

Self Storage C of O Opportunity



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721 N Clear Springs Rd.
Mustang, OK 73064

Presented by:

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LISTING PRICE: \$7,500,000—Offers Due: Friday, March 6th

INVESTMENT HIGHLIGHTS

- Recently delivered institutional-quality self-storage project, located in the Oklahoma City MSA a top 50 MSA.
- Strong demographics, population growth (up 19% since 2020) and significant single-family residential new development within a 3-5-mile trade area.
- Best-in-class construction with attractive unit mix of climate, non-climate and large Boat/RV units to accommodate a wide variety of customers.
- Large average unit size - 230 RSF/Unit
- Great visibility
- Projected, stabilized cap rate of 8.7% in Year 4

PROPERTY DETAILS

RSF: 94,835

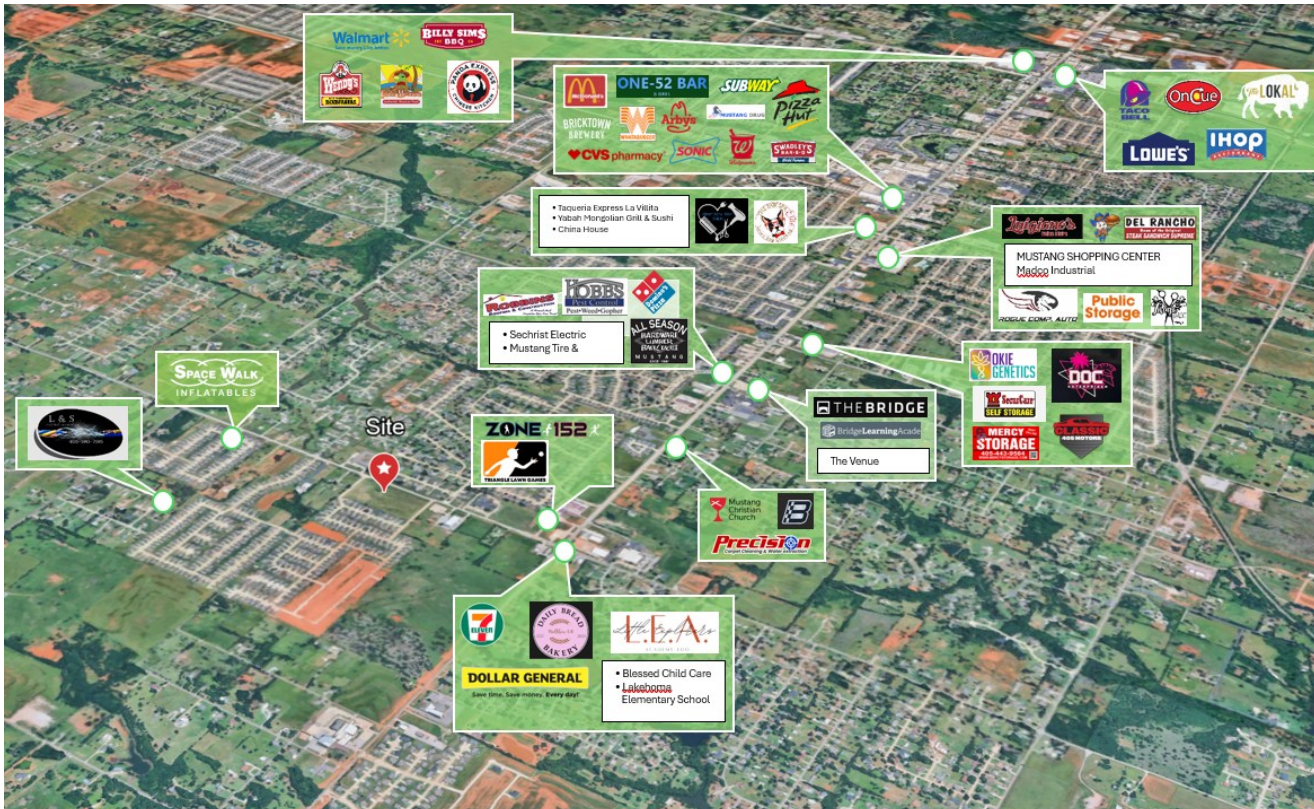
Units: 413

Year Built: 2026

Acres: 7.05

Amenities: Concrete drives | on-site office | cameras | large doors for boat/RV units





Argus Self Storage Advisors & Jones Investment Real Estate have compiled this information from sources believed to be reliable however can make no warranties, express or implied, to it's accuracy. Buyer to conduct their own due diligence.