

Self Storage Development Opportunity



SELF STORAGE ADVISORS

Blacklock Storage Land

926 S Powell Parkway
Anna, TX 75409

LIST PRICE: \$1,500,000

INVESTMENT HIGHLIGHTS

- 4.86 acres of zoned self-storage land in Anna, TX
- Recent zoning approval in high growth submarket off Hwy 75 in North Dallas
- Market rent comps in the area above \$1psf, with strongest competitors (Advantage Storage and Blue Sky Storage) between \$1.48-\$2.32/sf for 5x10 drive up and between \$1.06-\$1.47 for 10x15 drive up
- Premier location off S. Powell Pkwy , east of Highway 75

PROPERTY DETAILS

Rentable SF:	90,000*
Total SF:	120,000
Acreage:	4.86

Presented by:

TYLER TRAHANT & CHAD SNYDER

Dominus Commercial

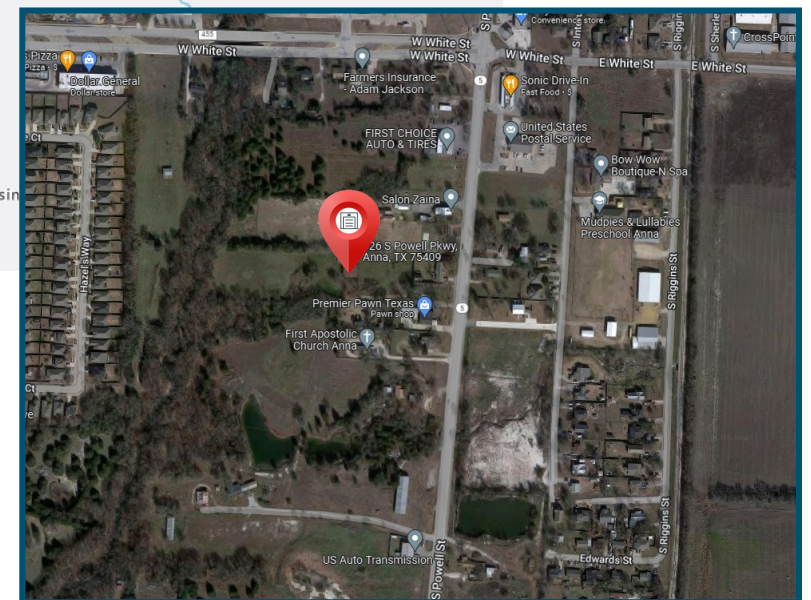
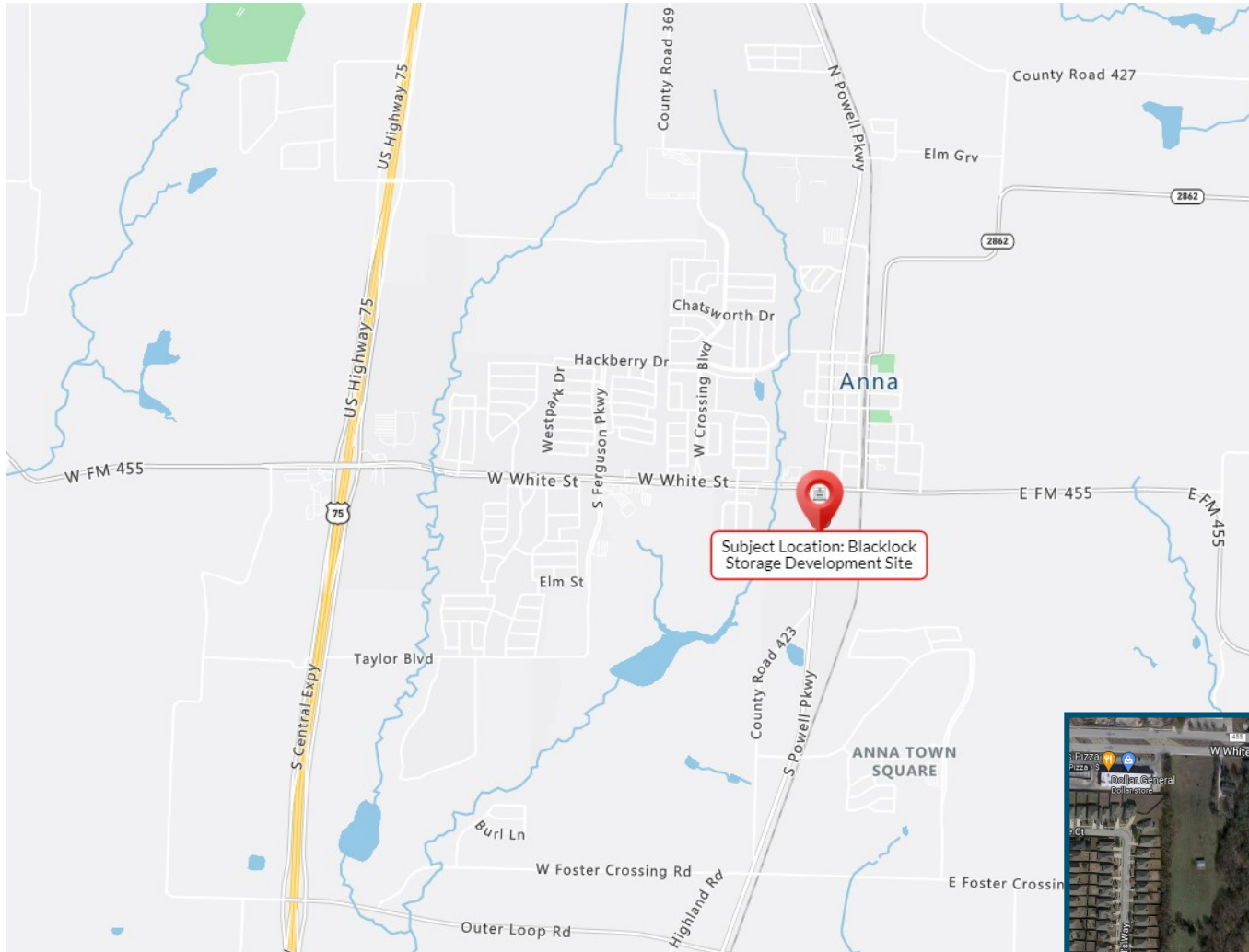
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* The site's conceptual plan would suggest an availability to build 4 buildings totaling over 170,000 gross rentable square feet. For our modeling purposes, we calculated our assumptions off a rentable square footage of 90,000





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