



FOR SALE: 52 UNIT STORAGE UNIT PROPERTY

9751 Texas 149, Longview, TX 75603

Turnkey ±5,254 SF self-storage facility in Longview with 47 units and 5 outdoor parking spaces, fully built out and ready for lease-up. An adjacent 0.500-acre parcel at 6500 SH-149, improved with an 800 SF office/home, is available separately for \$150,000.



PRICE

\$398,800

SIZE

5,254 SF

STATUS

For Sale

Building Name	9751 Texas 149
Property Type	Industrial
Property Subtype	Self Storage
APN	105330
Building Size	5,254 SF
Lot Size	0.5 Acres
Year Built	2005

5,254 SF self-storage facility located in Longview, offering 47 individual storage units and 5 outdoor parking spaces. The facility is fully built out and operational, positioning a new owner to step in immediately and focus on lease-up rather than construction or development timelines. Well suited for an investor or operator looking to acquire a turnkey self-storage asset with highway frontage in an active East Texas submarket.

An adjacent 0.500-acre parcel is also available, located at 6500 SH-149 and improved with an 800 SF office/home. This adjacent site may be purchased separately from the primary facility at a price of \$150,000, offering flexibility for buyers interested in the storage facility alone or in acquiring both properties together.



- 5,254 SF storage unit investment
- 47 enclosed units, 5 outdoor parking spaces
- 213 feet of frontage on TX SH 149
- Adjacent land: 0.500 acres at 6500 SH-149 Includes 800 SF pier-and-beam building with A/C and restroom price Separate sale of adjacent land \$150,000
- Traffic count: 11,844
- All utilities to site

INVESTMENT OVERVIEW

Price	\$398,800
Price per SF	\$76
Price per Unit	\$7,669
CAP Rate	9.27%

STORAGE UNIT PRO FORMA EVALUATION

OPERATING DATA

Gross Scheduled Income	\$55,620
Operating Expenses	\$15,852
Net Operating Income	\$36,987

