



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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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

