



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
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Price	\$1,500 Acre
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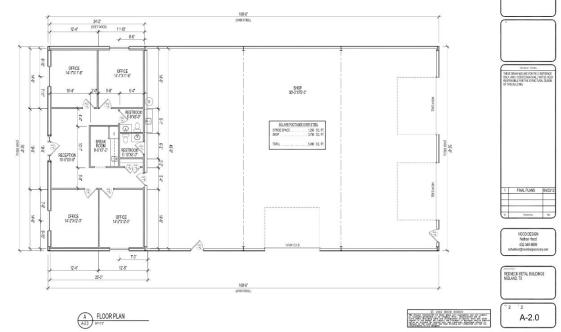
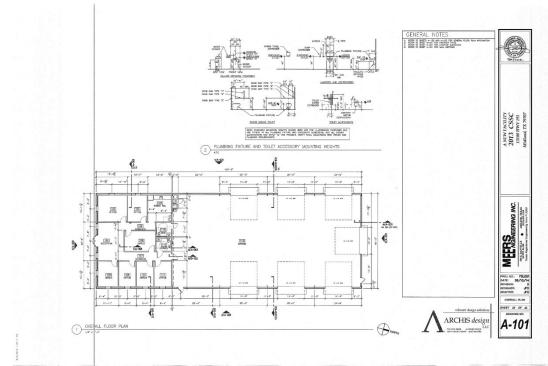
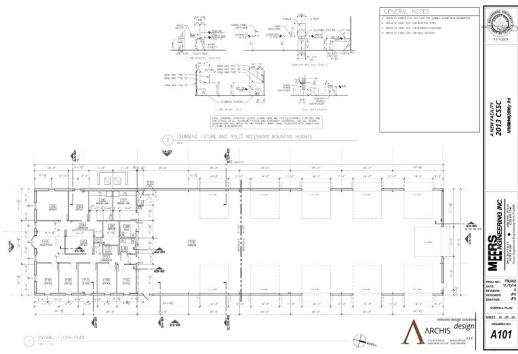
Location Highlights

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

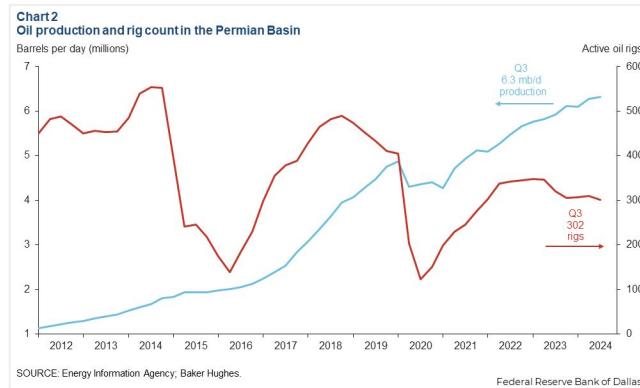


Blueprints are sample build-to-suit concepts and can be adapted as needed.

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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+1PR 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



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