

Self Storage – Prairie Grove, AR



1021 E Butler St, Prairie Grove, AR
930 E Parks St, Prairie Grove, AR

\$9,400,000 | \$77.00/RSF | 121,200 RSF
NEWLY EXPANDED | 5 MORE ACRES TO EXPAND

Newly Built Expansion


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THE JORDAN GROUP
REAL ESTATE



The Offering



Pricing: \$9,400,000

Cap Rate: 10.0% (proforma)

Current Monthly Rent Income: \$51,000 (July 2026)

Occupancy: ±66% total occupancy (newly built 60,160 SF expansion is still being leased up)

Price PSF: \$77.00± / Rentable SF

Address: 1021 E Butler St, Prairie Grove, AR

930 E Parks St, Prairie Grove, AR

Building: 121,200 SF

Total land: ±15.0 acres

Built: 64,900 SF built in 2007-2013 (930 E Parks St)
plus 60,160 SF expansion built in 2024 (1021 E Butler St)

Number of Buildings: Twenty-Two

Climate: 26,766 SF Climate, 92,450 SF Non-Climate

Expansion Land: ±5 acres to build phase 2 of expansion.
Plans show an additional ±115,000sf can be added.

Financials¹: Available upon request



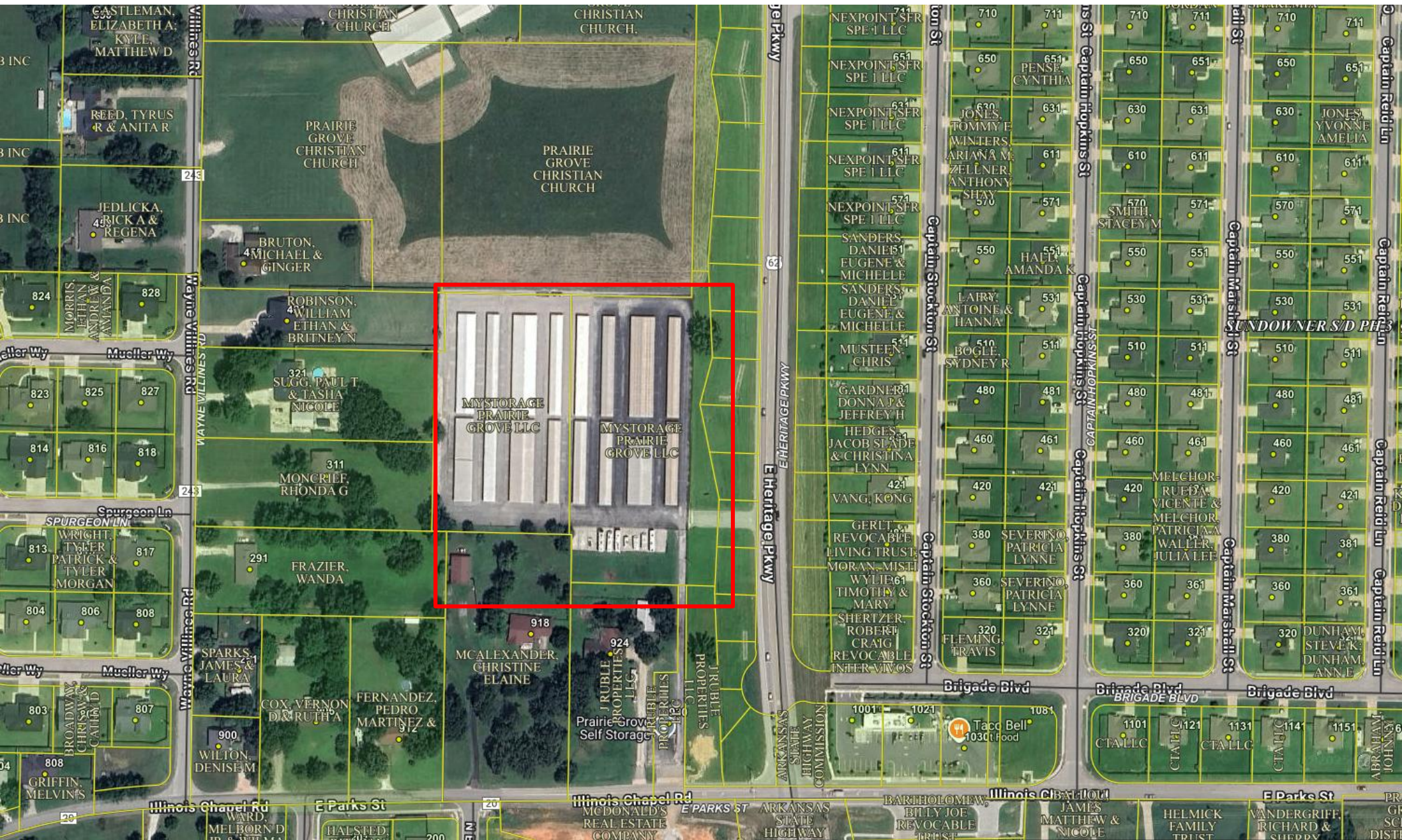
¹Prospective buyers can and should request financial documents during diligence.

