# Self Storage Portfolio Investment Opportunity



## **CLS Self Storage**

8063 FM 18

&

207 S. Access Rd.

Clyde, TX 79510

Presented by:

#### **TYLER TRAHANT & CHAD SNYDER**

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#### **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%







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