



# FOR SALE

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SELF STORAGE  
\$1,900,000

2050 S MAIN STREET  
MCGREGOR, TX 76657

PRESENTED BY:  
**NATHAN EMBRY | CCIM, SIOR**



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## DISCLAIMER

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Kelly, Realtors, its agents or sub agents make no representations expressly or implied regarding legally permissible uses of the property and the condition of the property, including but not limited to any physical, environmental, mechanical, electrical or plumbing system or characteristic. Kelly, Realtors recommends that any prospective purchaser or tenant retain qualified inspectors and/or engineers to assess the suitability and condition of the property. Additionally, Kelly, Realtors recommends that any prospective purchaser or tenant personally verify any land use restrictions or zoning compliance issues and utility availability with the appropriate authority and/or governing office which may impact the intended or future use of the property.

In accordance with the law, this property is offered without respect to race, color, and creed, sex, and national origin, physical or familial status. Kelly Realtors 1229 N. Valley Mills Drive Waco, TX 76710 Phone 254-741-1500 Fax 254-741-1506

# PROPERTY SUMMARY

## Property Information:

Property Name: Sunset Self Storage  
Address: 2050 S Main St  
MSA: Waco & Killeen-Temple-Fort Hood  
MSA Population: 304,865 & 478,365  
County: McLennan  
Pricing Guidance: \$1,900,000  
Price per Square Foot: \$83.33  
Building Size: +/- 22,800 SF  
# of Units: 156  
Physical Occupancy: 81%  
Acreage: +/- 3.44 Ac  
Year Built: 2005 (MCAD)  
# of Buildings: 10  
# of Floors: 2  
Office Area: 1,800 SF  
Current Zoning: MI - Medium Industrial  
Current Use: Storage & Home Office  
Traffic Count (AADT 2023): 5,630

## Property Highlights:

- Value add investment opportunity
- Expansion area included
- Well-established storage facility with 156 storage units
- Conveniently located near Hwy 84
- Excellent visibility and accessibility

## Construction:

Foundation: Concrete  
Exterior Walls: Metal  
Roof: Metal  
Parking: Unstriped

## Utilities:

Water: City of McGregor  
Sewer: City of McGregor  
Electric: Heart of Texas CoOP  
Natural Gas: None

## Demographics: (Esri 2024)

1 Mile Radius: 1,850 Residents  
3 Mile Radius: 5,921 Residents  
5 Mile Radius: 6,551 Residents

Bldg #	Width	Length	SQ FT
Bldg 1	25	70	1750
Bldg 2	25	70	1750
Bldg 3	25	100	2500
Bldg 4	25	100	2500
Bldg 5	25	100	2500
Bldg 6	25	100	2500
Bldg 7	25	100	2500
Bldg 8	25	100	2500
Bldg 9	25	100	2500
			<b>21000</b>



## ***BUILDING EXTERIOR***





## UNIT MIX & INCOME SUMMARY

Size	Sq Ft	# of Units	Rentable Sq Ft	Current Rate	Rate / SF	Monthly Inc	Annual
5 x 10	50	15	750	\$ 50	\$ 1.00	\$ 750	\$ 9,000
10 x 10	100	61	6100	\$ 60	\$ 0.60	\$ 3,660	\$ 43,920
10 x 15	150	61	9150	\$ 70	\$ 0.47	\$ 4,270	\$ 51,240
10 x 25	250	18	4500	\$ 100	\$ 0.40	\$ 1,800	\$ 21,600
20 x 25	500	1	500	\$ 100	\$ 0.20	\$ 100	\$ 1,200
<b>Enclosed Units</b>		<b>156</b>	<b>21000</b>			<b>\$ 10,580</b>	<b>\$ 126,960</b>
Units Rented		136					
Occupancy		87%					

Uncovered Outdoor							
Size	SQ FT	# of Units	Rentable Sq Ft	Rate	Rate / SF	Potential Mth Inc	Annual
15 x 40	600	40	24000	\$ 40	\$ 0.07	\$ 1,600	\$ 19,200
Units Rented		24					
Occupancy		60%					

Size	Buildings	Floors	Bathrooms	Offices
Office	1800 SF	1	2	3

Size	SQ FT	Competitor 1	Rate	Competitor 2	Rate
5 x 10	50	\$75	\$1.50	\$70	\$1.40
10 x 10	100	\$105	\$1.05	\$115	\$1.15
10 x 15	150	\$125	\$0.83	\$125	\$0.83
10 x 25	250	\$188	\$0.75	\$175	\$0.70
20 x 25	500	\$330	\$0.66	\$350	\$0.70

\*Owner self manages the storage and lives on site - expenses are commingled



# OVERHEAD VIEW OF SITE



Outlines are approximate.

