1409 E County Rd 120 Midland, TX 79706 | www.investtexas.com

Highlights

Position your operations for success in the heart of the Permian Basin with this turnkey office/warehouse facility offering a rare combination of functionality, yard space, and accessibility. Situated on ±3.57 acres with ±6,750 SF, the property features multiple oversized overhead doors, efficient layout, and ample room for equipment, storage, and expansion—ideal for oilfield service, contractor, or industrial users seeking operational efficiency and long-term flexibility

Property Details	
Lease Rate	$17.00/SqFt
Total SqFt	6,750 SF
Lot Size	3.57 Acres
Min. Lease Term	3 yr

Property Highlights

6,750 SF on 3.57 Acres

(7) Overhead Doors

LOCATION OVERVIEW

this property offers strong access to key industrial corridors serving the Permian Basin. The location provides efficient connectivity to major highways, oilfield service routes, and regional infrastructure, making it well-suited for industrial, contractor, or service-based operations.

- Direct access to E County Rd 120 with quick routes to surrounding industrial areas
- Convenient connectivity to Loop 250 and major north–south transportation corridors
- Located in the heart of the Permian Basin's energy and service economy
- Surrounded by established industrial users and expanding commercial development

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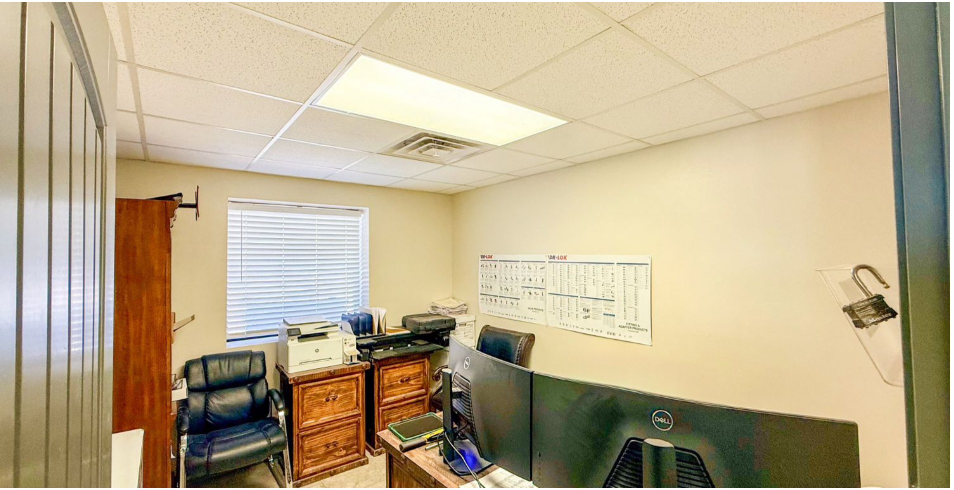
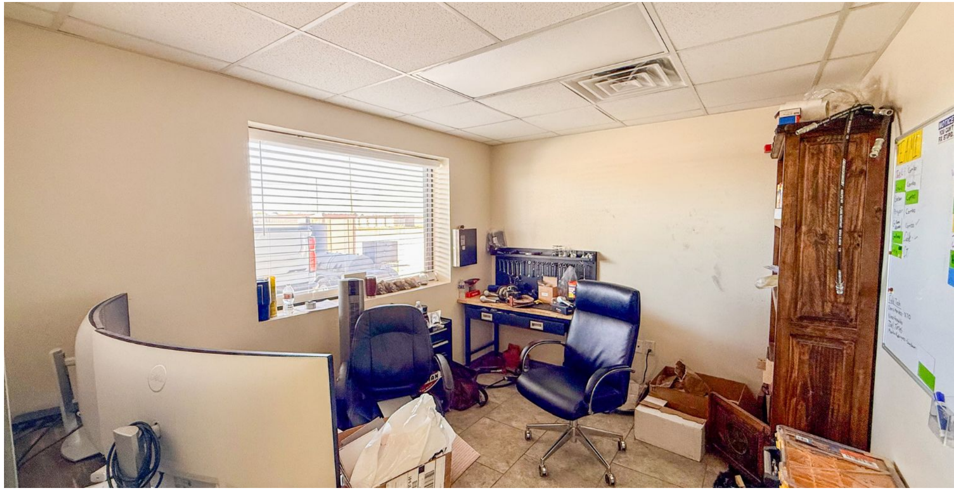
& STORE
INSTALL TOMORROW
SAFETY FIRST

STUPID HURTS
PUT SAFETY FIRST


dvantage Lift Solutions
PLAY IT SAFE


EXIT






CAUTION


GRAINGER


Advantage Lift Solutions

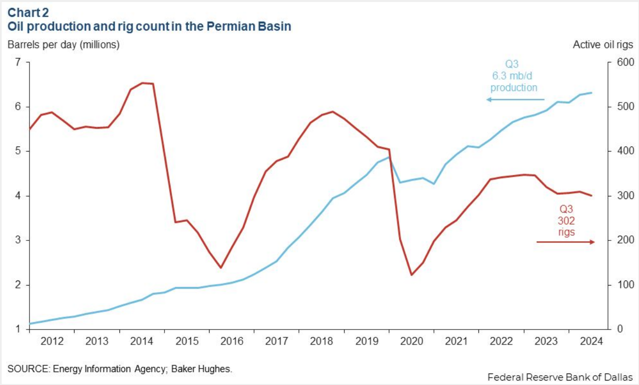

MEN


WOMEN


THINK
PIENSE

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)

Invest Texas
REAL ESTATE

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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