

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

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

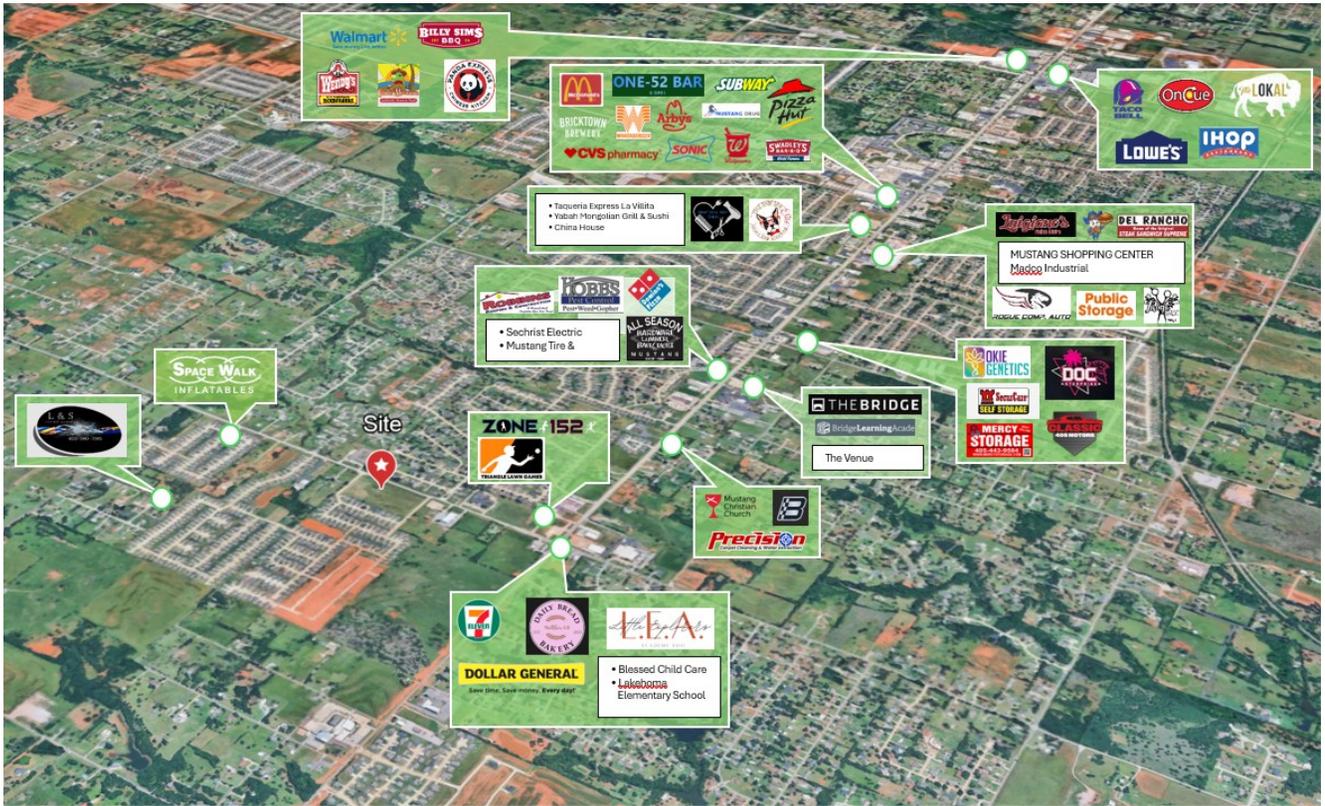
Units: 413

Year Built: 2026

Acres: 7.05

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





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