North Street Storage & Denman Avenue Storage

Texas 2-Property Portfolio: Nacogdoches & Lufkin

SELF STORAGE PORTFOLIO OPPORTUNITY

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LIST PRICE: Call Broker for Pricing

INVESTMENT HIGHLIGHTS

- **Prime drive-up portfolio** featuring strong arterial visibility and upside via rate adjustments and tenant insurance.
- **Market Density:** Two complementary assets totaling 33,040 RSF across 268 units and parking spaces in proven East Texas commercial corridors.
- **Strong Demographics:** Average 3-mile household income of $74,490 supporting reliable collections, low default rates, and steady rental demand.
- **Demand Drivers:** Strategic proximity to SFA University and major health systems, capturing steady year-round traffic.
- **Opportunity Zone Property:** Nacogdoches property is located in the Federal Opportunity Zone allowing a new owner additional incentives for expansion.
- Significant capital improvements made to property – gates, drives, cameras, fences, etc.
- Ability to manage on-site or continue unmanned management
- Both sites have land for additional development

PROPERTY DETAILS

Name	Units	Units Occ.	Current Occ.	RSF	Revenue	Adjusted Expenses	NOI	Expense Ratio	Year 1 NOI
North Street Storage - Nacogdoches	148	111	75%	18,080	$149,877	$66,839	$83,038	45%	$92,972
Denman Avenue Storage - Lufkin	120	82	69%	14,960	$119,744	$55,793	$63,951	47%	$71,127
Totals	**268**	**193**	**72%**	**33,040**	**$269,621**	**$122,632**	**$146,989**		**$164,099**