

Stuff It Storage

3917 FM 2147 W, Cottonwood Shores, TX 78657

OFFERING MEMORANDUM



**PETERSON PROPERTIES
GROUP**

REAL ESTATE INVESTMENT SERVICES





Table of Contents

Executive Summary	4
Property Overview	5
Area Overview	11

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OFFERING SUMMARY

ASSET OVERVIEW

Rentable Square Feet	14,497 SF
Total Units	52
Year Built / Renovated	Renovated in 2021
Number of Buildings	3
Lot Size	0.35 Acres
Unit Occupancy	88.5%

OPERATING STATEMENT SUMMARY | 2023

Effective Gross Income	\$105,534
Net Operating Income	\$77,854



LISTING PRICE **\$1,100,000**



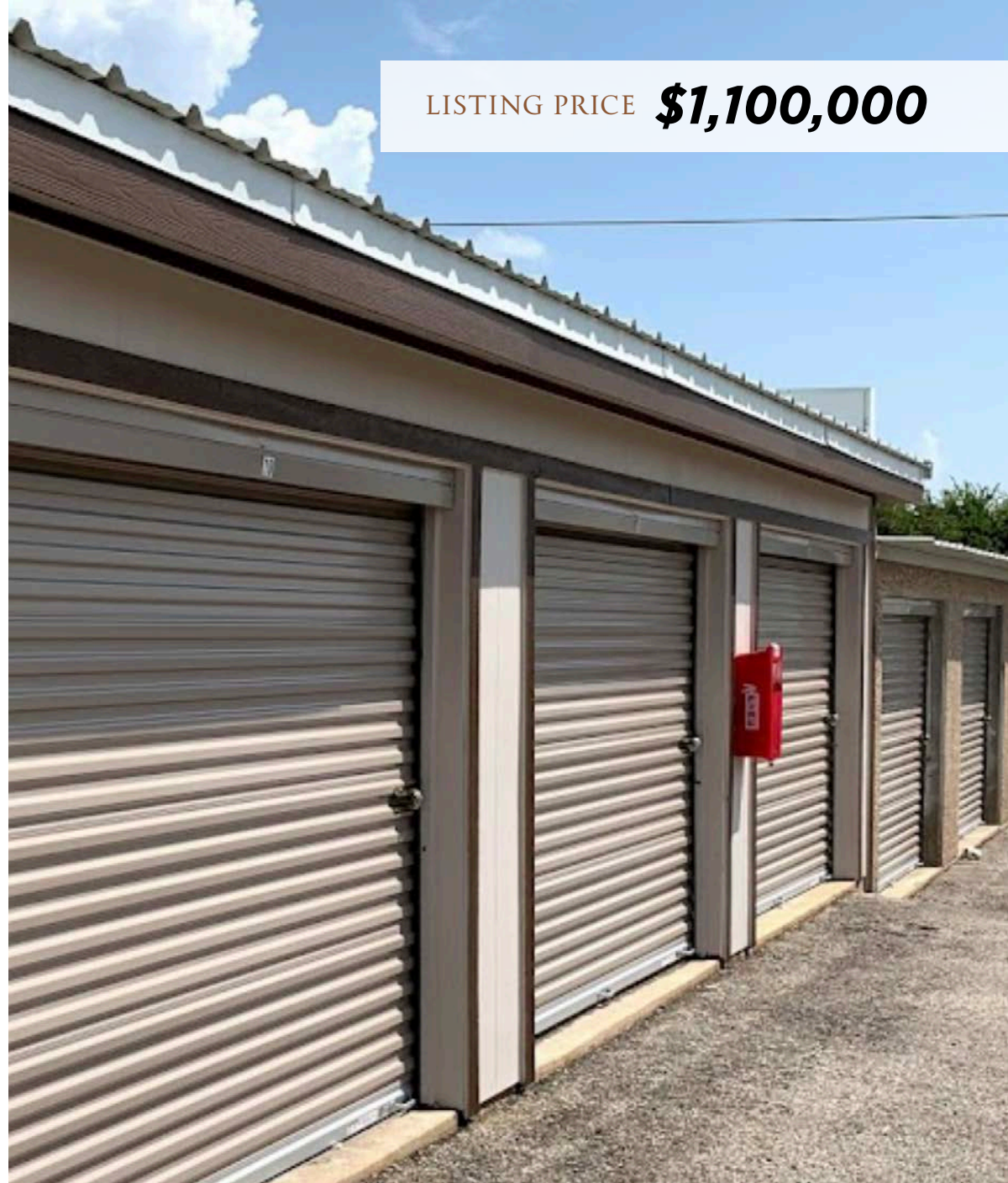
INVESTMENT OVERVIEW

Presenting a strategic investment opportunity at 3917 FM 2147 W, Cottonwood Shores, TX 78657. This property boasts a single-story flex design, renovated in 2021, housing 52 self-storage units within a total rentable square footage of 14,497. Conveniently located off FM2147, the property offers optimal visibility and accessibility.

INVESTMENT HIGHLIGHT

- **88.5% occupied** Cottonwood Shores, TX
- **70% of tenants** on auto-pay
- **Billboard lease** provides additional income
- **Located between** Horseshoe Bay and Marble Falls
