

Self Storage Investment Opportunity



Avid Storage



533 Derrs Chapel Rd.
Italy, TX 76651

Presented by:

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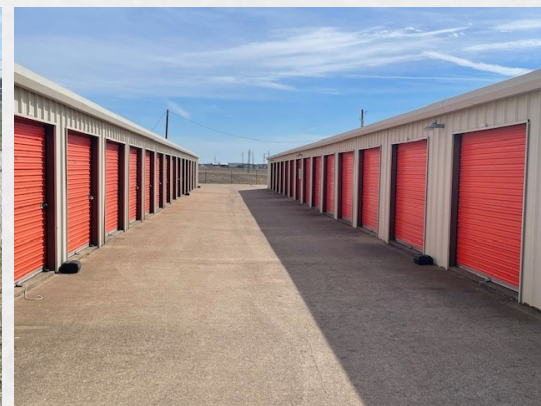
LIST PRICE: \$750,000

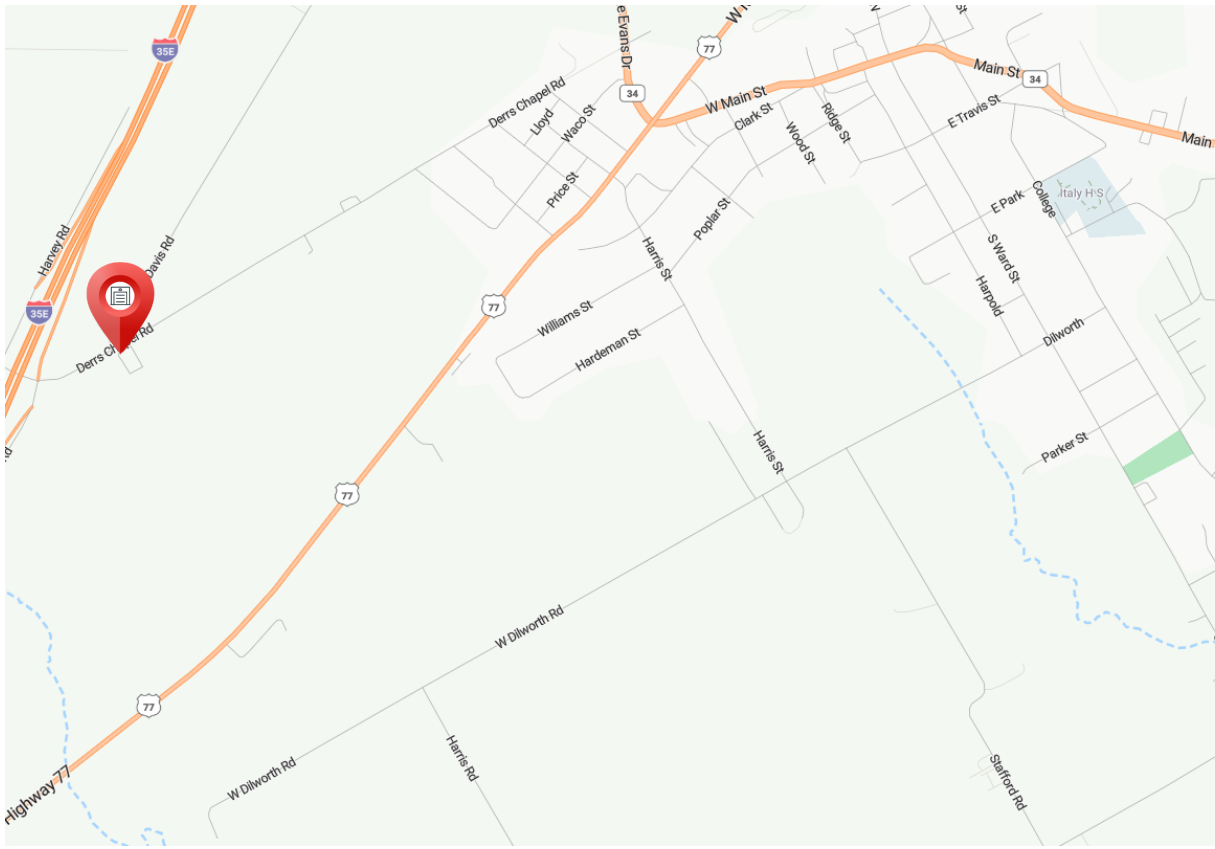
INVESTMENT HIGHLIGHTS

- **Site Size:** 4.686 acres providing room for expansion
- **Occupancy:** 71% as of March 2026 (growth upside)
- **Opportunity Zone:** The property is located in a Texas Opportunity Zone
- **Management:** Professionally operated by Avid Storage
- **Upside:** Expansion potential and lease up opportunity for increased NOI

PROPERTY DETAILS

RSF:	11,360
Year Built:	2000 (per County)
Acreage:	4.686
Units:	105
Physical Occ.:	71% (as of 3-26)





Argus Self Storage Advisors and Dominus Commercial have compiled this information from sources believed to be reliable however can make no warranties, express or implied, to its accuracy. Buyer to conduct their own due diligence.