

# Self Storage Investment Opportunity



## Fairlane Storage

25171 State Highway 59  
Loxley, AL 36551

**LIST PRICE: \$3,800,000**

### INVESTMENT HIGHLIGHTS

- Excellent location and visibility with over 360' on State Hwy. 59(aka Gulf Shores Pkwy)
- Entire 6.4 +/- acres fully fenced with two access gates with keypads and 16 security cameras
- Master plan approved for three additional buildings totaling 41,860 SF
- 173.2% population growth in Loxley 2010 – 2024
- 206 units (88 Climate Controlled, 88 Non-Climate, 10 Enclosed Boat/RV and 20 outdoor parking spaces
- Click [HERE](#) for drone video

### PROPERTY DETAILS

Rentable SF:	47,400
# of Units:	206
Acres:	6.4
Year Built:	2021
Expansion:	2022
Physical Occ:	70%

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