

Self Storage Portfolio Investment Opportunity



SELF STORAGE ADVISORS

CLS Self Storage

8063 FM 18

&

207 S. Access Rd.

Clyde, TX 79510

Presented by:

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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% |



