

# Self Storage Investment Opportunity



SELF STORAGE ADVISORS

## Empire Storage

1376 NW Summercrest Boulevard  
Burleson, TX 76028

**LIST PRICE:** Call for Offers

### INVESTMENT HIGHLIGHTS

- Class A facility in Class A hardcorner of growing Burleson, TX
- Recently expanded 22,000 sf of climate controlled units
- Need for additional expansion, has 2.60 acres available
- Submarket is receiving street rents upon move in, no concessions
- Over 1,100 new multifamily units delivered or delivering in 2021 and 2022 within a 5 mile radius.

### PROPERTY DETAILS

Rentable SF:	64,455
Year Built:	2019
Expansion:	2021
Number of Units:	516
Physical Occupancy:	73%

Presented by:

**CHAD SNYDER & TYLER TRAHANT**

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