

# Self Storage Investment Opportunity

**ARGUS**  
SELF STORAGE ADVISORS

## 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 Occ.:	84%
Land for Expansion:	Yes



