

Storage + NNN Investment Opportunity



SELF STORAGE ADVISORS

World Wide Storage + Tractor Supply Co.

4703 7th St.
Bay City, TX 77414

Presented by:

FAITH PATE

MLB Commercial Real Estate
713-805-2907
fpate@mlbcre.com

BILL BROWNFIELD, CRE

Brownfield & Associates
713-907-6497
bill@wbrownfield.com

Listing Price: \$4,900,000

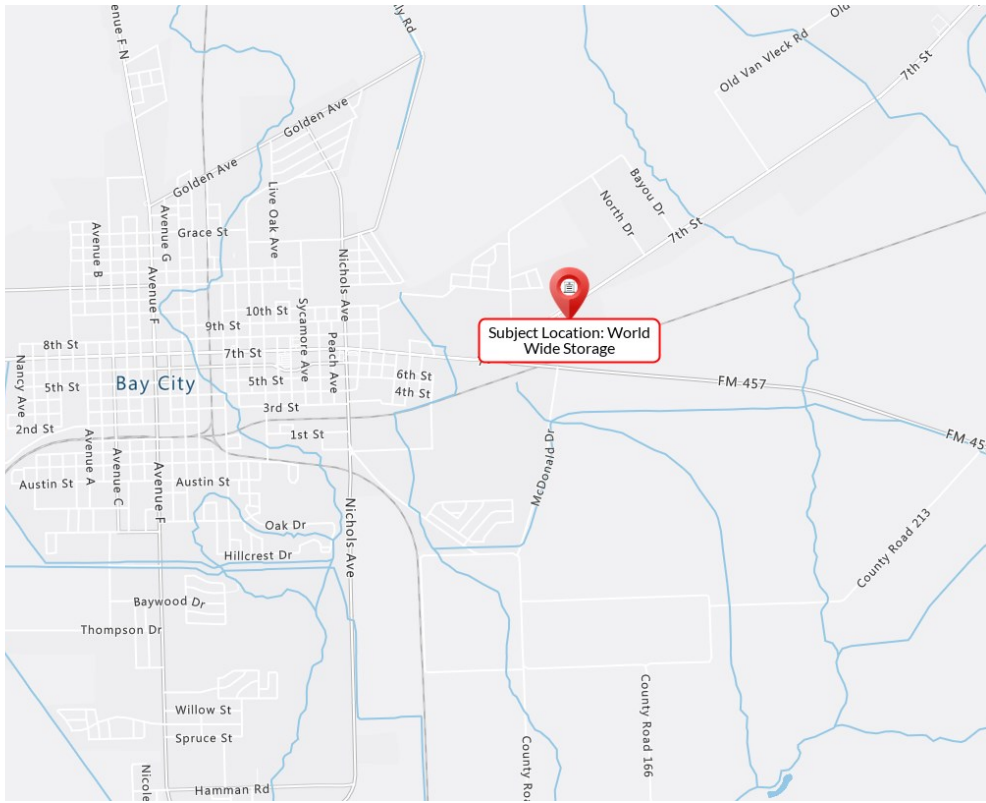
INVESTMENT HIGHLIGHTS

- NEW & Best in Class | 95% Climate Controlled
- 40,567 SF Storage | 26,950 SF Single Use Tenant
- Located on I35 (Main Thoroughfare into Bay City)
- Opening Date: August 2022 | Strong Lease Up
- Tractor Supply Tenant | NNN Lease | S&P Rated BBB | Extensions Until 2040
- High Growth Area

PROPERTY DETAILS

Self Storage NRSF:	40,567
Tractor Supply Tenant SF:	26,950
Number of Units:	374
Acres:	10.83
Economic Occ.	79% (since opening late '22)





MLB COMMERCIAL
REAL ESTATE

 **BROWNFIELD & ASSOCIATES, LLC**
REAL ESTATE ADVISORY



Argus Self Storage Advisors, MLB Commercial Real Estate & Brownfield & Associates, 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.