

# Self Storage Investment Opportunity



## Hideaway Self Storage

5012 FM 1417  
Denison, TX 75020

Presented by:

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**STORAGE LIST PRICE: \$675,000**

**EXPANSION LAND LIST PRICE: \$180,000**

### INVESTMENT HIGHLIGHTS

- 9,600 square foot self storage property with expansion land
- Owner managed with ability to operate remotely
- Ability to increase revenue via Tenant Insurance, Admin Fees, Sale of Moving Supplies
- High growth market in Grayson County

### PROPERTY DETAILS

Rentable SF:	9,600
# of Units:	62 + 11 Parking Spaces
Acres:	0.952 Storage + 2.18 Expansion Land
Unit Occ.:	86% (as of 12/25)



