

Radiant Storage 7-Property Portfolio

Southeast Texas - Beaumont | Bridge City | Groves | Nederland | Orange

ARGUS
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LIST PRICE: \$16,830,000

INVESTMENT HIGHLIGHTS

- Value-add, seven-property self-storage portfolio clustered across the Beaumont–Port Arthur “Golden Triangle” of Southeast Texas
- Approximately 360,775 RSF across 2,517 units, plus 23,320 SF of covered and open RV/boat parking
- Situated on approximately 24.7 acres of land across the seven sites, ranging from 0.89 to 7.08 acres per property
- Diversified across five submarkets in two counties — Jefferson County (Beaumont, Groves, and two Nederland locations) and Orange County (Bridge City and West Orange) — spreading risk rather than concentrating it in a single city
- Meaningful lease-up upside, with physical occupancy ranging from the high-20s to high-80s percent across facilities as of 2026
- Diverse unit mix featuring drive-up and climate-controlled storage (including ground-floor climate-controlled space at West Orange), plus covered and enclosed boat, RV, and vehicle parking
- Anchored by the region’s established refining, petrochemical, and industrial employment base, roughly 100 miles east of Houston
- Strong visibility and access along the I-10, US-69/96/287, and Highway 87 corridors — I-10 frontage exceeding 100,000 vehicles per day and College Street at approximately 29,000 VPD
- Two Beaumont assets located approximately three miles apart, supporting efficient shared management and marketing
- Trade-area household incomes ranging from value-oriented (West Orange) to above \$100,000 (Bridge City), supporting durable, recurring storage demand

DRONE TOUR VIDEOS



Beaumont (210 I-10)



Groves



Beaumont (6045 College St)



Nederland (both locations)



Bridge City



Orange