

# Self Storage Investment Opportunity



## KO Storage of Brackettville



651 E Military Hwy.  
Brackettville, TX 78832

Presented by:

### **TYLER TRAHANT & CHAD SNYDER**

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## Call Broker for Price

### INVESTMENT HIGHLIGHTS

- 13,100 SF drive-up self storage facility
- 1.694 acres of land leaving additional land for expansion and future development
- Best storage property in the City of Brackettville
- 98 total units with 70% unit occupancy
- 2024 storage revenue is up 15% over June of 2023
- 17,000 additional square feet planned for expansion



