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Buy Real Estate and Wait.**

Lease Space Available: 602 N. Baird Street Midland, TX 79701 | www.investtexas.com



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Highlights

Second-floor office space available just blocks from Centennial Park and the courthouse. Two suites available — approx. 4,300 SF and 4,843 SF — lease one or combine for a full 9,143 SF floor. Bright, modern space with flexible layout options — perfect for a variety of professional office uses.

Suite 201 4,300 SqFt	Suite 202 4,843 SqFt
Reception	Reception
10 Offices	10 Offices
1 Conference Room	1 Conference Room
M/W Restroom	3 Restrooms
Breakroom	Breakroom and Storage Spaces
Storage Space	Work Room / Cubicle Space



400 E Loop 250 Frontage Rd N
Ste 111 Midland, TX 79705
www.investtexas.com


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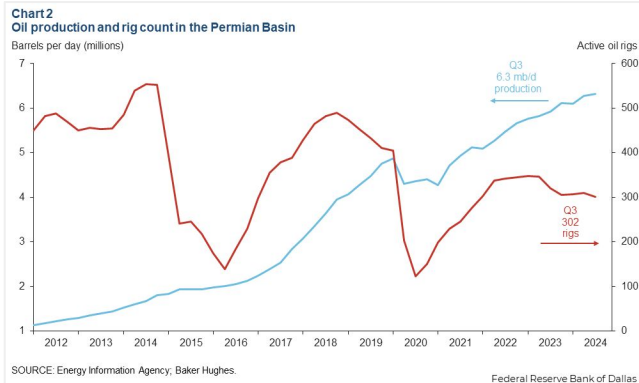
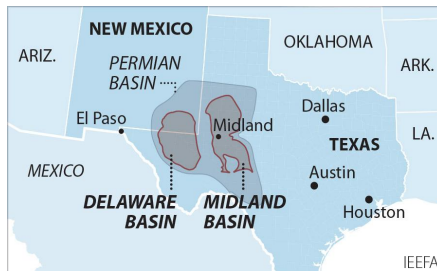
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The Permian Basin spans approximately 250 miles wide and 300 miles long across western Texas and southeastern New Mexico. It's the most prolific oil-producing region in the U.S., contributing nearly half of the nation's crude output. The basin comprises 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)

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+I](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