



**Don't Wait to Buy Real Estate,  
Buy Real Estate and Wait.**



## Highlights

Modern, move-in ready office/warehouse facility available in Midland, positioned to support oilfield service companies, contractors, and industrial operators across the Permian Basin. The property sits on  $\pm 1$  acre, offering space for equipment parking, light yard use, and operational flexibility. With a functional office layout including four offices, reception area, breakroom, and two restrooms, this property is well-suited for companies seeking a practical, professional base of operations. Renovated 2026.

### Property Details

|                 |           |
|-----------------|-----------|
| Lease Rate      | \$22/SqFt |
| Total SqFt      | 2,800 SF  |
| Lot Size        | 1.0 Acres |
| Min. Lease Term | 3 yr      |
| Monthly NNN     |           |



12301 W County Rd 100 | Midland, TX 79706

### Property Highlights

2,800 SF on 1.0 Acres

1,100 SF Office with 4 offices, reception, Breakroom, 2 Bathrooms

1,700 SF Shop with (3) Overhead Doors

NNN lease at \$22/SF/YR, available for immediate occupancy

### LOCATION OVERVIEW

This property offers strong access to key industrial corridors serving the Permian Basin. The location provides efficient connectivity to Midland, Odessa, and surrounding oilfield service areas, making it ideal for industrial and contractor-based operations. 5 Minutes from the airport.

- Convenient access to major Midland oilfield service routes and regional transportation corridors
- Positioned near Midland's expanding industrial and service-sector development
- Efficient routes to Midland, Odessa, and surrounding Permian Basin operations











FM 1788

CAMP  
BOWWOW

QUAIL  
TOOLS

SONIC  
CONNECTORS

BOREALIX

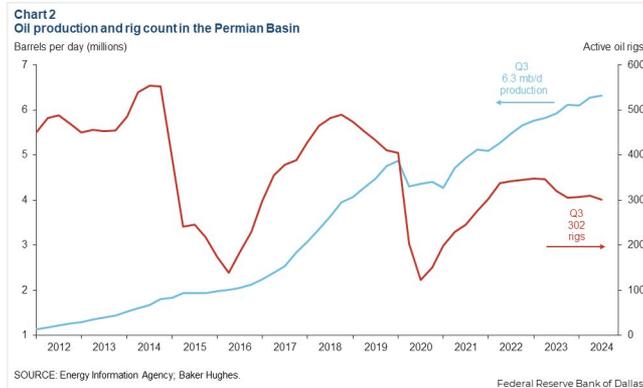
PERMIAN BASIN

W County Rd 100

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[www.investtexas.com](http://www.investtexas.com)

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](https://www.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://www.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://www.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**