

# Self Storage Investment Opportunity



**LISTING PRICE: Call for Offers Due: January 30, 2026**

## Hillside Self Storage



9375 Hillside Rd.  
Amarillo, TX 79119

### INVESTMENT HIGHLIGHTS

- Class A climate and non-climate controlled storage
- Stabilized property opened in December 2022
- ~44,000 people within 3-mile radius and Medium Household Income of \$119,000
- 78,325 Rentable Square Feet:
  - 25,825 RSF CC
  - 52,500 RSF Non-CC

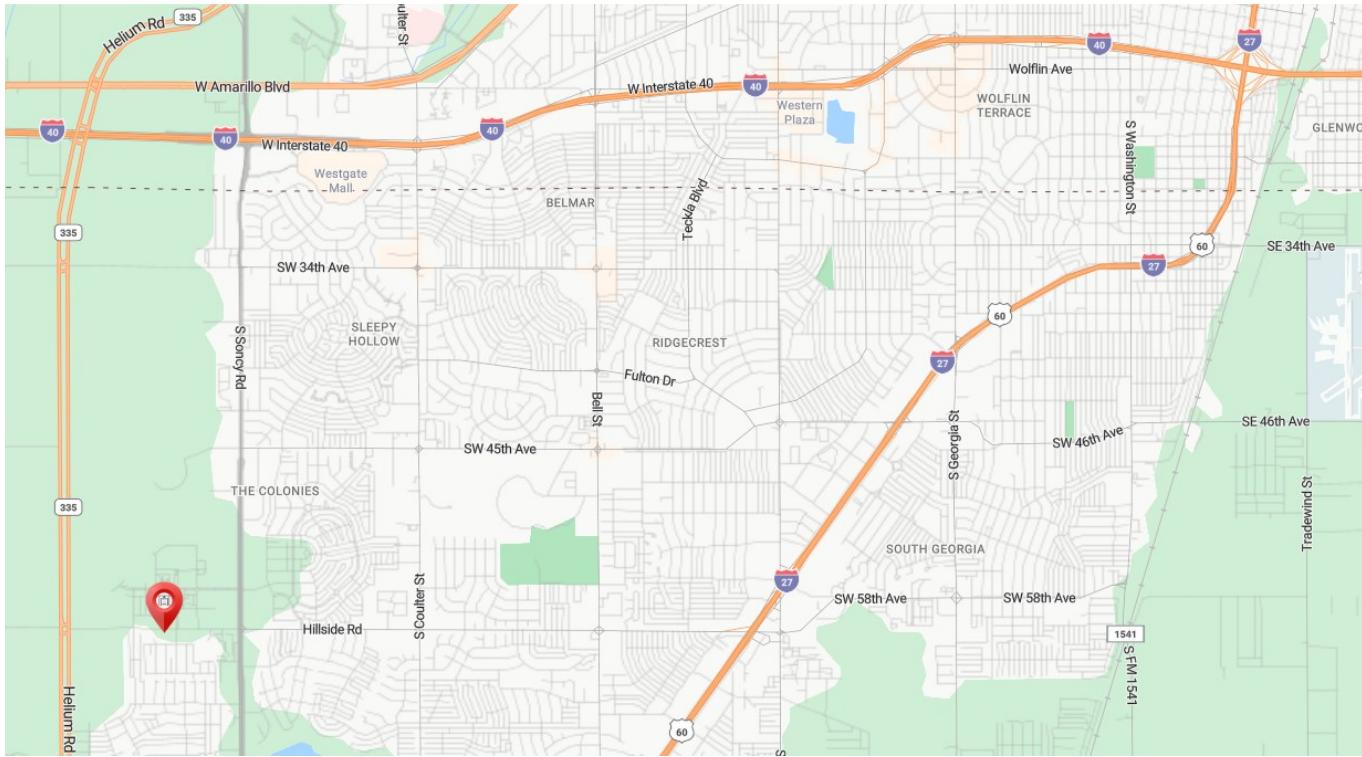
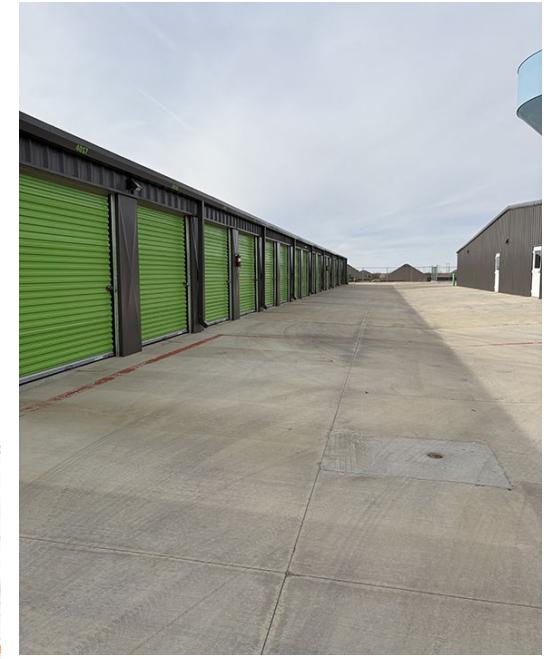
### PROPERTY DETAILS

Rentable SF:	78,325
# of Units:	474
Acres:	4.03
Physical Occupied:	88% (as of 12/25)

Presented by:

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