




Invest Texas
REAL ESTATE



5509 S County Rd 1185, Midland, TX 79706 | www.investtexas.com



Highlights

Position your business for efficiency with this 7,940 SF industrial facility situated on 2.6 acres in Midland County. Offering a highly functional shop layout with 8 overhead doors, this property is designed to support oilfield service companies, trucking operations, equipment contractors, fleet maintenance, and industrial businesses requiring ample yard space and efficient equipment access.

Property Details

Rent/SF/YR	\$10.00
Total Building SF	7,940 SqFt
Acres	2.6

Location Highlight

Located off S County Road 1185 in Midland County, this property offers a practical industrial location with yard space and access for companies serving South Midland and surrounding Permian Basin operations.

- Situated along S County Road 1185
- Midland County location within the 79706 industrial/service market
- Suitable base for oilfield service, trucking, equipment, and contractor operations

Property Details

7,940 SF on 2.6 acres

7,535 SF shop space + 405 SF office area

(2) Bathrooms

(8) overhead doors













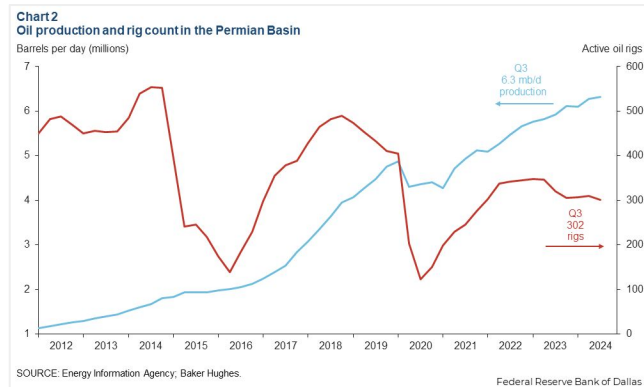
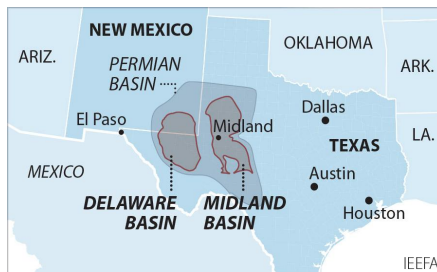
Midland, Tx



5509 S County Rd 1185, Midland, TX 79706

www.investtexas.com 8

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.

Jakob Vines

Sales Associate
(432) 312-1985
Vines@InvestTexas.com

Tyler Hudgins

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



Investment



Land



Commercial