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Highlights

Positioned in a highly active industrial pocket of Midland, this 6,250 SF facility sits on 3.33 acres and is built for operational efficiency in the Permian Basin. The property features a newly renovated office, epoxy-coated shop floors, and a dedicated wash bay—making it ideal for oilfield service companies, contractors, or logistics users. With 3-phase power, multiple overhead doors, and strong yard functionality.

Property Details	
Lease Rate	$16.50/SqFt
Total SqFt	6,250 SF
Lot Size	3.33 Acres

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Property Highlights
6,250 SF total on 3.33 acres
1,250 SF office featuring reception, 3 private offices, conference room, break area, and 2 restrooms
3,750 SF shop with (4) overhead doors
1,250 SF dedicated wash bay
Epoxy-coated shop floors

LOCATION OVERVIEW

- Strategically located off E County Rd 97 with proximity to FM 307
- Quick access to I-20 via SCR 1090 for regional connectivity
- Positioned within a growing industrial corridor in Midland County
- Ideal access for oilfield service routes, logistics movement, and field operations
- Surrounded by active industrial users supporting the Permian Basin energy sector

EXIT

9511 E County Rd 97
Midland, TX 79706
www.investtexas.com

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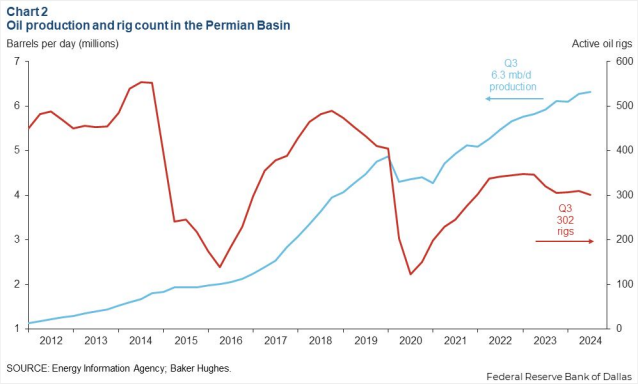
Location Overview:
Permian Basin

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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