- **Strong population growth** includes residential and mixed use developments underway
- **High traffic intersection** with high visibility
- **Cottonwood does not allow** new or additional storage facilities. Competition is limited.
- **Occupancy over the last three years** has been over 91%, even through regular price increases
- **City police headquarters nearby** ensuring safety and highly patrolled area.

LISTING PRICE **\$1,100,000**



PROPERTY DETAILS

SITE DESCRIPTION

Property Address	3917 FM 2147 W, Cottonwood Shores, TX 78657
Total Units	52
Number of Buildings	3
Number of Stories	1
Year Built / Renovated	Renovated in 2021
Rentable Square Feet	14,497 SF
County	Burnet
Lot Size	0.35 Acres



UNIT MIX OVERVIEW

UNIT TYPE/SIZE	ft ²	TOTAL UNITS	TOTAL ft ²	OCCUPIED UNITS	OCCUPIED ft ²	%
TOTALS	2,501	52	14,397	46	12,857	89
Billboard - 1 x 1 x 1	1	1	1	1	1	100
Office or Apartment - 18 x 48	864	1	864	1	864	100
Parking Space (Uncovered) - 12 x 30	360	0	0	0	0	0
Storage - 10 x 10	100	5	500	4	400	80
Storage - 12 x 20	240	3	720	3	720	100
Storage - 12 x 24	288	24	6,912	22	6,336	92
Storage - 12 x 24 (Electricity Included)	288	15	4,320	12	3,456	80
Storage - 12 x 30	360	3	1,080	3	1,080	100

