Invest Texas
REAL ESTATE

5713 W County Rd 135, Midland, TX 79706 | www.investtexas.com

Highlights

Built in 2025, this 9,000 SF industrial facility offers a modern, turnkey opportunity for owner-users and investors seeking quality industrial space in the heart of the Permian Basin. Situated on 2.62 acres, the property features 7,500 SF of shop space, 1,500 SF of office, and an additional 1,500 SF mezzanine, creating a highly functional layout for industrial, oilfield service, manufacturing, fabrication, or distribution operations.

Property Details	
Sale Price	$ 1,650,000.00
Lease Option	$16.50 Sf/Yr
Total Building SF	9,000
Acres	2.62

Property Details

9,000 SF industrial facility on 2.62 acres

7,500 SF shop with 1,500 SF mezzanine

1,500 SF office featuring 4 private offices, reception, conference/break room, and 2 restrooms

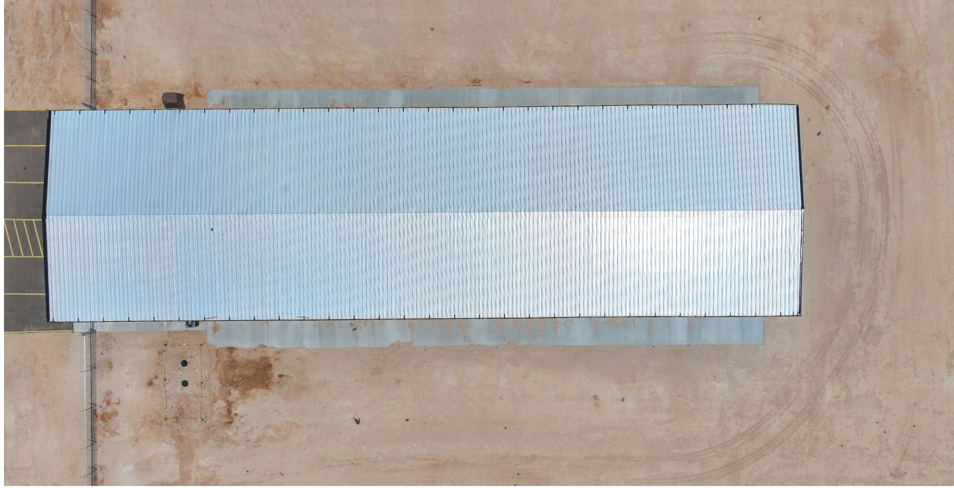
Six 16' x 14' oversized overhead doors

Modern industrial construction completed in 2025

Location Highlight

Strategically located in Midland, Texas, this industrial facility offers convenient access to the region's primary transportation corridors and the Permian Basin's thriving industrial market. Its location provides excellent connectivity for oilfield service companies, fleet operations, manufacturing, fabrication, and logistics users throughout West Texas.

- Convenient access to Loop 250, Interstate 20, Highway 349, and Highway 158
- Efficient connectivity to Midland, Odessa, and major Permian Basin oilfield service corridors
- Positioned to support energy, industrial, manufacturing, transportation, and heavy equipment operations





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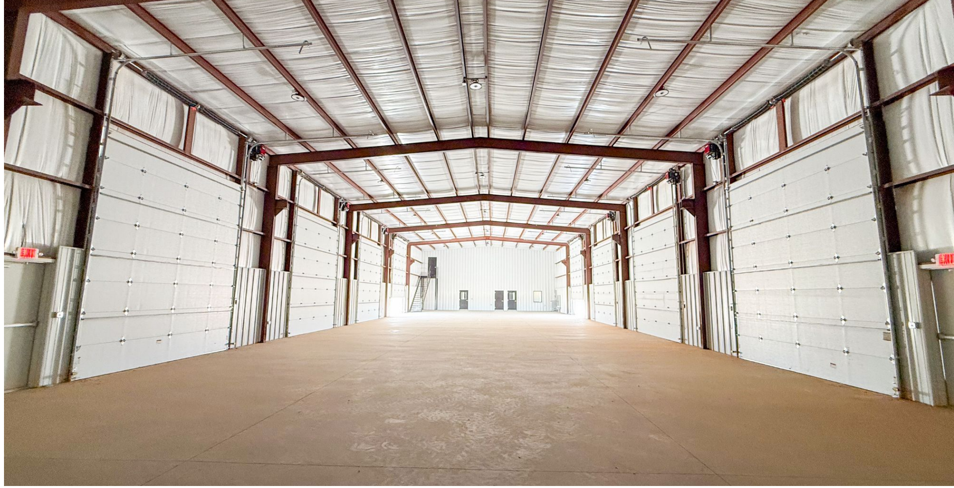

Location Overview:
Permian Basin

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

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