



# Self Storage Portfolio

**Listing Price: \$1,000,000**

Two value-add self-storage properties available in East Texas, positioned in a high-growth market with strong demand. Both facilities offer significant upside through improved management and capital improvements. Ample land allows for future expansion and increased revenue potential. Ideal for investors seeking long-term growth in a booming region. Seller prefers to sell as a package but will consider separate offers.

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**TK**  
TOURIS LEECH  
REAL ESTATE GROUP

**COMPASS**

# Offer Summary

Listing Price:	\$1,000,000
Estimated Gross Income:	\$108,900
Estimated Operating Expenses:	\$25,989
Estimated NOI:	\$82,911
Estimated Cap Rate:	8.29%
# of Units:	119
Commercial Retail Space:	2,400
Lot Size (acres):	4.284
Gross Building Area:	18,336
Price/Gross Building Area:	\$54.54



# Site A

Henderson County Chandler, TX

📍 944 State Hwy 31

Units: 83

Acres: 1.284

HWY 31 frontage

Unit Mix

7 - 12x20

5 - 6x10

28 - 6x15

2 - 6x30

5 - 8x10

20 - 8x15

16 - 8x20

Estimated NOI: \$45,786



# Site B

Cherokee County Jacksonville, TX

📍 1046 E Loop 456

Units: 36

Commercial Retail: 2,400 SQ FT

Acres: 3

Unit Mix

6 - 10x10

15 - 10x20

2 - 15x15

9 - 5x10

2 - 6x12

2 - 6x6

Estimated NOI: \$37,125

