

Greenwood, MS 3-Property Portfolio

1604 Chickasaw St | 704 Tallahatchie St | 707 US-82

ARGUS
SELF STORAGE ADVISORS

SELF STORAGE PORTFOLIO OPPORTUNITY

PRESENTED BY

BILL BARNHILL, CCIM

Omega Properties, Inc.

251-432-1287

billbarnhill@omegapropertiesinc.com

STUART P. LAGROUE, SR.

Omega Properties, Inc.

251-455-6262

stuart@omegapropertiesinc.com



LIST PRICE: \$5,260,000

*Participating co-broker fee available

INVESTMENT HIGHLIGHTS

[Click to View Drone Video](#)

- **Three well-established locations** – totaling 97,882 net rentable square feet and 710 units, providing geographic diversification within a single trade area.
- **All locations include portable storage units** (Rebel has 18 portable units, Greenwood has 78 portable units, and Secure has 2 portable units).
- **All facilities were recently repainted within the last 60 days.**
- **Strong blended physical occupancy** of approximately 94-96% across all three sites reflects sustained tenant demand in the Greenwood, MS market.
- **Below-market average rental rates** (roughly \$0.56 per square foot, blended) provide a clear runway for rate growth under new ownership without new construction or repositioning.
- **Additional land is available** for future expansion at the Greenwood Mini Storage site, offering organic unit growth potential.
- **Multiple concurrent 2026 economic development wins** in Greenwood, MS – including the University of Mississippi Medical Center's acquisition of Greenwood Leflore Hospital, a \$1.9 million manufacturing expansion by NPL Construction/Centuri Group creating 40+ jobs, and \$3.2 million in secured downtown redevelopment funding – reflect a diversified, multi-sector local economy.
- **Limited institutional or national self-storage competition** identified in the immediate trade area, leaving the portfolio well-positioned against smaller independent operators.
- The Secure Mini Storage site includes a leased commercial space (1,274 SF) occupied by Direct Auto Insurance (an Allstate Insurance Company affiliate), **providing additional stable, contracted income** from a national credit tenant through April 2027. **A portion of this facility sits on Mississippi "Sixteenth Section" public school trust land under a 99-year ground lease extending through July 2046, providing approximately 20 years under the existing lease structure and a clear path for lease extension following that.**