

Self Storage Portfolio Opportunity



Radiant Storage - Beaumont 2-Property Portfolio

210 I-10 & 6045 College Street
Beaumont, TX 77707

Presented by:

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PORTFOLIO PRICE: \$8,165,000

210 I-10 Location: \$2,520,000

6045 College St. Location: \$5,645,000

INVESTMENT HIGHLIGHTS

- Ability to purchase one or both locations for a total of 195,590 RSF
- Below replacement cost pricing @ \$44 PSF and \$38 PSF
- Population in 3 mile: College - 47,000 | I-10 - 56,000
- Traffic - College - 29,000 VPD | I-10 - +100,000 VPD
- Locations are approximately 3 miles from each other

PORTFOLIO DETAILS

Storage RSF

I-10: 66,720

College St.: 128,870

195,590 Total

Units

I-10: 529

College St.: 801

1,330 Total

Acres

I-10: 3.7410

College St.: 7.08

10.821 Total



