

Self Storage Investment Opportunity



Ennis Storage

1004 S. I-45

&

4212 Ensign Road
Ennis, TX 75119

Presented by:

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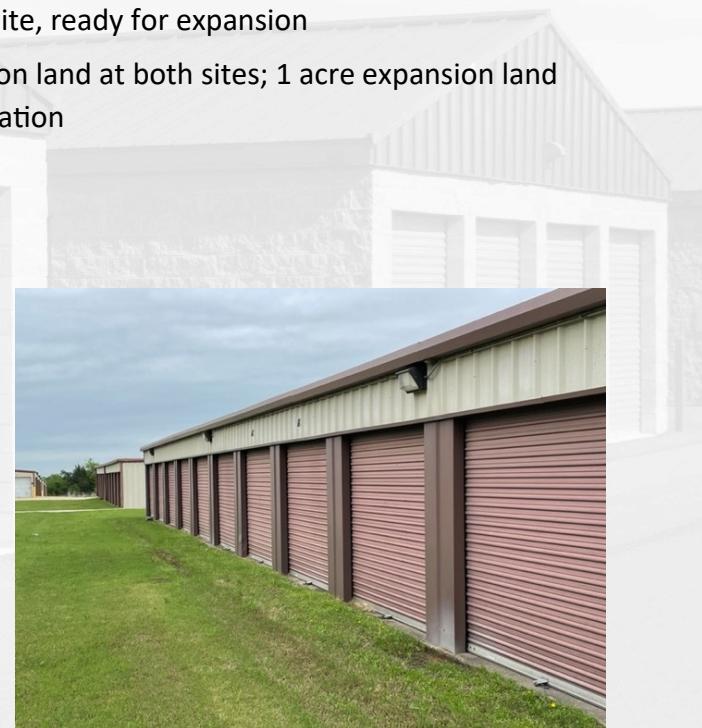
LIST PRICE: \$2,600,000

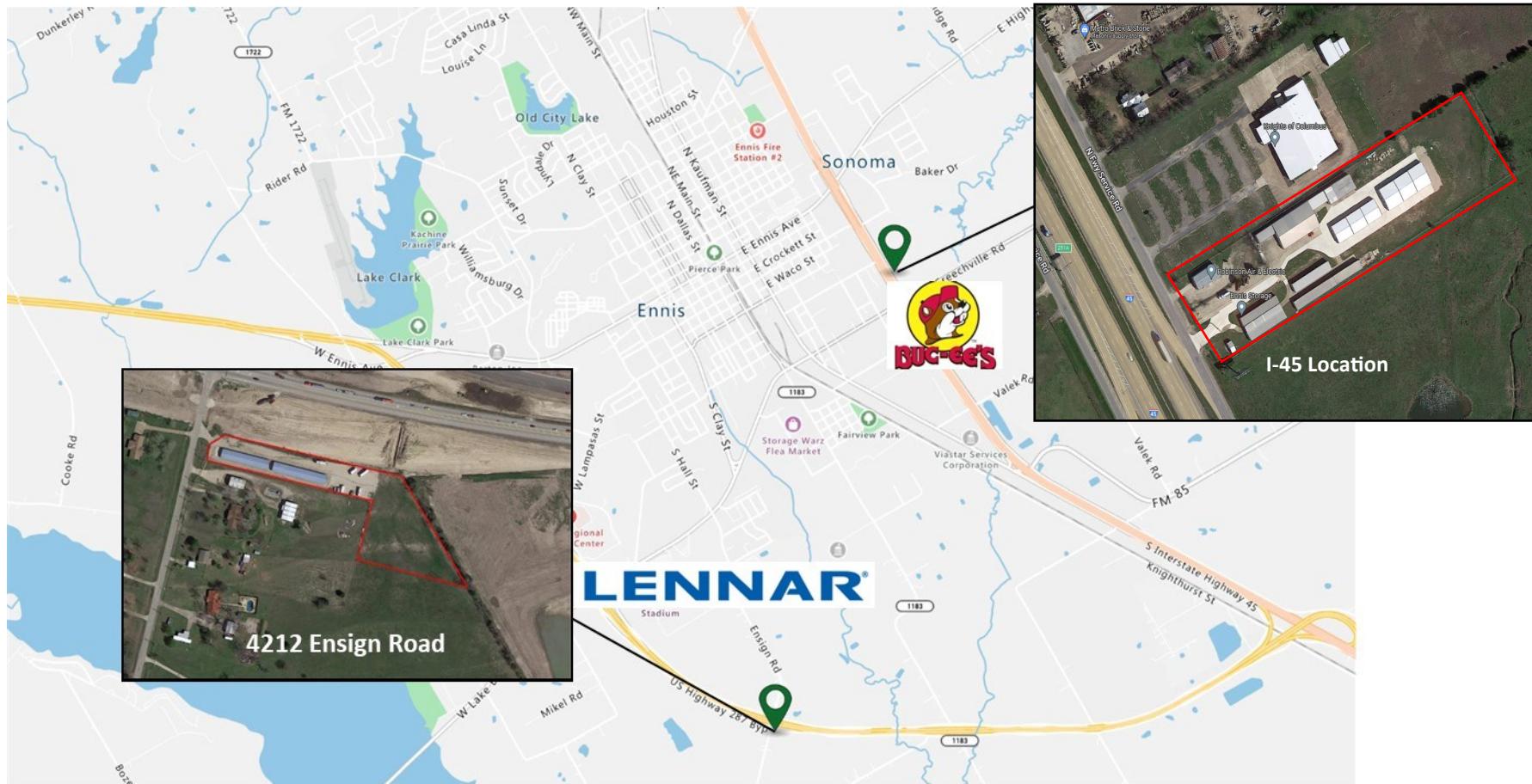
INVESTMENT HIGHLIGHTS

- Best traffic exposure of any storage facility in Ennis, TX, off both I-45 and Hwy 287
- Located within 1/4 mile of the new Buc-ee's in Ennis; the other location is across from a 212-home planned development by Lennar Homes
- 275 unit portfolio with an 1,800sf warehouse adjoining I-45 location
- 69% unit occupancy with no manager on site, ready for expansion
- 46,000 SF of existing storage with expansion land at both sites; 1 acre expansion land on I-45 site and 1.5 acres at the Ensign location

PROPERTY DETAILS

Rentable SF:	46,000
Year Built:	1985 & 1994
Acreage:	6.5
Units:	275
Physical Occupancy:	84%
Land for Expansion:	Yes





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 its accuracy. Buyer to conduct their own due diligence.