Invest Texas
REAL ESTATE





Highlights

This 8,750 SF industrial facility sits on approximately 3.5 acres and offers a functional combination of office, shop, and wash-bay space. Built in 2021, the property features 1,500 SF of office space, 6,000 SF of shop space, and a 1,250 SF wash bay. With six overhead doors, three-phase power, and well water, the facility is well suited for oilfield service companies, equipment operations, and industrial users seeking an established operational location.

Property Details	
Rent/SF/YR	$18.00
Total Building SF	8,750
Acres	3.50
NNN/SF/YR	$1.90

Property Details
8,750 SF Total Building | ±3.5 Acres
1,500 SF Office | 6,000 SF Shop | 1,250 SF Wash Bay
4 Offices | Conference Room | Breakroom | 3 Restrooms
6 OH Doors (14' × 14') | 3-Phase Power



Location Highlight

Strategically located at 3922 S County Rd 1233 in Midland, TX, within a growing industrial park just south of I-20 and W Loop 250. The property offers convenient connectivity to major transportation corridors serving Midland, Odessa, and the Permian Basin.

- Just South of I-20 | Near W Loop 250
- S County Rd 1233 | Midland, TX 79706
- Established Industrial Park | Energy Service Corridor
- I-20 Access | Midland-Odessa Connectivity


















EXIT




NOTICE
























Midland, Tx
I-20
ambipar GROUP
Intelligent
PHOENIX TECHNOLOGY SERVICES
PERMIAN PAVING
BICO


HWY 1788
S County Rd 1233
W County Rd 123

Invest Texas
REAL ESTATE

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

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.



Investment



Land



Commercial

Tyler Hudgins

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

Chris Mullinix

Sales Associate
(432) 269-0070
Mullinix@InvestTexas.com