

Self Storage Investment Opportunity

ARGUS
SELF STORAGE ADVISORS

Chappell Hill Family Storage



7901 Highway 290E
Chappell Hill, TX 77426

Presented by:

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LIST PRICE: Call Broker for Pricing

INVESTMENT HIGHLIGHTS

- Best-in-class climate controlled stabilized facility
- 17,250 SF storage | 160 units
- Expansion land available
- Within a supply-constrained market with limited direct competitors
- High Rent PSF: \$1.77
- Avg HHI (5-miles): \$124,540

PROPERTY DETAILS

RSF:	17,250
Units:	160
Acres:	Est. 2.08-acre storage site + 2.3-acre for add'l expansion land
Built:	2017
Unit Occ.:	80%
Economic Occ.:	81%
Expansion Land:	Yes



