

Self Storage Development Opportunity

ARGUS
SELF STORAGE ADVISORS

Pack It Up Self Storage

5000 W Vickery Boulevard
Fort Worth, TX 76107

Presented by:

TYLER TRAHANT & CHAD SNYDER

Dominus Commercial

817-901-7600

ttrahant@dominuscommercial.com

csnyder@dominuscommercial.com

LIST PRICE: Call for Offers - Due: January 15th

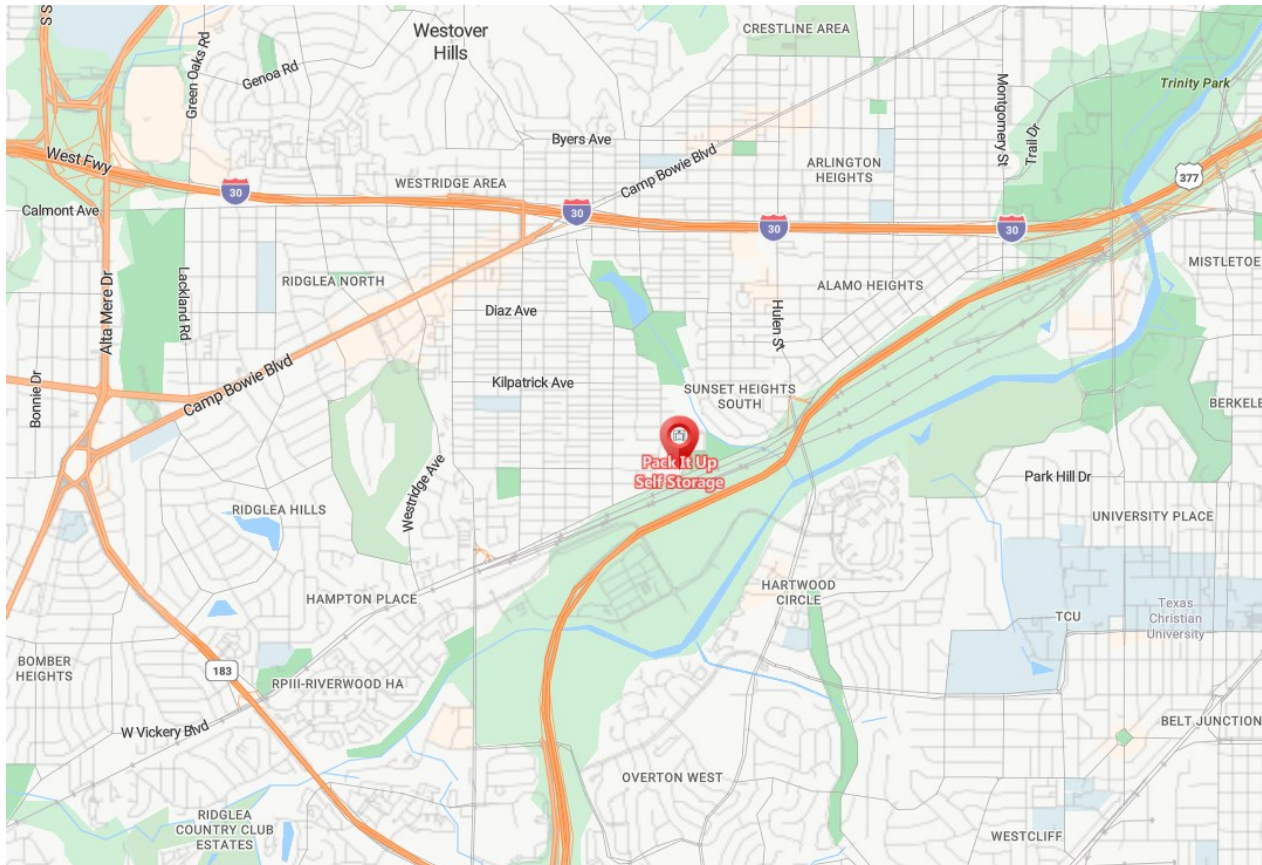
INVESTMENT HIGHLIGHTS

- 26,550 square foot single storage self-storage facility in the heart of Fort Worth, TX
- 221 units, drive up and climate controlled
- Onsite managers office
- Excellent exposure off West Vickery Blvd

PROPERTY DETAILS

Rentable SF:	26,550
# of Units:	221
Year Built:	1985
Occupancy:	63% (October 2024)





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 its accuracy. Buyer to conduct their own due diligence.

Proposed Call for Offers Timeline

Hard Bid Date: Wednesday, January 15th

Timeline

Present to Market:	Wednesday, December 4 th
Hard Bid Date*:	Wednesday, January 15 th
Request Best & Final (if necessary):	Friday, January 17 th
Select Buyer:	Monday, January 20 th

*Owner reserves the right to move forward with a preemptive bid prior to January 15th. All dates are subject to change at Owner's discretion.

Property Tours

Prospective purchasers are encouraged to visit the subject property prior to submitting offers. However, all property tours must be arranged in advance through Dominus Commercial prior to visit. We insist you NOT DISTURB any on-site personnel as they may not be aware of the potential sale.

Offer Procedures

Offers should be in the form of a Letter of Intent (LOI) and at a minimum offer should include the:

- Price
- Earnest Money Deposit
- Due Diligence Time Period
- Closing Period
- Price Allocation per property and any goodwill allocation
- Any other substantial business points the buyer wants the seller to know

