





5508 S FM 1788 Midland, TX 79705

## Highlights

A versatile ±1.5-acre industrial property on FM 1788 with a 3,200 SF building featuring office, shop, and mezzanine space. Excellent visibility and accessibility in Midland's high-demand industrial corridor. A NNN lease, 2 year minimum lease term.

### Property Details

Lease Rate	\$18.00/SqFt
Total SqFt	3,200 SF
Lot Size	1.5 Acres
Renovated	2026

## Location Highlight

Located along FM 1788 in Midland's prime industrial district, this site offers excellent connectivity to I-20, Loop 250, and Midland International Airport, making it ideal for service companies, logistics, and energy sector operations.

### Property Details

2 Offices + Reception

600 SqFt Office

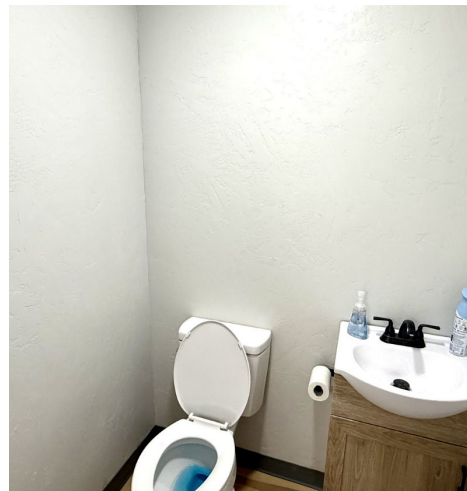
2600 SqFt Shop

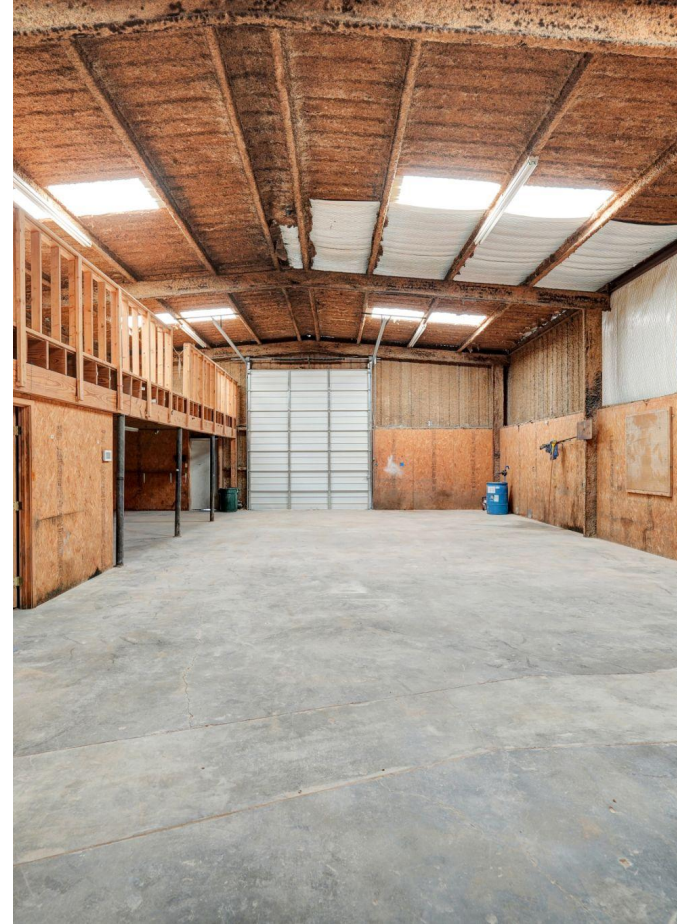
3 Bathrooms (1 with shower)

IT Room









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# 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

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