



1310 E County Rd 145 Midland, TX 79706 | www.investtexas.com



Highlights

Versatile 3-acre Midland property offering a unique live-work setup tailored for owner-operators, trucking companies, small industrial users, or service-based businesses. Featuring a 2,157 SF residential-style office/living quarters paired with an 832 SF shop, this property provides the flexibility to combine business operations, equipment storage, and on-site housing—all at an accessible price point. With ample yard space, well/septic utilities, and strategic Midland County positioning, this is an ideal opportunity for businesses seeking functional operations with long-term value.

Property Details

Sale Price	\$260,000
Total SqFt	2,939 SF
Lot Size	3 Acres
Built	1972



Property Highlights

2,157 SF 2 bed / 2 bath on 3 Acres

832 SF Shop with (1) Overhead Doors

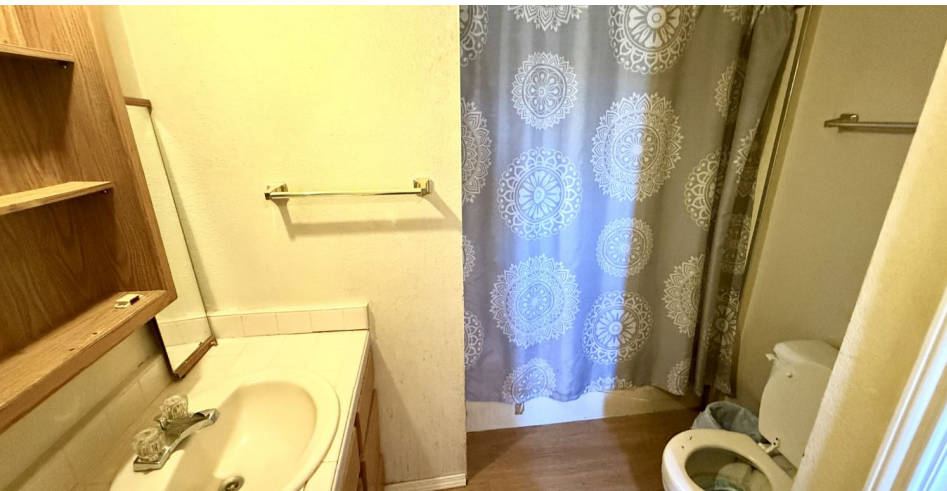
Well water + septic system

LOCATION OVERVIEW

- Positioned in Midland County with quick access to key industrial corridors
- Convenient to Midland, Odessa, and broader Permian Basin operations
- Suitable for trucking, logistics, or oilfield service companies needing regional connectivity
- Outside traditional office markets, offering operational flexibility
- Large acreage supports industrial functionality while maintaining residential utility
- Accessible location for businesses requiring yard, storage, and workspace integration









Midland, Tx



CarboNet



CLEARFLOW



SUPERIOR

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REAL ESTATE

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.



Industry Trends



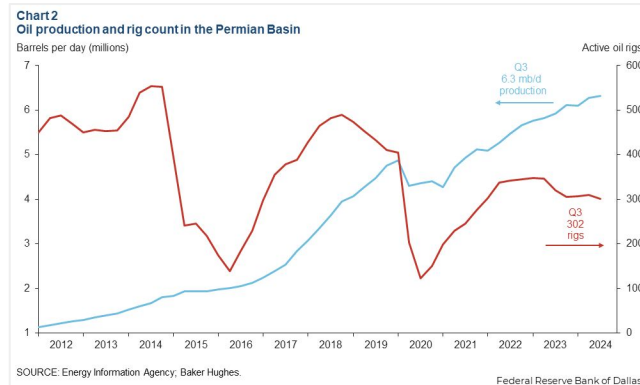
Production Growth: As of early 2025, the Permian Basin's oil production has reached approximately **6.2 million barrels per day (bpd)**, marking a 7.5% increase from the previous year (source: [YCharts](#)).



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+IPR Newswire+1](#)).



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](#))



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



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