Proforma

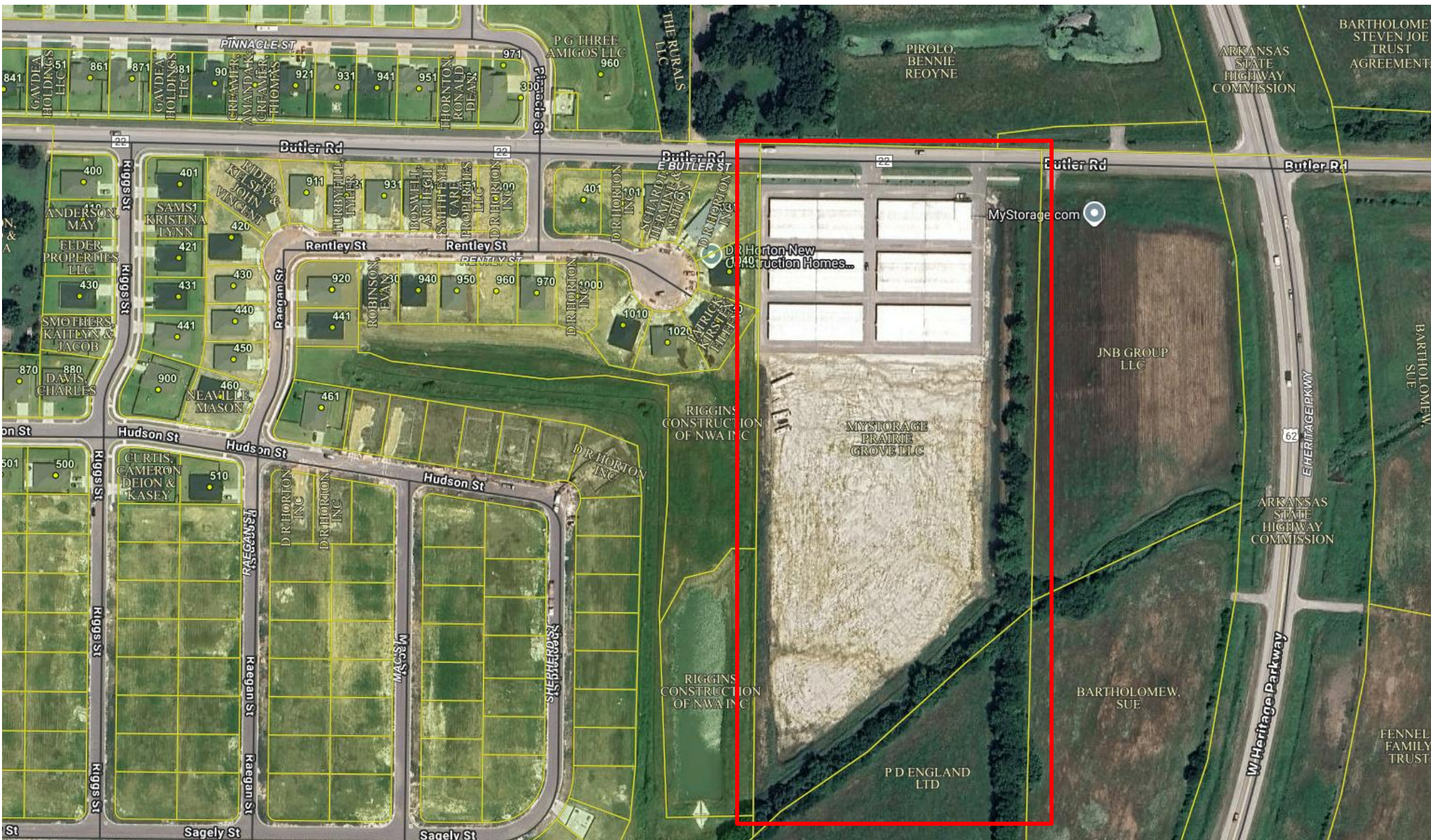


Size	Units	Rate	Gross Potential	NRSF
<u>INITIAL FACILITY (BUILT 2007-2013)</u>				
10x10	263	\$69	\$18,147	26300
10x15	3	\$89	\$267	450
10x20	156	\$109	\$17,004	31200
10x30	8	\$150	\$1,200	2400
15x20	2	\$150	\$300	600
10x40	2	\$190	\$380	800
20x20	2	\$190	\$380	800
15x30	3	\$210	\$630	1350
Outdoor parking	9	\$60	\$540	
	448		\$38,848	63,900
<u>NEW EXPANSION (BUILT 2024)</u>				
10X10	36	\$79	\$2,844	3600
10X15	93	\$89	\$8,277	13950
10X20	62	\$109	\$6,758	12400
7.5x10(CC)	2	\$79	\$158	150
10X10(CC)	48	\$99	\$4,752	4800
10X15(CC)	128	\$137	\$17,536	19200
10X20(CC)	16	\$160	\$2,560	3200
Outdoor parking	150	\$60	\$9,000	
	535		\$51,885	57,300
Total	983		\$90,733	121,200
<u>Ancillary Income</u>				
Insurance	983	\$10	\$9,830	
Uhaul			\$3,500	
			\$13,330	
Annual Income			\$1,248,756	
25% Expense/Vacancy ratio			\$312,189	
NOI			\$936,567	
Asking Price			\$ 9,400,000	
Proforma Cap Rate			10.0%	