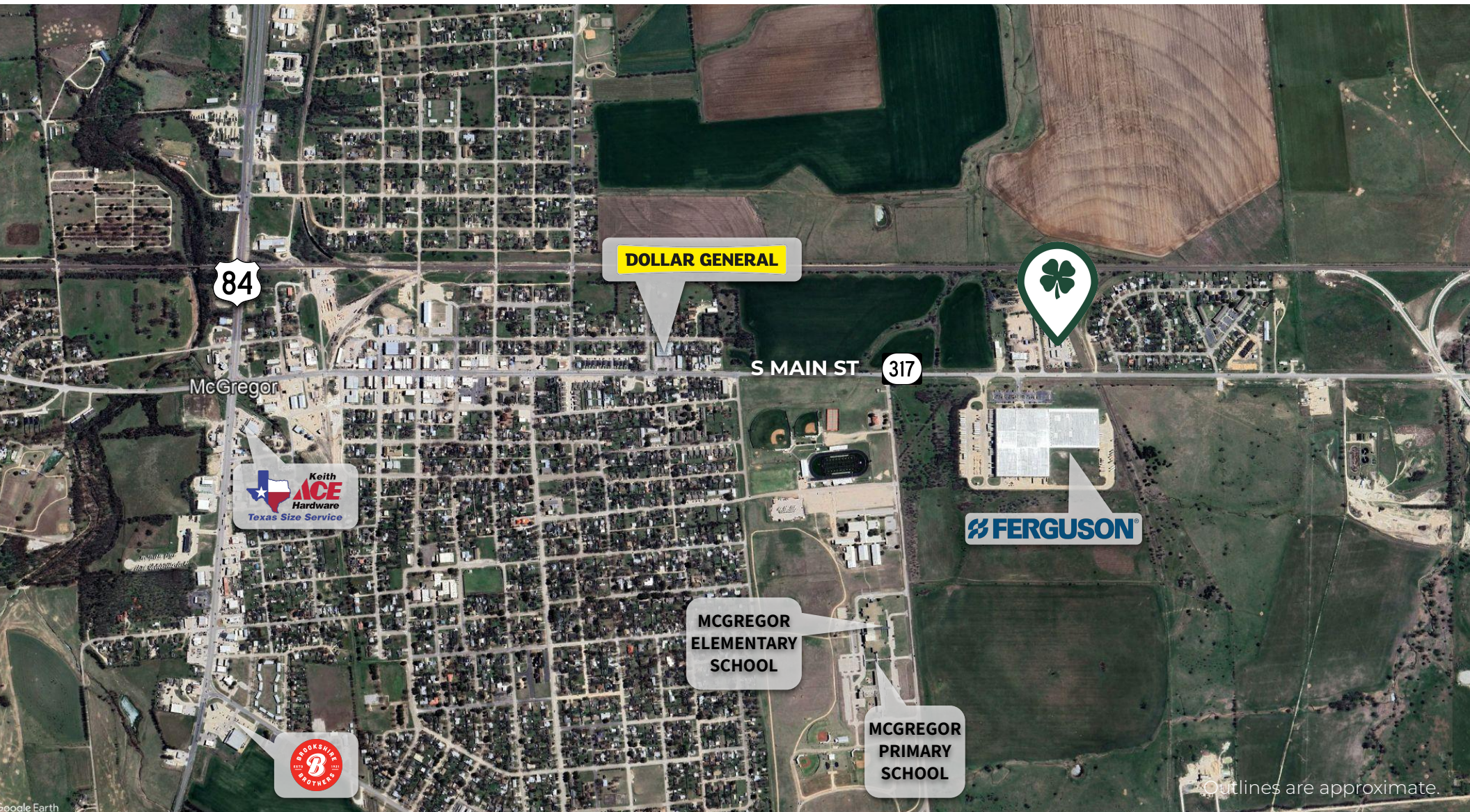


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REAL ESTATE

2050 S MAIN ST, MCGREGOR, TX 76657

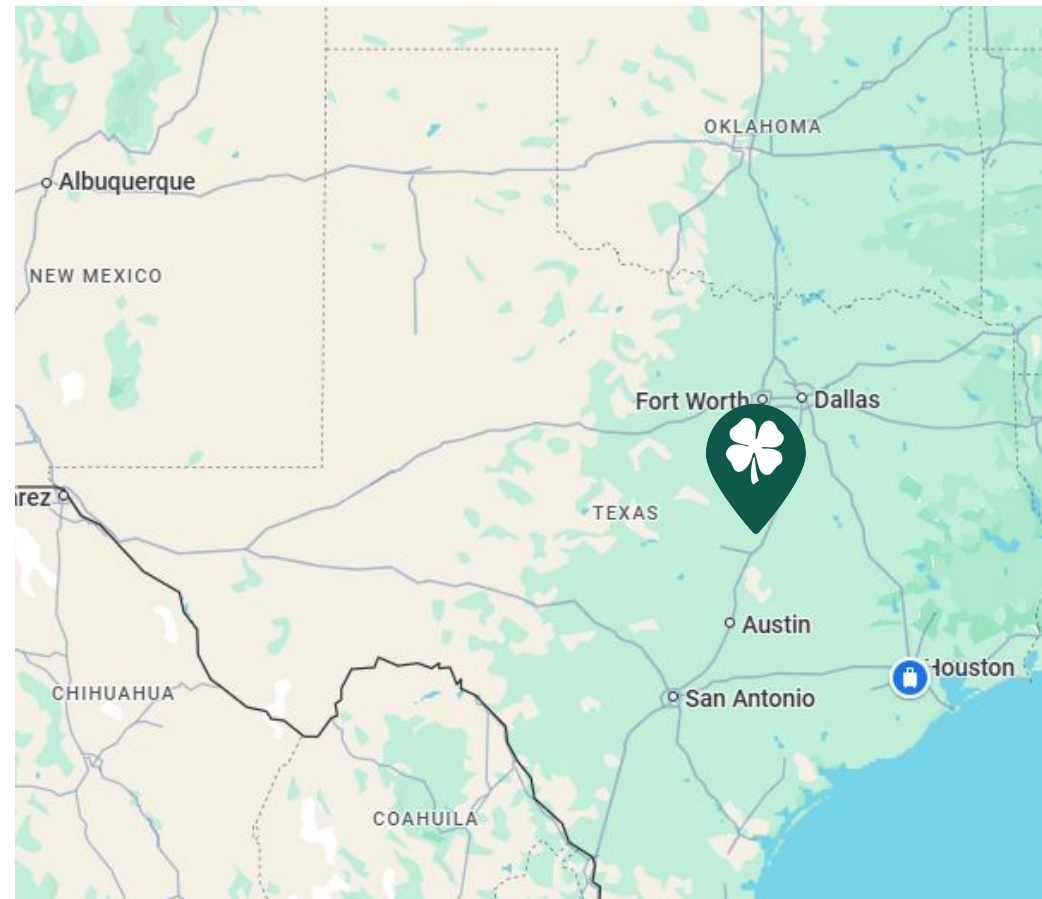
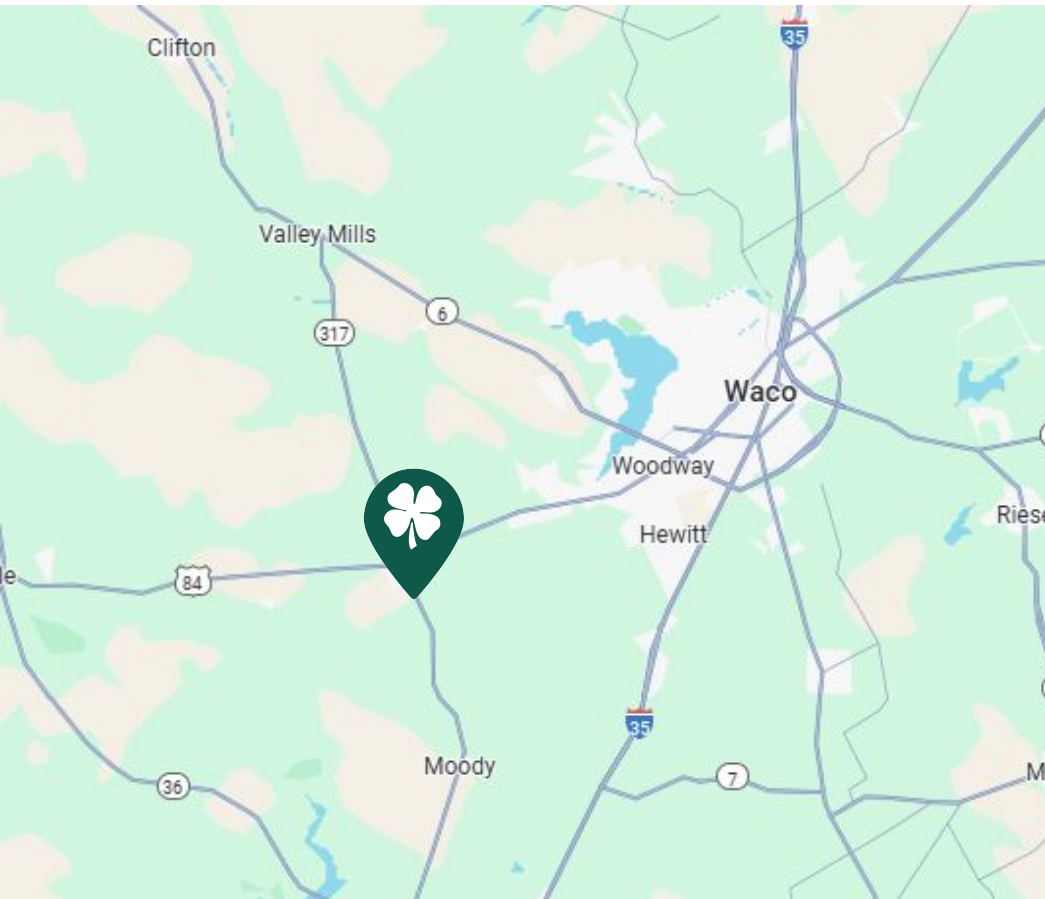


# LOCAL AMENITIES AND ATTRACTIONS





## AREA MAPS



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## Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



### TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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IABS 1-1  
IABS Form



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