



**STONEWOOD STORAGES
9123 STONEWOOD
ORANGE, TX**

- DESCRIPTION:** Climate/Non climate controlled self-storages with a one Bedroom, one bath residential rental house with six Outside spaces.
- UNIT BREAKDOWN:** 102 storages under roof.
See attached sheet for individual unit sizes.
- SIZE:** Storages consist of three buildings of 4500 sf each; Rent house is approximately 1200 sf., 7500 sf of open Storage for boats, RVs, campers, etc., currently divided Into six spaces.
- YEAR BUILT:** 2007
- LAND AREA:** 1.5 Acres
- OCCUPANCY:** Under roof – 96 occupied, 6 vacancies;
Outside - 2 occupied with 4 vacant; house is currently Vacant and listed with a realtor for leasing.
- ANNUAL TAXES:** \$7,877.
- ASKING PRICE:** \$1,100,000.
- COMMENTS:** This property is not only attractive, but is a solid income producer located in a fast-growing area just north of Bridge City, TX. Located on heavily traveled FM 1442, it enjoys excellent visibility and accessibility. Contact Michael McFarland, cell phone 409-790-3606 for rent roll, more information or to arrange a tour!

Contact **Michael McFarland** to discuss or arrange a tour, at **409-790-3606**

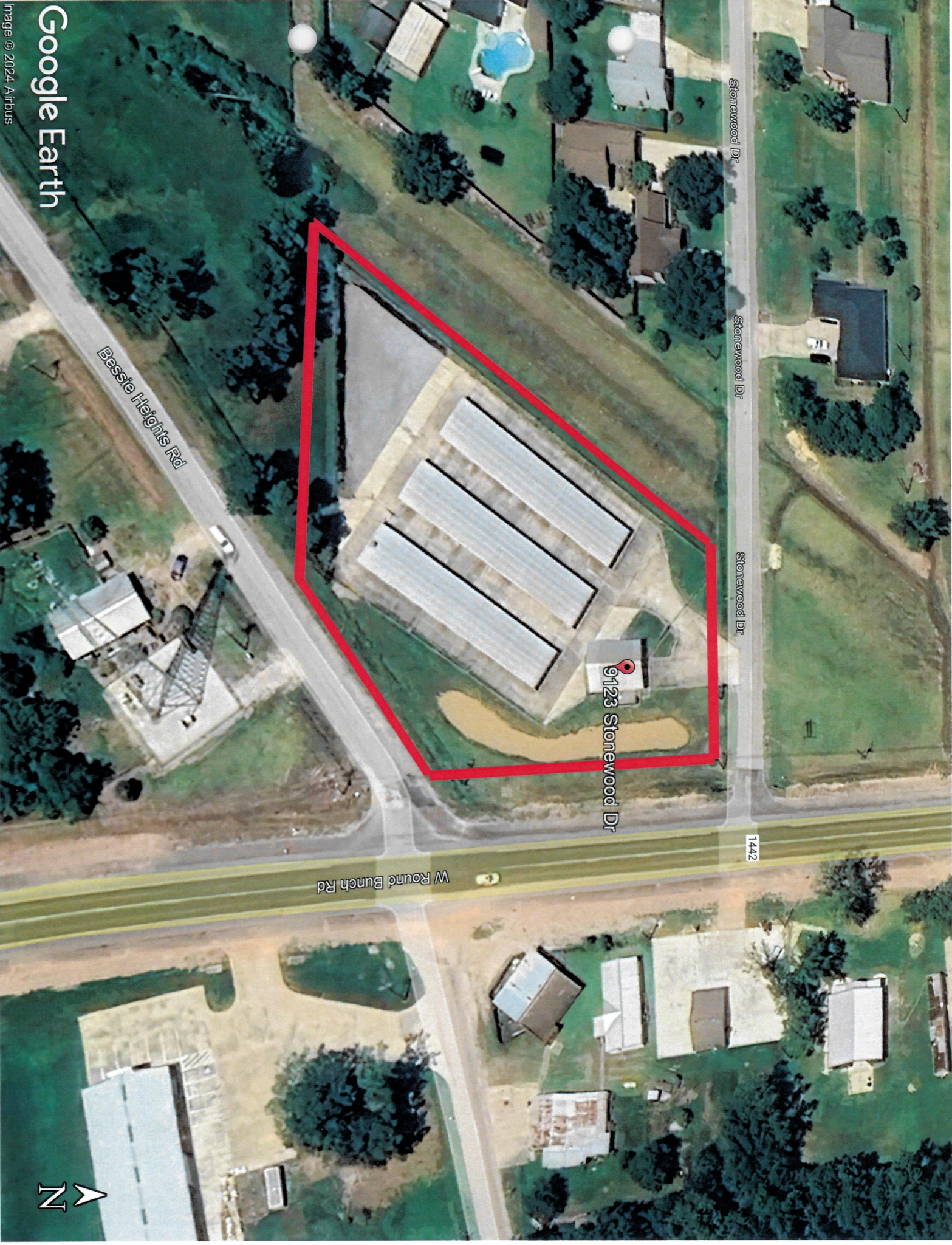
908 Port Neches Ave., Port Neches, TX 77651

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UNIT BREAKDOWN

EIGHT	10 X 10	\$100	Climate Control
EIGHT	10 X 15	\$130	Climate Control
EIGHTEEN	5 X 10	\$40	
TWELVE	10 X 10	\$60	
FORTY FOUR	10 X 15	\$85	
TWELVE	10 X 20	\$115	
SIX	Boat/RV spots	\$60	
ONE	Rent house	\$1300	



Stonewood Dr

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Bestie Heights Rd

9123 Stonewood Dr

1442

W Round Bunch Rd

