Self Storage Investment Opportunity



Empire Storage

4309 FM 741 Crandall, TX 75114

Presented by:

TYLER TRAHANT & CHAD SNYDER

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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.