STORAGE UNIT PRO FORMA EVALUATION



SAMUEL SCARBOROUGH, CCIM

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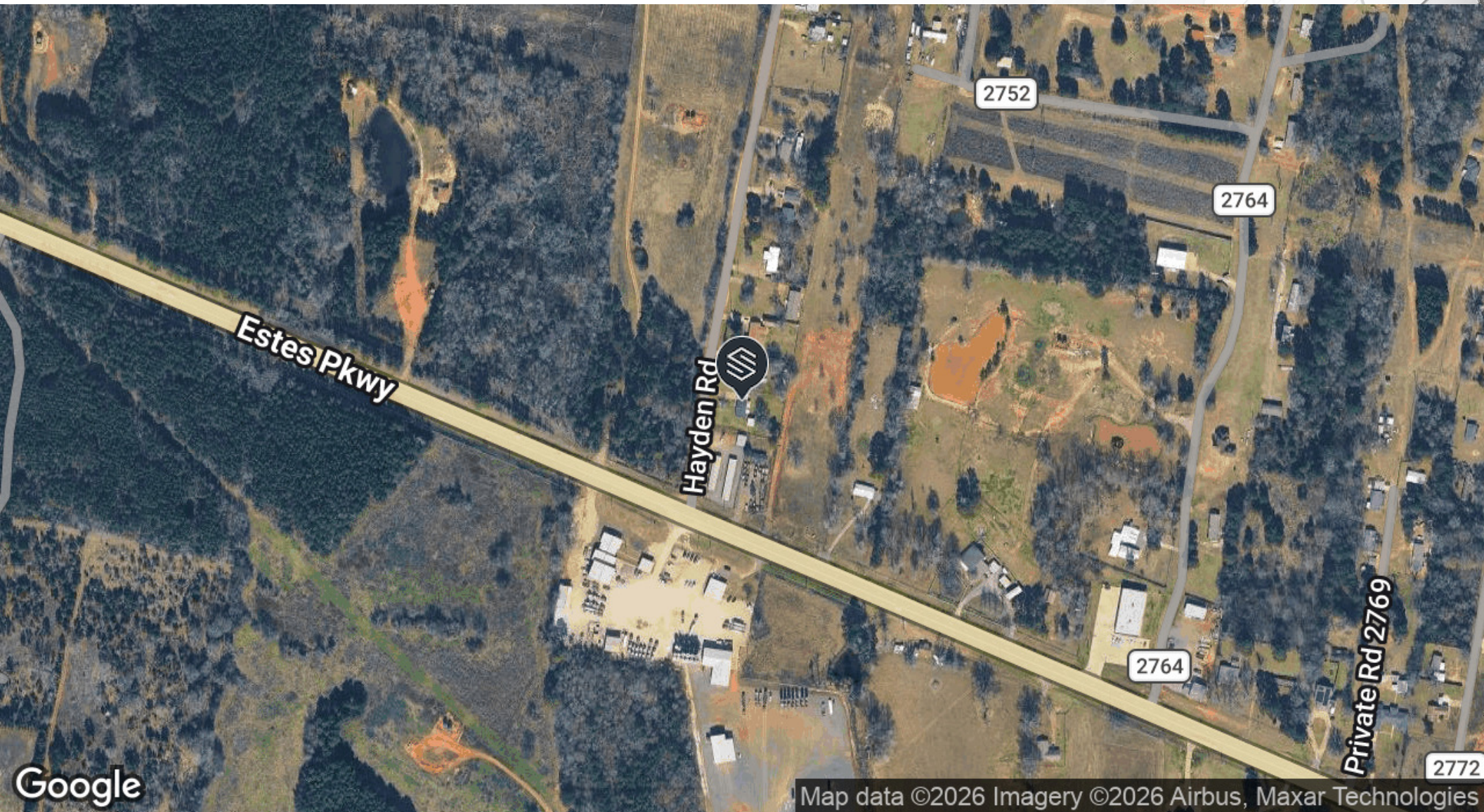
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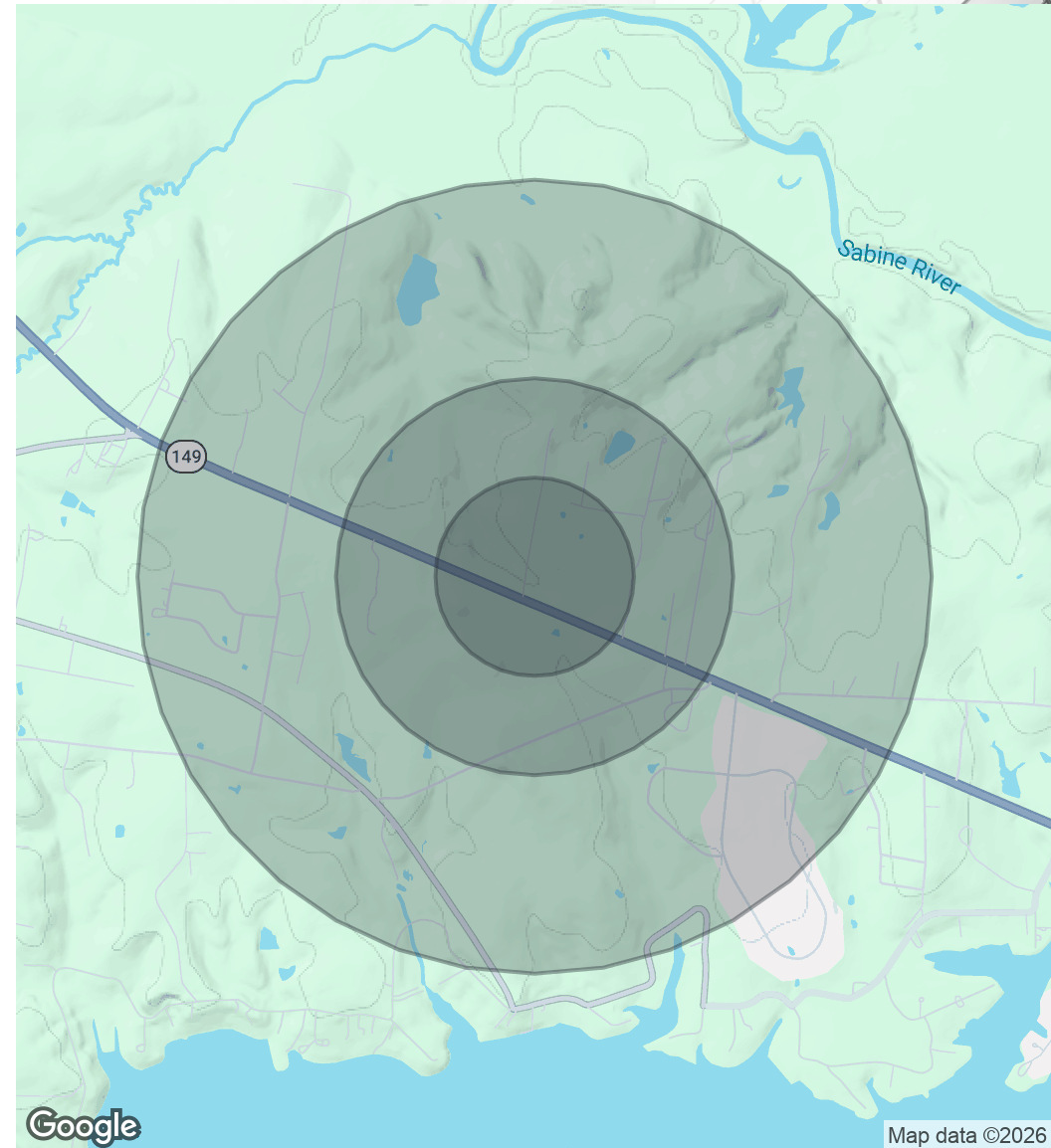
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	21	84	390
Average Age	38.4	38.4	39.3
Average Age (Male)	47.9	47.9	47.9
Average Age (Female)	35.6	35.6	37.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	9	37	163
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$58,019	\$56,451	\$65,421
Average House Value	\$0	\$0	\$40,487

2023 American Community Survey (ACS)



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TX #687976

Samuel Scarborough, CCIM, is a highly experienced and accomplished commercial real estate broker based in Tyler, TX. Since 2016, Samuel has earned a reputation as a trusted advisor and expert in the local market.

He quickly established himself as a rising star in the industry, earning his Certified Commercial Investment Member (CCIM) designation in 2023, which is a globally recognized symbol of excellence in commercial real estate.

Over the course of his career, Samuel has built a strong track record of success representing clients in a wide range of commercial real estate transactions, including office, retail, industrial, and multifamily properties. He has a deep understanding of the local market, and is known for his ability to identify opportunities that others may overlook.

Samuel is passionate about helping his clients achieve their goals, and takes a hands-on approach to every transaction. He believes that communication is key, and works closely with his clients throughout the entire process to ensure that their needs are met and their expectations are exceeded.

In addition to his work as a commercial real estate broker, Samuel is actively involved in the Tyler community. He serves on the board of several local organizations, including the Tyler Economic Development Council, Champion's for Children, Hospice of East Texas, Heart of Tyler and many others.

Whether you are a buyer, seller, or landlord, Samuel Scarborough, CCIM, has the expertise and knowledge to help you achieve your commercial real estate goals. Contact Scarborough Commercial Real Estate today to learn more about how we can help you succeed.

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