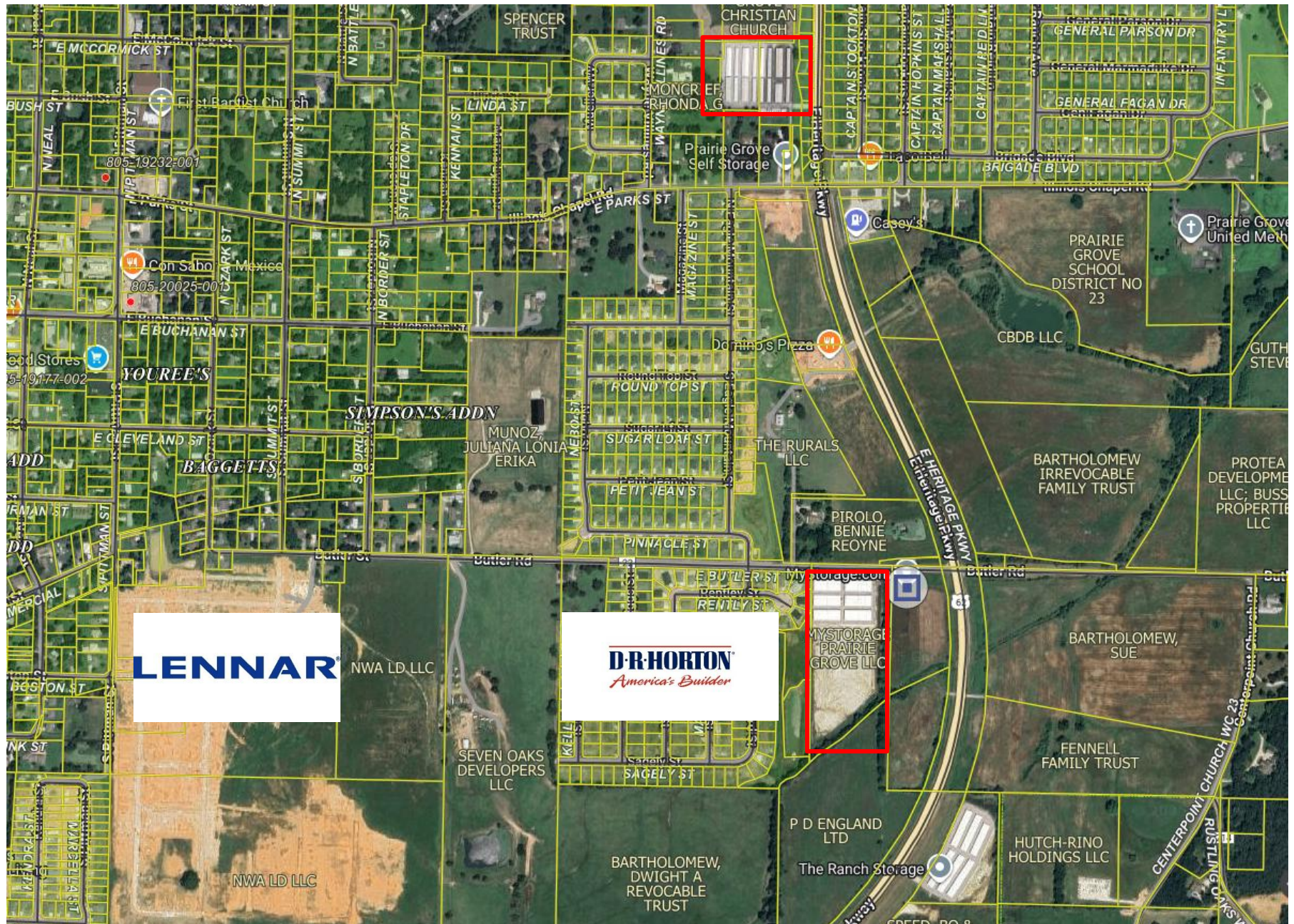
Aerial



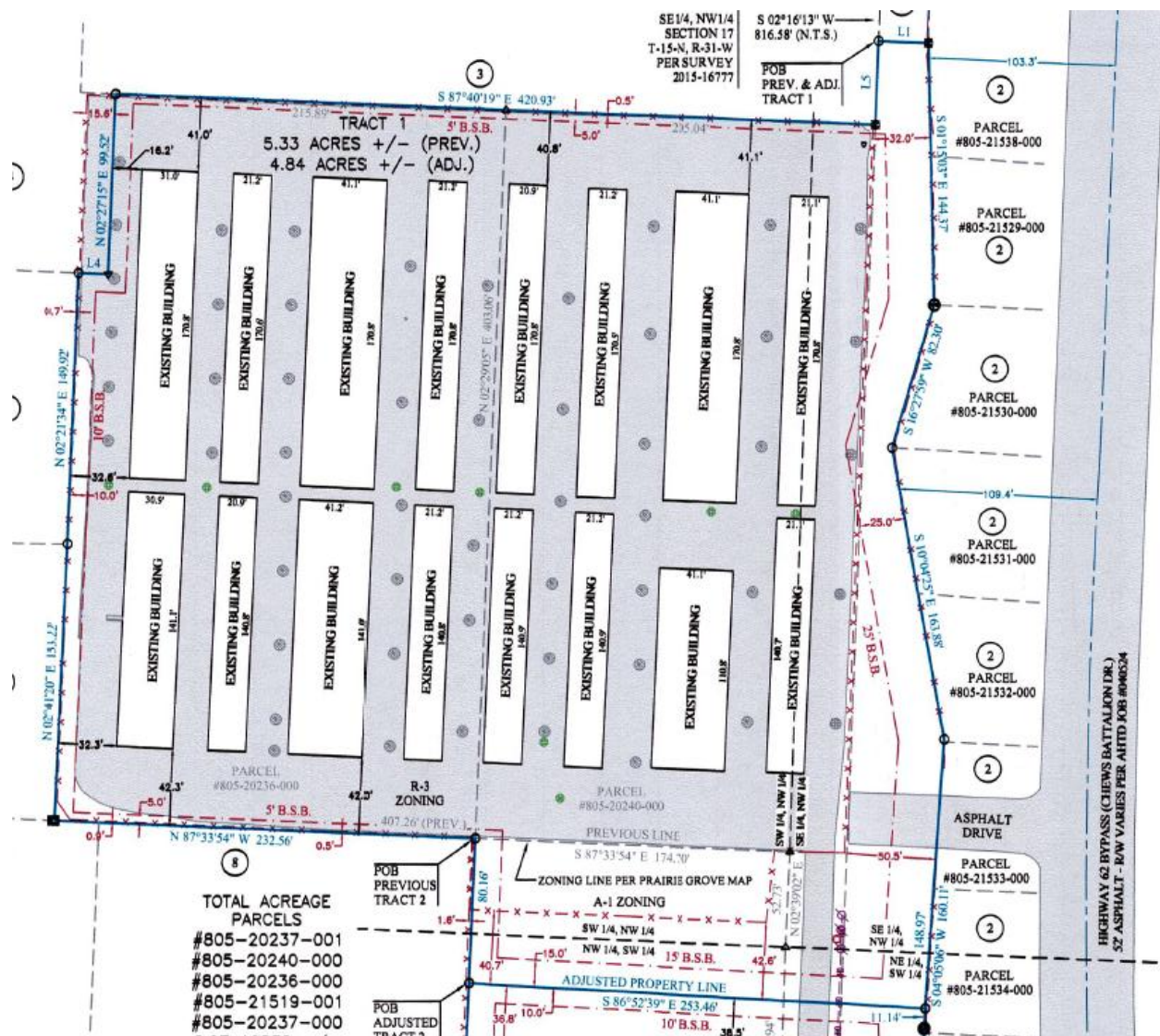
