Self Storage Portfolio Investment Opportunity



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 Offers Offers Due: May 31, 2024

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%







Argus Self Storage Advisors and Dominus Commercial 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.