





Highlights

Built for oilfield operations and industrial users, 8260 W I-20 delivers a balanced combination of functional shop space, professional office buildout, and expandable flexibility. With crane-ready infrastructure, additional customizable upper-level space, and dedicated outdoor storage capacity, this property is positioned to support both day-to-day operations and long-term business growth.

Property Details

Lease Rate	\$17.91/SqFt
Total SqFt	6,500 SF
Lot Size	2 Acres
Year Built	2019

Location Highlight

Strategically positioned along Interstate 20, this property offers direct access to major transportation routes connecting Midland and the Delaware Basin, placing users in the center of active energy and industrial corridors.

- Direct I-20 frontage with immediate eastbound and westbound access
- Positioned within Odessa's active industrial and energy corridor
- Convenient access to major Permian Basin oilfield service and transportation routes
- Surrounded by established oilfield, industrial, and logistics operators

Property Details

4 Offices + Conference room, Receptionist area, and Kitchenette

1,500 SqFt Office + 3,500 SqFt Shop

1,500 SqFt additional upper-level space for office expansion or living quarters

3 Bathrooms

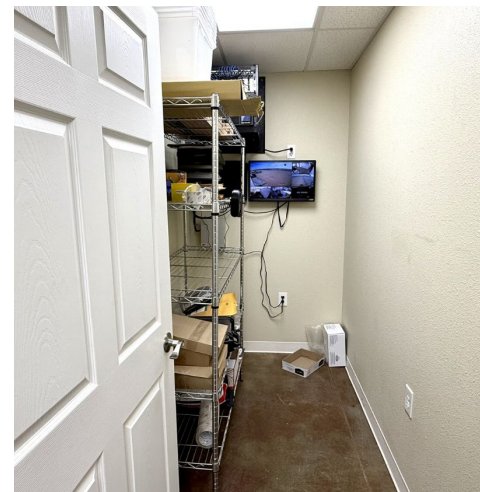
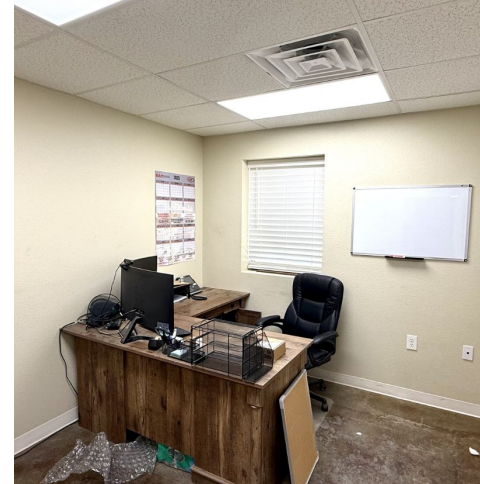
IT Room

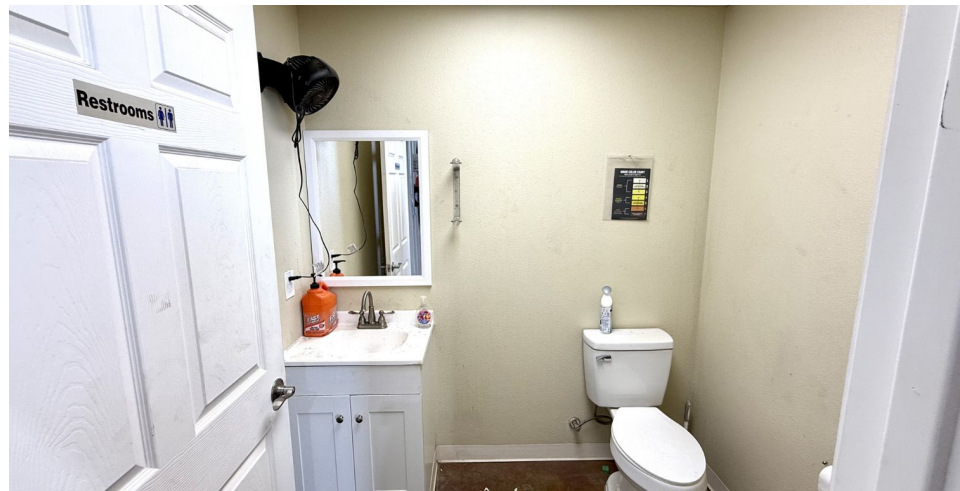














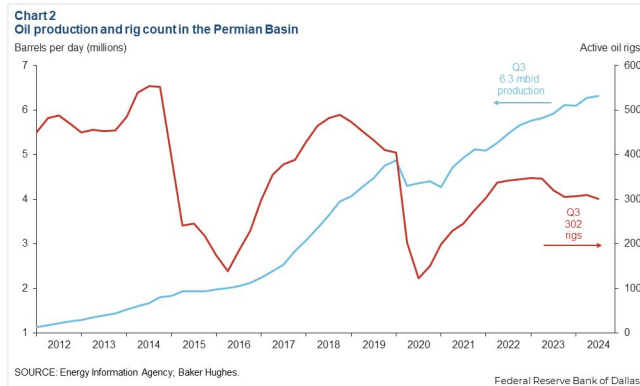
8260 W. I-20 Odessa, TX 79763
www.investtexas.com


Invest Texas
REAL ESTATE



8260 W. I-20 Odessa, TX 79763

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](https://www.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://www.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://www.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.

Lance White

Co-Owner/Broker

(432) 894-2193

White@InvestTexas.com

Robert LaFrance

Co-Owner/Associate

(254) 855-9179

LaFrance@InvestTexas.com



Investment



Land



Commercial