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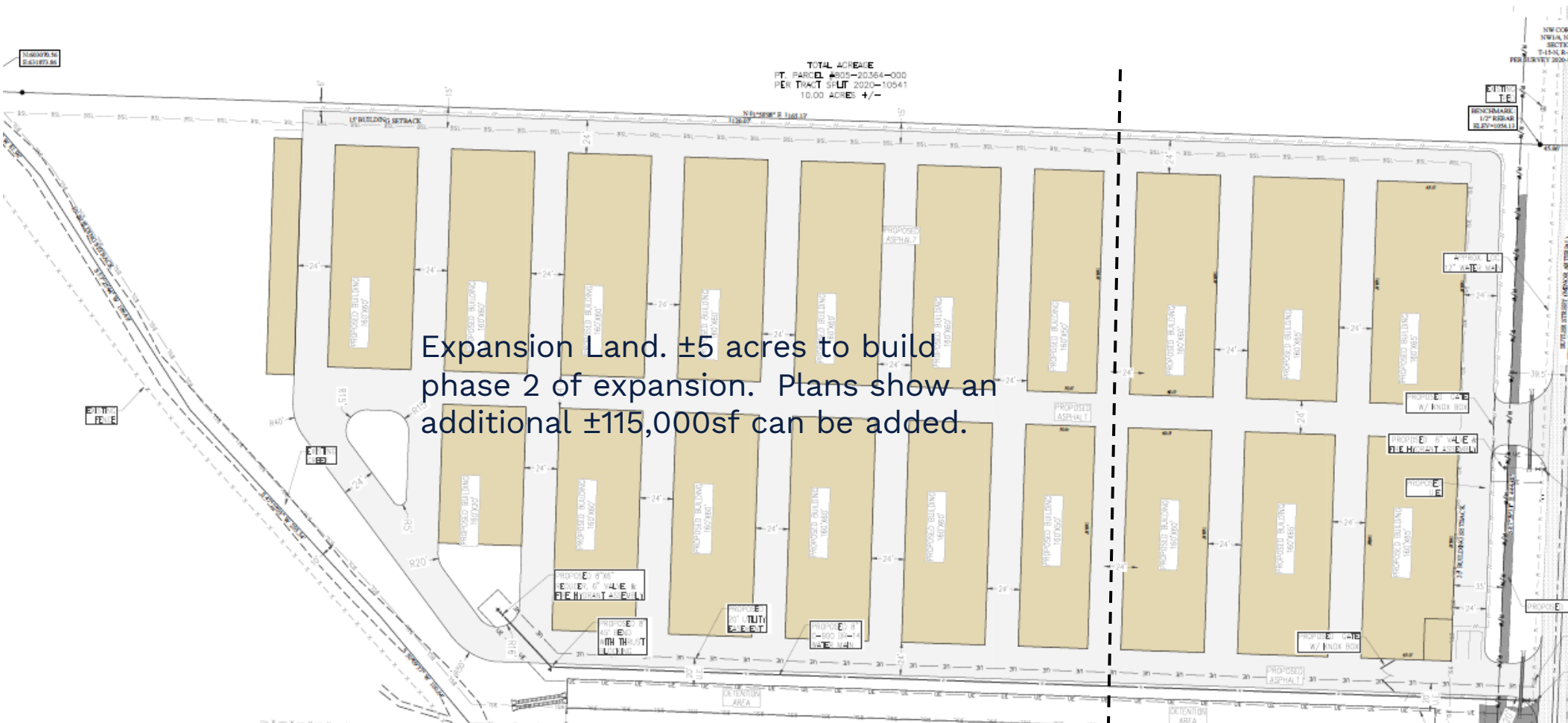
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Photos



Photos



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