and oilfield service area of the Permian Basin:

- Situated along West County Road 33 with proximity to N County Road 1294
- Neighboring active industrial and service-use properties
- Convenient access to Midland's core oil & gas, logistics, and support corridors
- Outside city congestion while remaining centrally located for Midland and Odessa operations
- Strategic positioning for yard use, laydown space, or future industrial development

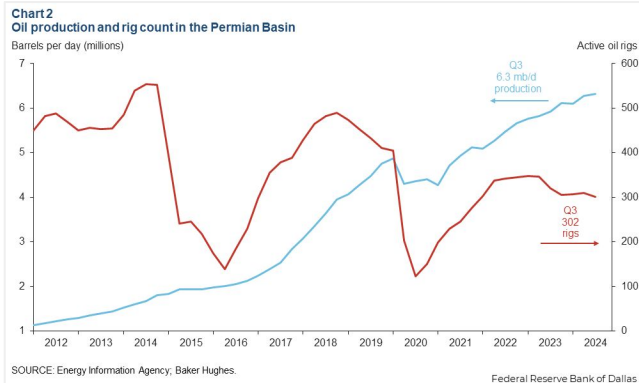
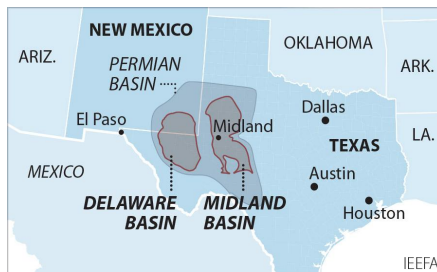
Build-to-Suit

- Custom-built facility designed to tenant specifications
- Potential for shop, warehouse, or office components
- Yard configuration tailored for equipment, fleet, or material storage
- Flexible site layout to accommodate drive-through access and circulation
- Long-term lease structure to support tenant improvements and growth



Blueprints are sample build-to-suit concepts and can be adapted as needed.

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))



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