

Self Storage Investment Opportunity



Empire Storage

4309 FM 741

Crandall, TX 75114

Presented by:

TYLER TRAHANT & CHAD SNYDER

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LIST PRICE: Call for Offers Due: November 7, 2025

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%



