





## Highlights

New construction industrial lease opportunity offering  $\pm 11,400$  SF on  $\pm 4.16$  acres in Midland's high-demand Permian Basin corridor. Designed for functionality, the property features a  $\pm 7,500$  SF shop,  $\pm 2,400$  SF finished office, and a dedicated wash bay, supported by a fully fenced caliche yard and drive-through capability. Built with operations in mind, the facility is crane-ready for future installation and provides the infrastructure needed for oilfield service, logistics, and contractor-based users. Positioned between Midland and Odessa with strong access to Hwy 191 and FM 1788, this site delivers both immediate usability and long-term operational flexibility.

### Property Details

|            |              |
|------------|--------------|
| Lease Rate | \$18.75/SqFt |
| Total SqFt | 11,400 SF    |
| Lot Size   | 4.16 Acres   |
| Built      | 2026         |



3000 N County Rd 1279 Midland, TX 79707

## Property Highlights

11,400 SF total on 4.16 Acres

2,400 SF Office with 9 Nine private offices, conference room, IT room, breakroom, and 3 restrooms.

7,500 SF Shop with (3) Overhead Doors

1,500 SF wash bay

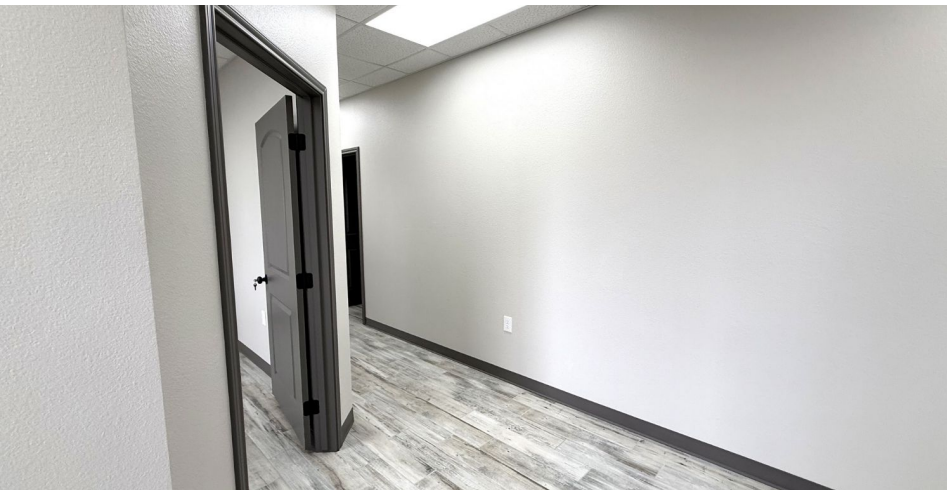
NNN lease at \$18.75/SF/YR, available for immediate occupancy

## LOCATION OVERVIEW

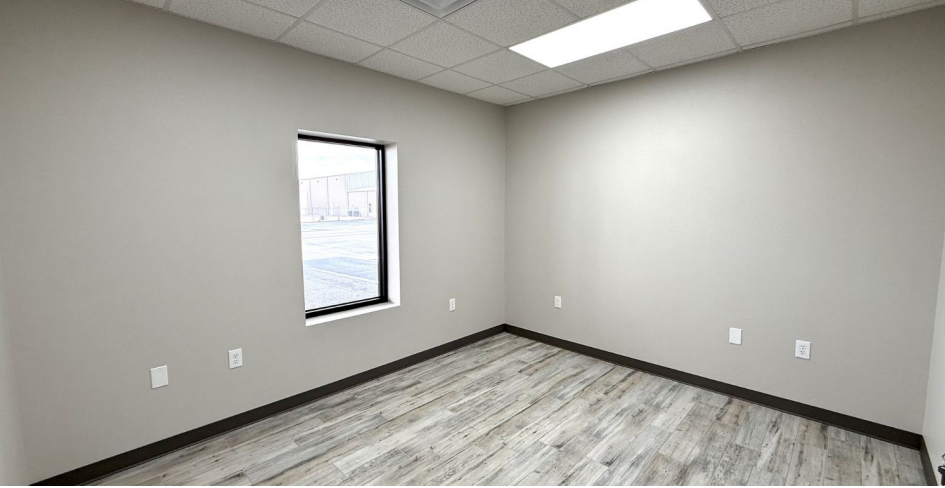
Strategically positioned between Midland and Odessa just north of Hwy 191, this property offers direct access to one of the Permian Basin's most active industrial corridors. Located off FM 1788 with quick connectivity to regional oilfield routes, the site supports efficient movement of crews, equipment, and materials.

- Quick access to Hwy 191 and FM 1788, key east-west and north-south corridors
- Central positioning between Midland and Odessa industrial hubs
- Surrounded by established oilfield service and logistics operators
- Easy connectivity to Midland International Air & Space Port













Odessa, Tx

HWY 191

HWY 1788

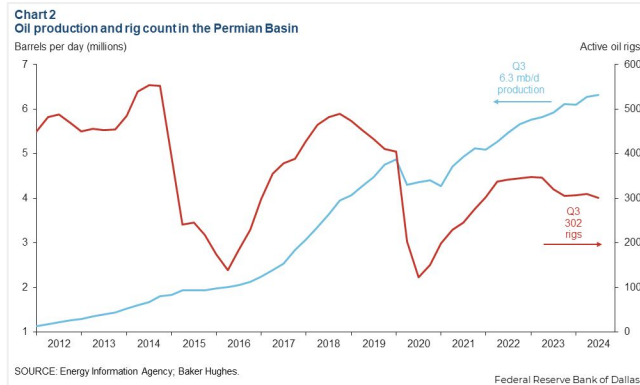
N County Rd 52



3000 N County Rd 1279  
Midland, TX 79707  
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REAL ESTATE

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](https://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.

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**Investment**



**Land**



**Commercial**