

# Self Storage Investment Opportunity

**ARGUS**  
SELF STORAGE ADVISORS

## Chappell Hill Family Storage



7901 Highway 290E  
Chappell Hill, TX 77426

Presented by:

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**LIST PRICE: Call Broker for Pricing**

### INVESTMENT HIGHLIGHTS

- Best-in-class climate controlled stabilized facility
- 17,250 SF storage | 160 units
- Expansion land available
- Within a supply-constrained market with limited direct competitors
- High Rent PSF: \$1.77
- Avg HHI (5-miles): \$124,540

### PROPERTY DETAILS

<b>RSF:</b>	17,250
<b>Units:</b>	160
<b>Acres:</b>	Est. 2.08-acre storage site + 2.3-acre for add'l expansion land
<b>Built:</b>	2017
<b>Unit Occ.:</b>	80%
<b>Economic Occ.:</b>	81%
<b>Expansion Land:</b>	Yes



