Invest Texas
REAL ESTATE

Don't Wait to Buy Real Estate, Buy Real Estate and Wait.

Highlights

Positioned along US-180 in Breckenridge, Texas, this ±15,141 SF industrial facility sits on ±3.62 acres with direct highway frontage. The property offers a functional combination of office, shop, and outdoor storage space, making it well suited for contractors, oilfield service companies, energy operations, automotive users, and other industrial businesses. Features include 3-phase power, multiple overhead doors, a 2-ton crane, caliche yard space, and convenient access to regional energy markets.

Property Details	
Sale Price	$541,290.75
Total SqFt	15,141 SF
Lot Size	3.62 Acres

Property Highlights

±15,141 SF industrial facility on ±3.62 acres
(8) private offices + (1) conference room + (3) Bathrooms
(4) overhead doors: (2) 10' × 12' + (2) 12' × 14'
50' × 30' outdoor storage with 12' ceiling height
2-ton crane + 3-phase electrical service

LOCATION OVERVIEW

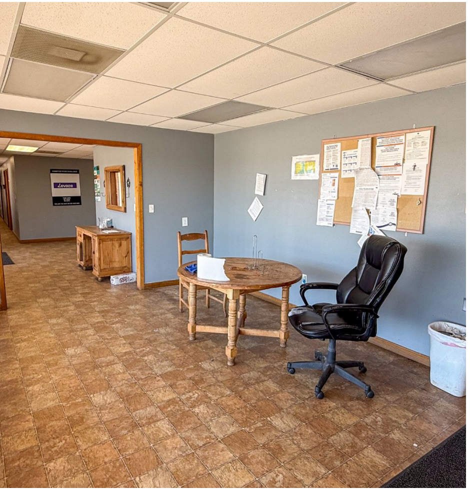
Located in Stephens County, this industrial property offers direct frontage and access to US-180, a primary east-west corridor serving West Texas operations. Breckenridge provides connectivity to both North Texas and Permian Basin energy markets, making the location well suited for oilfield service companies, contractors, equipment yards, trucking, and light industrial users.

- Direct access to US-180
- Approximately 1 hour from Abilene
- Approximately 2 hours from Fort Worth
- Approximately 3.5 hours from Midland and Odessa





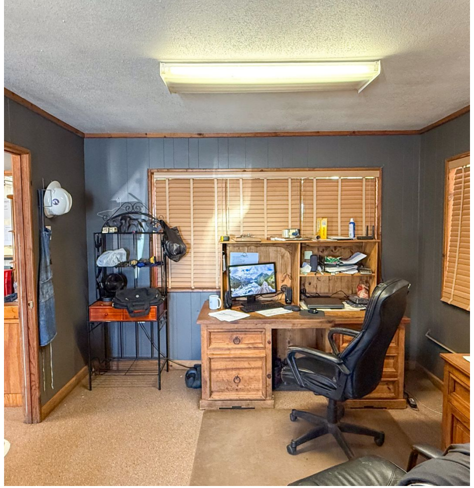

EXIT

CAUTION

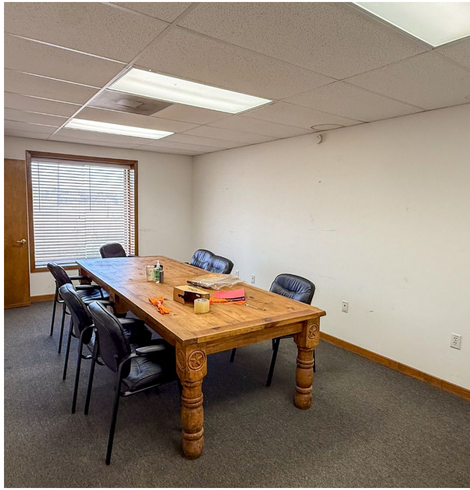
BORETS

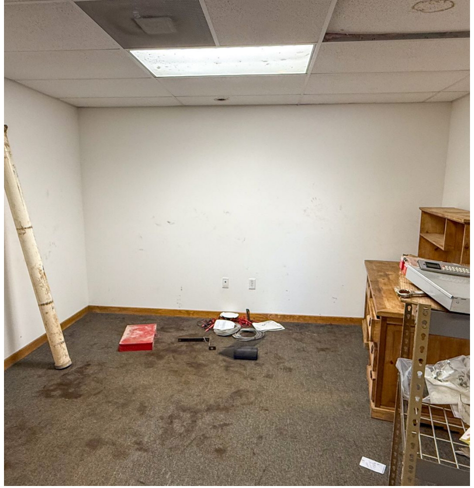













Levare


OXY


2TON



2TON
REQUIRED PPE


WESTWARD


1586 US-180
Breckenridge, TX 76424
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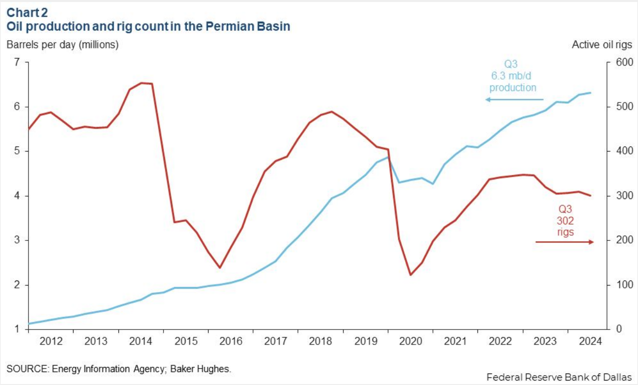
Location Overview:
Permian Basin

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)

Invest Texas
REAL ESTATE

Investment

Land

Commercial

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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