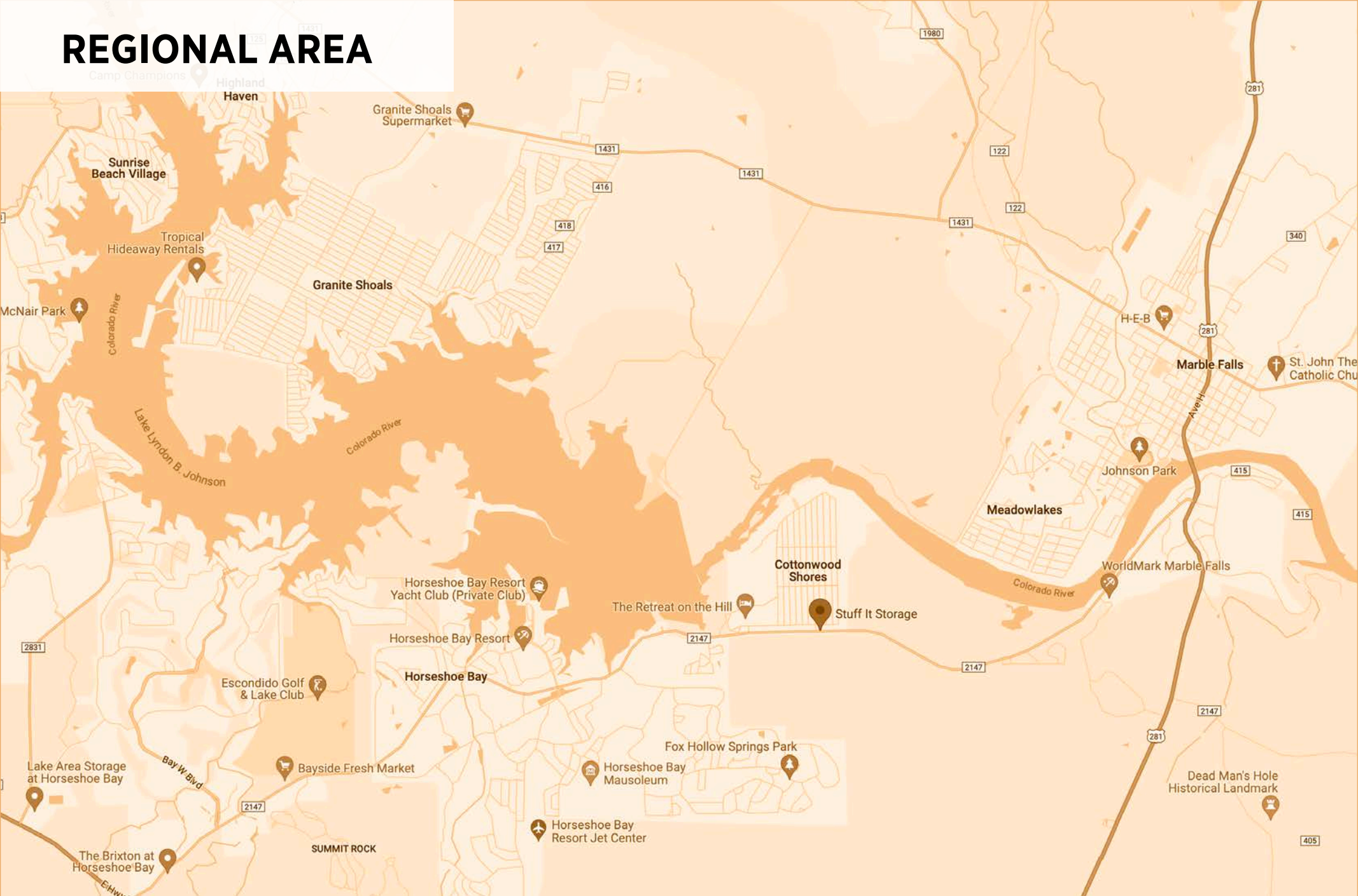


OPERATING STATEMENT

INCOME	
	2023
Sales	\$102,834
Billboard Lease	\$3,000
TOTAL INCOME	\$105,534
EXPENSES	
Property Tax	\$6,124
Property Insurance	\$7,450
Call Center	\$1,500
Software	\$1,030
Payment Processing/Refunds	\$2,130
TPP Reimbursed to ESS	\$812
PEC - Electricity Bills	\$3,219
Water/Sewer/Trash	\$2,673
T-Mobile	\$280
Advertising/Logo	\$566
Misc	\$1,897
TOTAL EXPENSES	\$27,680
NET OPERATING INCOME	\$77,854



REGIONAL AREA



LOCAL MAP

Corporation/Warehouse/Company

1. SERVPRO The Hill Country
2. Network Mortgage
3. Absolute Plumbing
4. TXB Convenient Store
5. Exxon
6. Grease Monkey
7. A Storage & Car Wash
8. AP Storage
9. All Clear Auto Glass

