

Self Storage Investment Opportunity



Empire Storage

4309 FM 741

Crandall, TX 75114

Presented by:

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LIST PRICE: Call Broker for Pricing

INVESTMENT HIGHLIGHTS

- New Class 'A' Facility in Crandall, TX (East Dallas)
- Submarket Population Growth over 41% since 2010
- Multiple Master Planned Communities Delivering in 3-mile radius
- Over 50% unit leasing within initial 18 months of opening
- A Top DFW U-Haul Trucking Location

PROPERTY DETAILS

Rentable SF:	92,475
# of Units:	764
Acres:	13
Physical Occ.:	50.1%





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.