Self Storage Investment Opportunity



SELF STORAGE ADVISORS

Empire Storage

1376 NW Summercrest Boulevard Burleson, TX 76028

Presented by:

CHAD SNYDER & TYLER TRAHANT

Dominus Commercial 817-242-2361 csnyder@dominuscommercial.com ttrahant@dominuscommercial.com

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%





Argus Self Storage Advisors and Joan Lucas Real Estate Services, LLC have compiled this information from sources believed to be reliable however can make no warranties, express or implied, to it's accuracy. Buyer to conduct their own due diligence.