

Self Storage Investment Opportunity



Avid Storage



533 Derrs Chapel Rd.
Italy, TX 76651

Presented by:

TYLER TRAHANT & CHAD SNYDER

Dominus Commercial

(817) 813-5631 | csnyder@dominuscommercial.com

(817) 901-7600 | ttrahant@dominuscommercial.com

LIST PRICE: \$750,000

INVESTMENT HIGHLIGHTS

- **Site Size:** 4.686 acres providing room for expansion
- **Occupancy:** 71% as of March 2026 (growth upside)
- **Opportunity Zone:** The property is located in a Texas Opportunity Zone
- **Management:** Professionally operated by Avid Storage
- **Upside:** Expansion potential and lease up opportunity for increased NOI

PROPERTY DETAILS

RSF:	11,360
Year Built:	2000 (per County)
Acreage:	4.686
Units:	105
Physical Occ.:	71% (as of 3-26)



