



**Invest Texas**  
REAL ESTATE

*12810 TX-191, Midland*



# Key Property Highlights



- **Building Size: 13,750 SF**
- **Office Space: Approximately 3,000 SF**
- **Shop Space: 10,750 SF**
- **Wash Bay: Yes**
- **Cranes: Equipped with one 5-ton crane and one 10-ton crane**
- **Year Built: 2013 with renovations and expansions completed in 2022**
- **Monthly Traffic Count: Over 1 million vehicles**



# Summary

Unlock the potential of this exceptional industrial property featuring 13,750 square feet of versatile space on 5.15 acres. This facility is strategically located with highway frontage on TX-191, ensuring maximum visibility and accessibility.

Property	
Monthly Rent	\$20,625.00
Annual Rent	\$247,500.00
Per SF/YR	\$18.00
Annual NNN Exp.	\$28,500.00
Monthly NNN Exp.	\$2,375.00



# Transportation and Nearby Businesses



## **Airport**

6.7 miles (15-minute drive) to Midland International Air and Space Port



## **Bass Pro Shop**

Scheduled to open in Q2 of 2025  
Bass Pro Shop is only 18 miles away (18-minute drive)



## **I-20**

I-20 is only 8.5 miles away (12 minutes) with traffic density over 36,000 vehicles/month



# Key Highlights

- **Prime Location:** Situated on TX-191, this property offers excellent visibility and easy access to major transportation routes.
- **Versatile Space:** With 13,750 sq ft of space, including office and shop areas, this property can accommodate a variety of industrial operations.



## *Features*

- **Essential Features:** Equipped with wash bays, cranes, and ample asphalt parking, this facility is well-suited for various industrial needs.
- **Recent Renovations:** The property has undergone significant renovations and expansions in 2022, ensuring modern and efficient facilities.
- **Growth Potential:** The surrounding area is experiencing rapid development, providing opportunities for future business growth.



# Industries Benefiting from the Location

## Transportation and Logistics



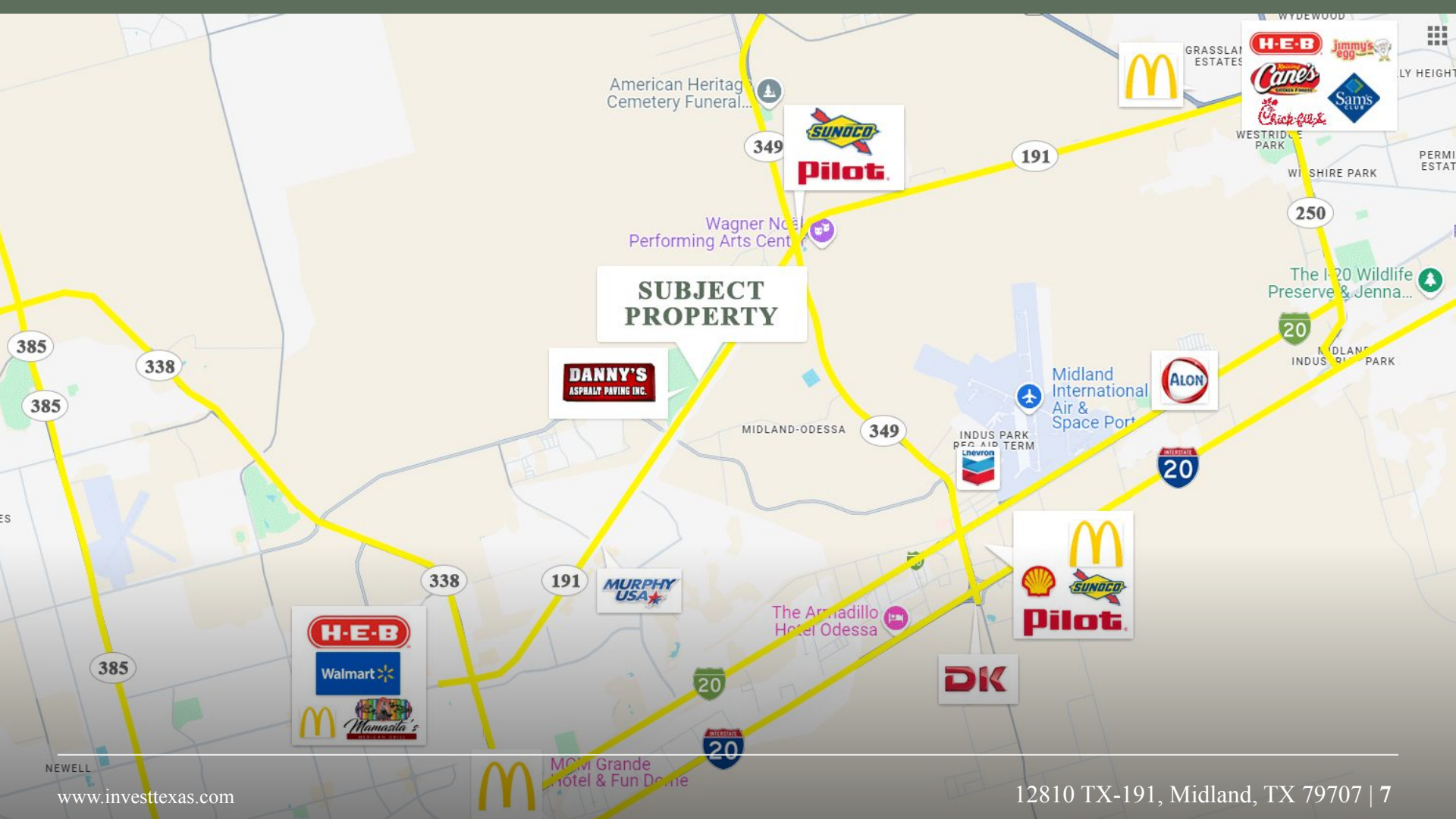
Given the excellent access to major transportation routes and proximity to Midland International Airport, logistics companies would thrive here.

## Energy Sector



With major employers like Apache Corp. and Chevron in the area, businesses related to oil and gas services could find this location advantageous.





**SUBJECT  
PROPERTY**

**DANNY'S**  
ASPHALT PAVING INC.

**H-E-B**  
Walmart  
Mamasita's

**MURPHY**  
USA

Shell  
**SUNOCO**  
**Pilot.**

**DK**

**ALON**

**H-E-B**  
Jimmy's egg  
**Cane's**  
Coke  
**Sam's**  
CLUB

**SUNOCO**  
**Pilot.**

**McDonald's**

# Contact Us



The demand for industrial space in Midland has been steadily increasing, making it a competitive market. However, properties with the size, amenities, and strategic location offered by 12810 TX-191 are in high demand and often lease quickly. **Don't miss out on this exceptional opportunity!**

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