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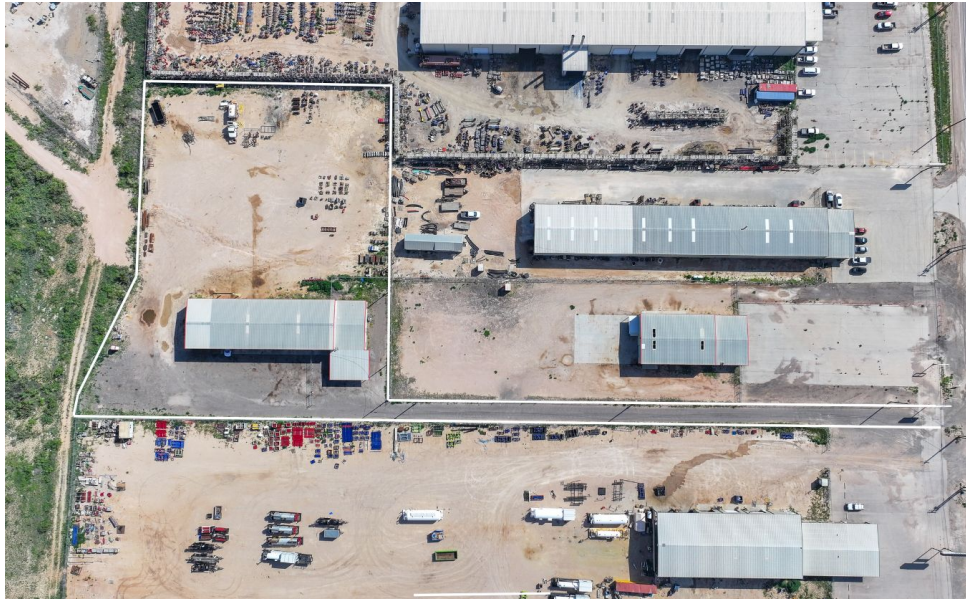
# Highlights

9,000 SF industrial facility designed for companies requiring a combination of office, shop, and fleet support infrastructure. Featuring drive-through shop capabilities and an on-site wash bay, the property is well-suited for oilfield service providers, trucking operations, equipment companies, and industrial contractors seeking a highly functional Permian Basin location.

| Property Details | |
|---|---|
| Rent/SF/YR | $17.00 |
| Total Building SF | 9,000 |
| Acres | 2.318 |

| Property Details |
| --- |
| 1,500 SqFt Office + 6,250 SqFt Shop |
| 4 Offices, Reception, Breakroom |
| 6 OH Doors/ 2 Drive Through Bays |
| (3) Bathroom |
| 1,250 SqFt Wash Bay |



# Location Highlight

Positioned directly on Highway 191, one of Midland's primary industrial and oilfield service corridors. The property provides exceptional access to the Midland Basin, major energy operators, and surrounding industrial developments, making it an ideal hub for field operations and equipment deployment.

- Direct frontage and access from Highway 191
- Minutes from FM 1788, Loop 250, and Midland International Air & Space Port
- Surrounded by established oilfield service, manufacturing, and logistics companies

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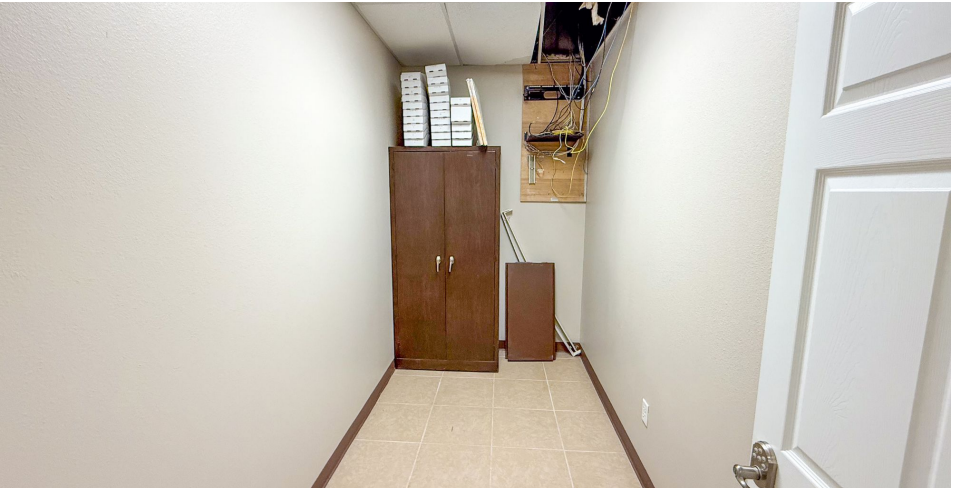

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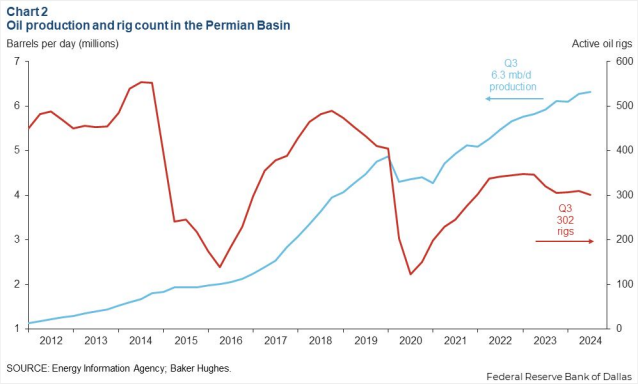
# Location Overview:
# Permian Basin

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.




*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)

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## 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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