





Highlights

Positioned in a highly active industrial pocket of Midland, this 6,250 SF facility sits on 3.33 acres and is built for operational efficiency in the Permian Basin. The property features a newly renovated office, epoxy-coated shop floors, and a dedicated wash bay—making it ideal for oilfield service companies, contractors, or logistics users. With 3-phase power, multiple overhead doors, and strong yard functionality.

Property Details

Lease Rate	\$18.00/SqFt
Total SqFt	6,250 SF
Lot Size	3.33 Acres



Property Highlights

- 6,250 SF total on 3.33 acres
- 1,500 SF office featuring reception, 3–4 private offices, conference room, break area, and 2 restrooms
- 3,500 SF shop with (4) overhead doors
- 1,250 SF dedicated wash bay
- Epoxy-coated shop floors

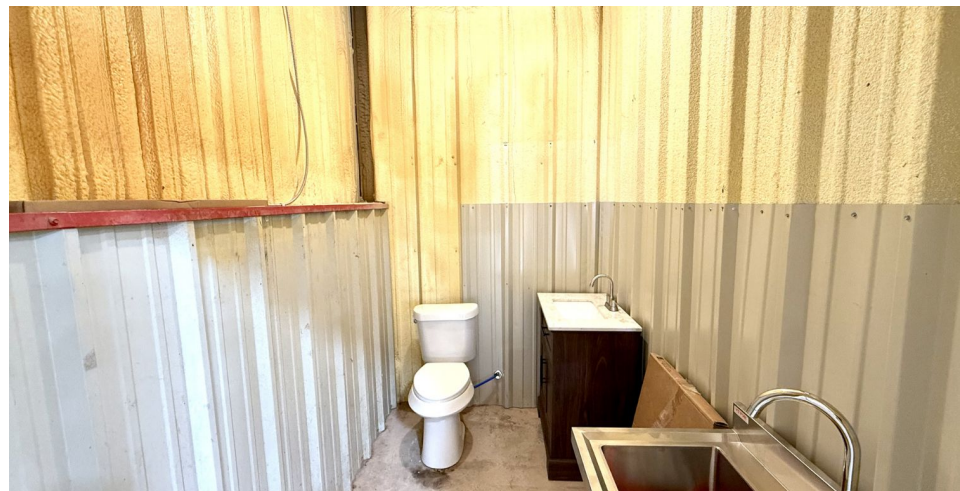
LOCATION OVERVIEW

- Strategically located off E County Rd 97 with proximity to FM 307
- Quick access to I-20 via SCR 1090 for regional connectivity
- Positioned within a growing industrial corridor in Midland County
- Ideal access for oilfield service routes, logistics movement, and field operations
- Surrounded by active industrial users supporting the Permian Basin energy sector







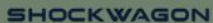


Greenwood, Tx.

FM 307

E County Rd 1090

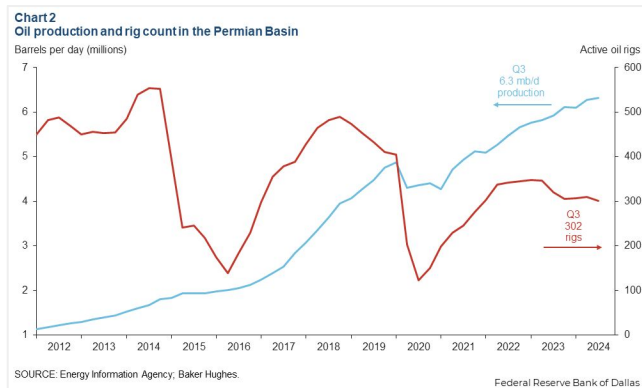
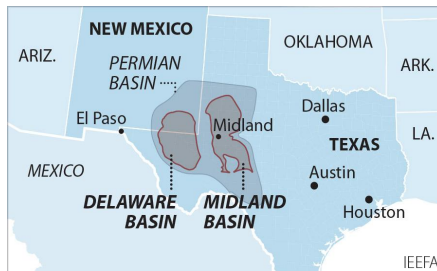
E County Rd 97



9503 E County Rd 97
Midland, TX 79706
www.investtexas.com



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

Senior Advisor
(432) 634-8057
Hudgins@InvestTexas.com

Chris Mullenix

Sales Associate
(432) 269-0070
Mullenix@InvestTexas.com



Investment



Land



Commercial