



4800 E County Rd 128 Midland, TX 79706 | www.investtexas.com



Highlights

4800 ECR 128 offers a functional industrial lease opportunity with 7,500 SF total on 3.9 acres. The property includes 2,500 SF of office space, 5,000 SF of shop space, 4 oversized 14' x 16' overhead doors, 3-phase power, and yard space suited for equipment, fleet parking, laydown, or service operations. With well water, septic, and a NNN lease structure, this site is positioned for industrial users needing shop functionality with professional office support.

Property Details

Lease Rate	\$17.50/SqFt
Total SqFt	7,500 SF
Lot Size	3.9 Acres



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Property Highlights

7,500 SF total building on 3.9 acres

2,500 SF office with reception area , 7 private offices, conference room, 5 bathrooms, and 2 break areas

5,000 SF shop space with (4) overhead doors

NNN lease structure, Available July 1, 2026

LOCATION OVERVIEW

Located off ECR 128, this property offers functional positioning for industrial, oilfield service, contractor, and logistics users operating throughout the Permian Basin. The site provides the acreage, access, and shop/office setup needed for companies requiring both field support and administrative space.

- Positioned in Midland's industrial market
- Suitable for oilfield service, equipment, contractor, or operations-based users
- 3.9-acre site allows room for yard, parking, or laydown needs
- Convenient setup for companies needing shop, office, and outdoor space in one location













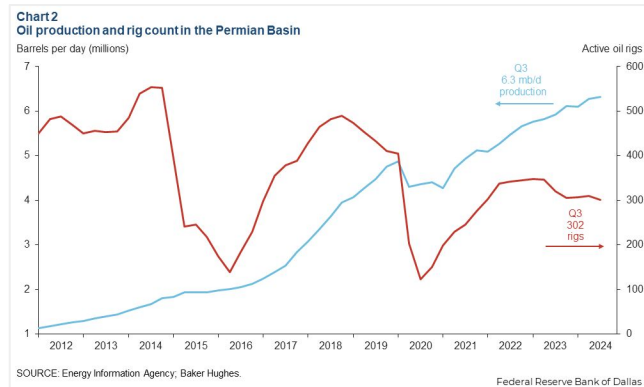
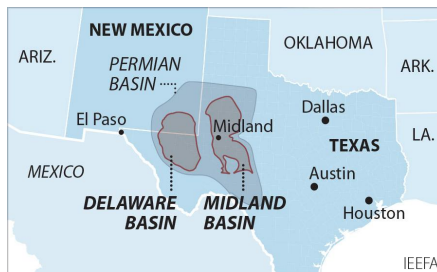




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REAL ESTATE

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+IPR 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.

Tyler Hudgins

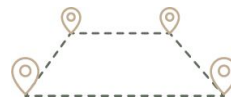
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Investment



Land



Commercial