Hotels/RV

1. The Retreat on the Hill

Shopping Center/Retail Stores

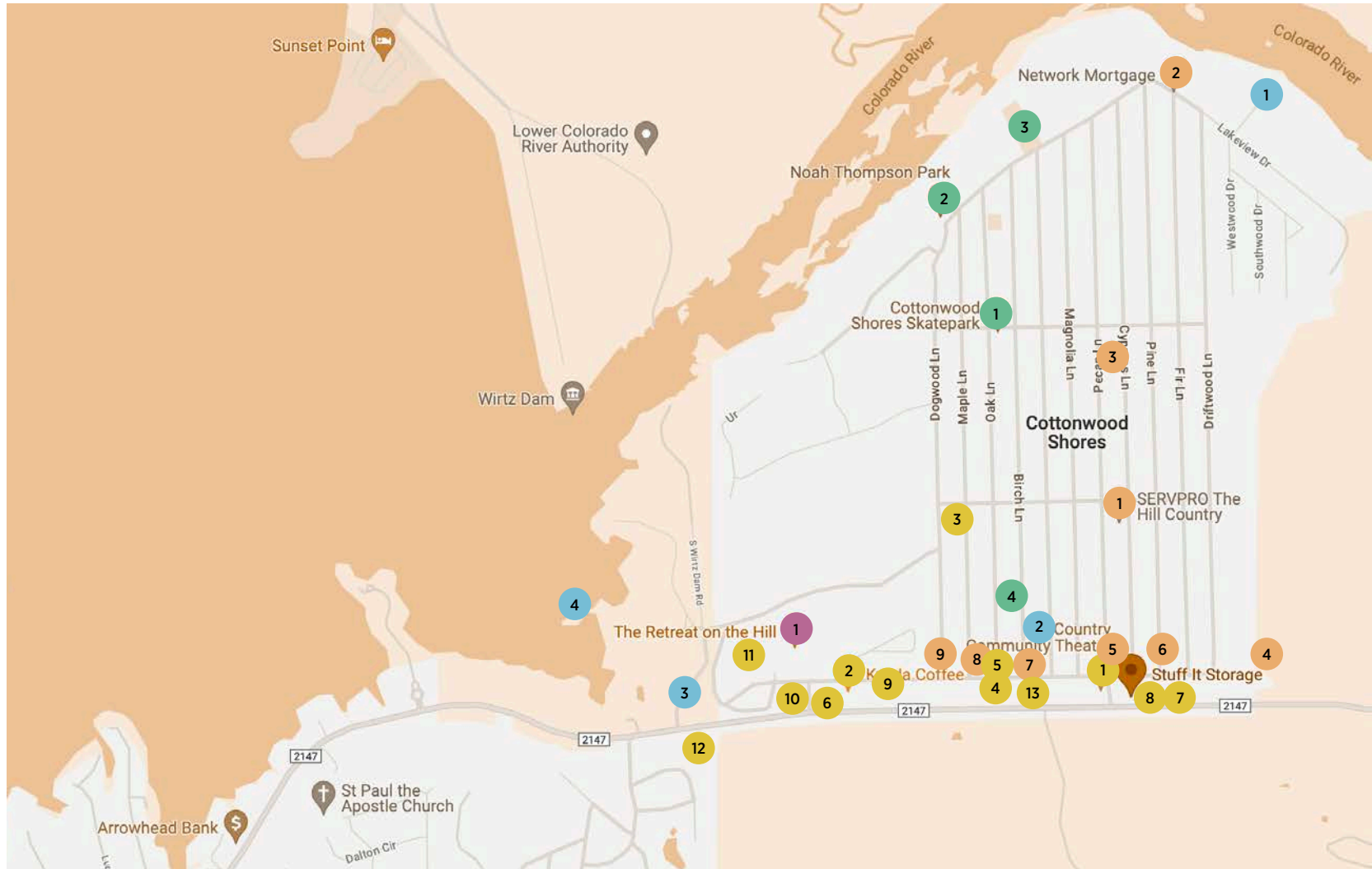
1. Hill Country Community Theatre
2. Kynda Coffee
3. Tunisian Gourmet Sweets
4. Hiccups Sports Bar and Grill
5. Classy Nails & Spa Salon
6. LeSturgeon Seafood Company
7. Salon Capelli
8. Lakeside Thai Food
9. Dollar General
10. Pizzapocalypse
11. Bay View Restaurant & Bar
12. Subway
13. Julie's Cocina

