

Self Storage Portfolio Investment Opportunity



SELF STORAGE ADVISORS

CLS Self Storage

8063 FM 18

&

207 S. Access Rd.

Clyde, TX 79510

Presented by:

TYLER TRAHANT & CHAD SNYDER

Dominus Commercial

817-901-7600

ttrahant@dominuscommercial.com

csnyder@dominuscommercial.com

LIST PRICE: Call for Price

INVESTMENT HIGHLIGHTS

- 54,150 RSF, 2-property storage portfolio
- 414 drive-up unit facility with locations off I-20 and main artery of Clyde, FM 18
- Mom-and-Pop managed facility, recently expanded upon
- Stabilized occupancy with room in rent growth
- Price offered at/below replacement cost

PROPERTY DETAILS

Rentable SF:	54,150
Acres:	5
Year Built:	2000 and 2014
Year Renovated:	2022
Number of Units:	414
Physical Occ:	97%



