



ADAM OLSEN

(713) 614-2670
2800 POST OAK BLVD SUITE
4100 HOUSTON, TX 77056

INCOME-PRODUCING SELF-STORAGE PORTFOLIO
| 492 UNITS

1123A U.S. 190 & 619 SMITH HILL RD | HUNTSVILLE, TX 77320



OFFERING SUMMARY

SALE PRICE

\$3,500,000

PROPERTY TYPE

OFFICE

BUILDING SIZE

51,899 SF

PROPERTY HIGHLIGHTS

- Multi-location self-storage portfolio in Huntsville, Texas
- Facilities located at 1123 US Highway 190 E and 619 Smith Hill Road
- 492 units total
- Excellent visibility along US Highway 190
- Approximately 17,000± VPD on US Highway 190 (TxDOT)
- Minutes from Interstate 45
- Serves Huntsville, Sam Houston State University, and surrounding communities
- Strong demographics supported by continued residential and commercial growth
- Diversified tenant base with recurring rental income
- Opportunity to increase revenue through occupancy and rental rate optimization
- Attractive owner-user or investment acquisition
- Regional access to Houston, Bryan/College Station, and East Texas
- Established self-storage market with long-term demand drive

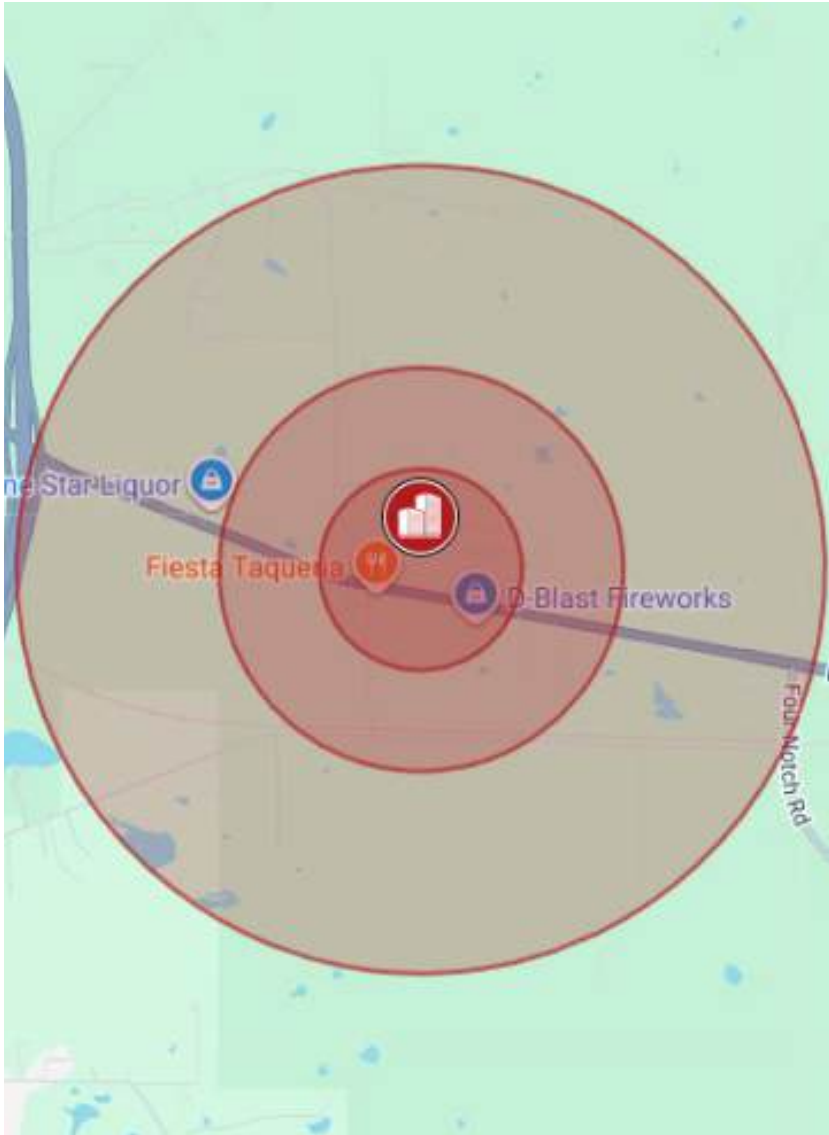
Aerial Map



Property Photos



Demographics



Located along the high-visibility US Highway 190 East corridor in Huntsville, Texas, this multi-site self-storage portfolio offers exceptional accessibility and exposure just minutes from Interstate 45, downtown Huntsville, and major employment centers including Sam Houston State University. The portfolio consists of facilities at 1123 US Highway 190 E and 619 Smith Hill Road, strategically positioned to serve residential growth, student populations, and surrounding businesses. The market continues to benefit from steady population growth, expanding residential development, and strong regional connectivity between Houston, Dallas, and East Texas, making this an attractive location for long-term self-storage demand. US Highway 190 carries approximately 17,000± vehicles per day near the subject property, providing consistent visibility and customer access. Traffic counts should be independently verified through TxDOT.

	0.25 Miles	0.5 Miles	1 Miles
Total population	20	89	366
Persons per household	5	4.2	4.2
Total household	4	21	88
Average household income	\$99,453	\$75,431	\$71,776
Average age	47.6	45.6	45.8
Average age male	42.8	41.6	42.1
Average age female	60.3	57.9	58.2

Demographics data derived from AlphaMap

Market Overview

Huntsville offers a strong setting for this multi-location self-storage portfolio, supported by residential, student, and business storage demand. The properties are positioned along US Highway 190 and Smith Hill Road, with convenient access to Interstate 45, downtown Huntsville, Sam Houston State University, and other major employment centers. The US Highway 190 location also benefits from approximately 17,000± vehicles per day near the property, supporting visibility and customer accessibility.

The portfolio's 492 storage units across two locations provide diversified exposure within the Huntsville market. Continued population growth, expanding residential development, and Huntsville's regional connectivity between Houston, Dallas, and East Texas may support long-term storage demand. With established operations and potential upside through rental rate optimization, increased occupancy, and operating efficiencies, the portfolio presents an income-producing investment opportunity with opportunities for additional performance growth.



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