Parks

1. Cottonwood Shores Skatepark
2. Noah Thompson Park
3. Aspen Park
4. Cottonwood Shores Splash Pad

Lake/Boat

5. Cottonwood Shores Boat Ramp
6. NXTLVL Marine
7. Bay Marine & Sports Center
8. Lake LBJ Yacht Club and Marina



AERIAL MAP



Bay View Restaurant & Bar
The Retreat on the Hill

Dollar General

AP Storage

Kynda Coffee
The Market Place
Julie's Cocina
LeStourgeon Seafood Co.

NXTLVL Marine

Classy Nails & Spa Salon
Bulldog Ice
Blush Beautique
Elite Audio Solutions
Hiccups Sports Bar & Grill
Blondie's Salon

Hill Country Community Theatre

Exxon

Stuff It Storage

Grease Monkey



AREA OVERVIEW

Cottonwood Shores is a family-friendly community located on the Highland Lakes chain with an extensive Parks System including a Nature Preserve, two boat ramps; one for Lake Marble Falls and one for Lake LBJ; both constant level lakes.



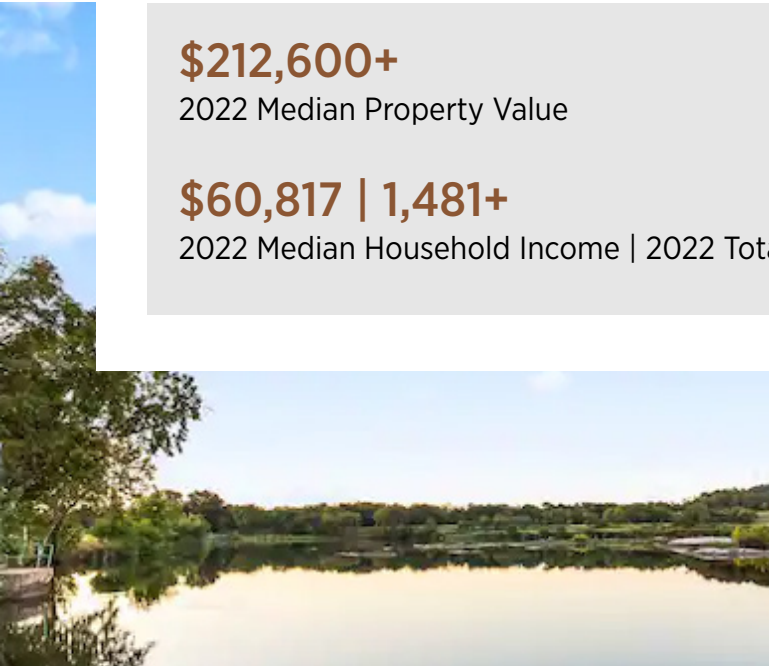
AREA HIGHLIGHT

\$212,600+

2022 Median Property Value

\$60,817 | 1,481+

2022 Median Household Income | 2022 Total Population



DEMOGRAPHICS

2022 COTTONWOOD SHORES

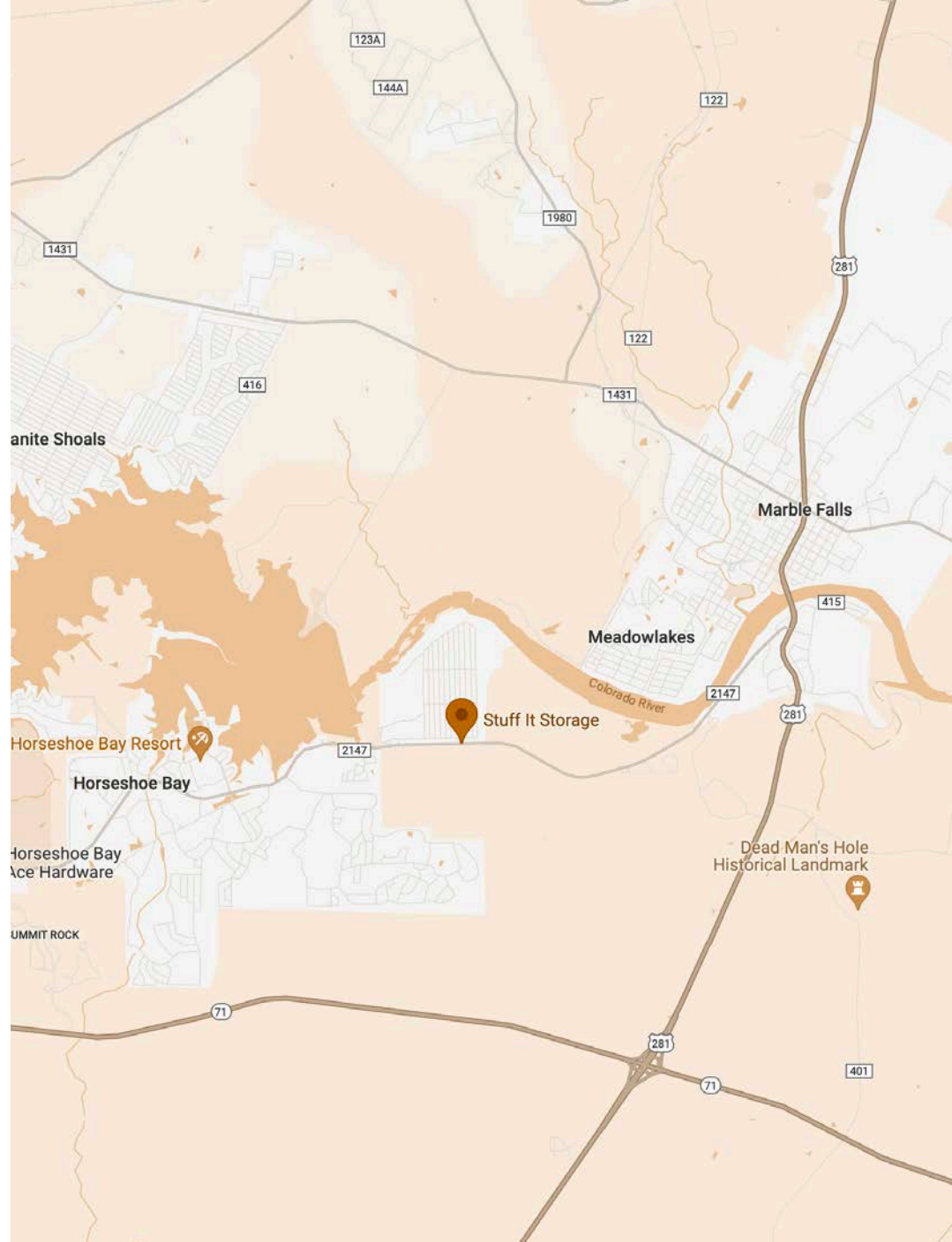
Population	1,481
Poverty Rate	5.87%
Median Household Income	\$60,817
Median Property Value	\$212,600
Median Age	34.8

2022 HORSESHOE BAY 3 MI.

Population	4,601
Poverty Rate	5.58%
Median Household Income	\$85,197
Median Property Value	\$441,300
Median Age	65.3

2022 MARBLE FALLS 4 MI.

Population	7,068
Poverty Rate	9.19%
Median Household Income	\$53,789
Median Property Value	\$264,100
Median Age	36.8



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