

Self Storage Development Opportunity



SELF STORAGE ADVISORS

Temple Prime Storage Development Site

814 E. Young Avenue
Temple, TX 76501

LIST PRICE: \$715,000 (less than \$3.00/PSF)

INVESTMENT HIGHLIGHTS

- Recently rezoned tract of land to accommodate self storage development
- 5.481 acres
- Planned to develop 94,950 gross square feet / 85,000 net rentable square feet
- Approximately 1 mile from I-35 and ½ mile from HK Dodgen Loop in NE Temple
- 5-Mile Population – 52,952 (2023)
- Click [HERE](#) for drone video

PROPERTY DETAILS

Rentable SF: 85,000

Acres: 5.481

Presented by:

TYLER TRAHANT & CHAD SNYDER

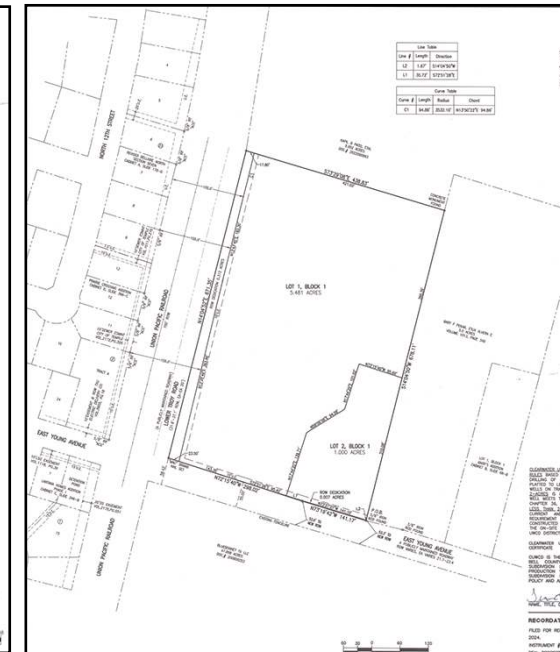
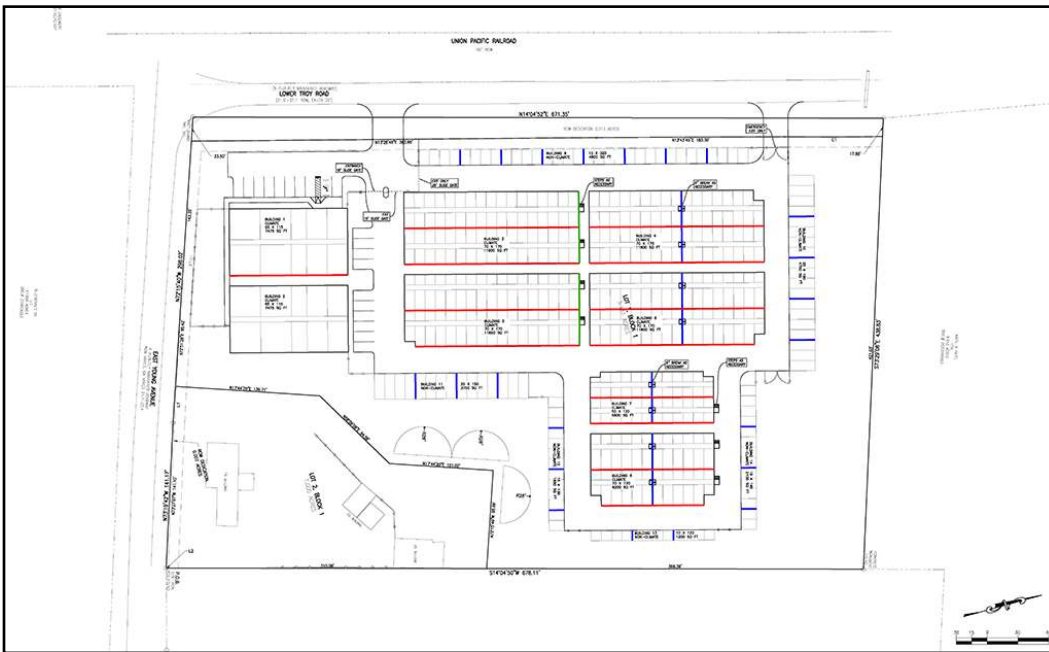
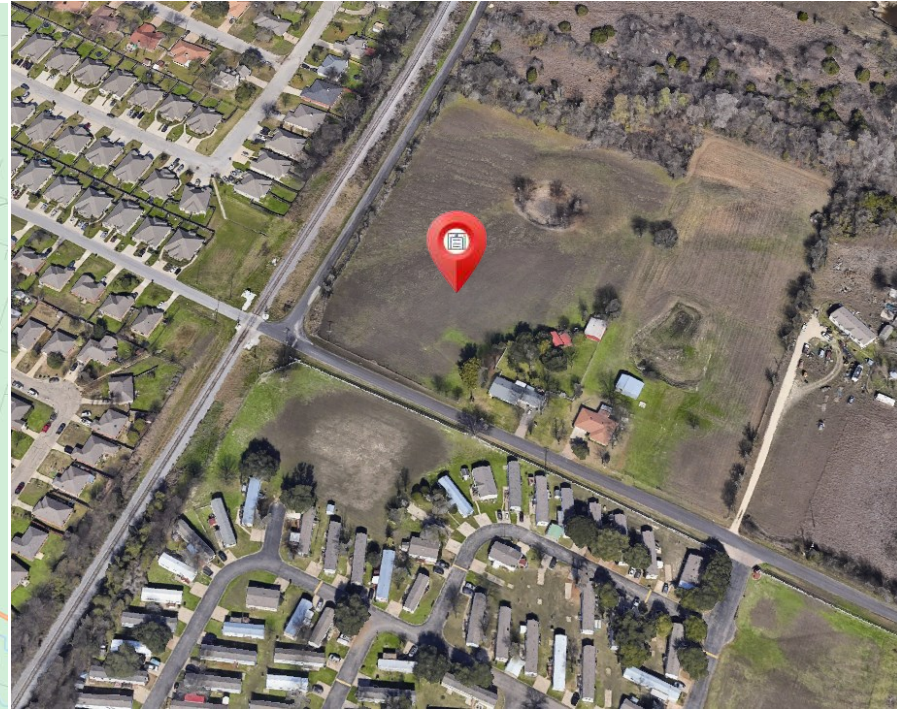
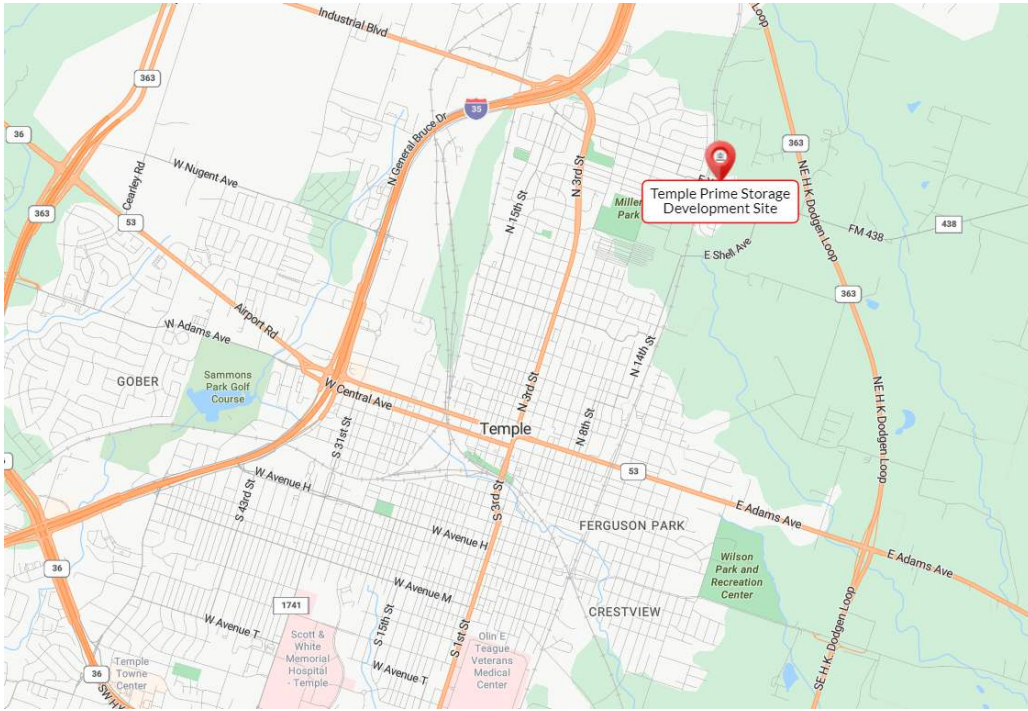
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