



EXISTING TWO 2,000 SF STORAGE BUILDINGS



PROPERTY SITS ON 2 ACRES



EXAMPLE 10X20' SELF STORAGE UNIT



EXISTING 2,400 SF WAREHOUSE

**SECURITY
FENCED WITH
CONTROLLED
ACCESS**



**4,000 SF SELF STORAGE
+ 2,400 SF WAREHOUSE**

ADDvantage Storage | 1609 Lakeland Drive | Liberty, TX

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PROPERTY HIGHLIGHTS

- ⊕ CONVENIENTLY LOCATED JUST 1 MILE FROM HWY 90 AND 0.8 MILE FROM TX-146
- ⊕ 4,000 SF STORAGE FACILITY ALSO COMES WITH A 2,400 SF RECENTLY CONSTRUCTED WAREHOUSE AND A 900 SF FREE STANDING OFFICE BUILDING
- ⊕ FULLY APPROVED PLANS FOR A 6,800 SF PROPOSED STORAGE EXPANSION WITH AN OUTDOOR PARKING AREA
- ⊕ SECURITY FENCED & GATED WITH CONTROLLED ACCESS
- ⊕ FACILITY IS CURRENTLY REMOTELY OPERATED.

PROPERTY DETAILS

This 2 acre storage facility nestled in the heart of the City of Liberty. The property consists of two existing self storage buildings (32 units), plus a free standing 2,400 SF recently constructed shell warehouse building, and a 900 SF stand-alone office building. There are fully approved civil construction drawings for an expansion that includes three proposed storage buildings totaling 6,800 SF. There is a proposed outdoor parking area that could be replaced with a proposed 4th storage building as large as 2,800 SF. Property is fully fenced with automated gate entry with secure, pin pad access. The facility is currently being run remotely.

LOCATION INFORMATION

LOCATION	Lakeland Dr, North of Hwy 90, West of TX 146
SUBMARKET	Liberty
SIZE	2 ACRES
PRICE	\$395,000
TAX RATE	2.275%
UTILITIES	City electric, water & sewer
APN	R94550
EXISTING BLDGS	4000sf storage, 2400 warehouse
ENTITLEMENTS	Full architectural & civil drawings approved through City of Liberty

INVESTMENT HIGHLIGHTS

PROPERTY CAN BE EXPANDED FOR ADDITIONAL REVENUE MAKING IT A VALUE ADD OPPORTUNITY OR WOULD BE WELL SUITED FOR AN OWNER/USER UTILIZING THE FREE STANDING OFFICE PLUS THE 2,400 SF WAREHOUSE WITH THE STORAGE BUILDINGS PRODUCING INCOME

DEMOGRAPHIC SUMMARY

1611 Lakeland Dr
Drive time of 15 minutes

KEY FACTS

18,220

Population



6,655

Households

38.9

Median Age

\$56,044

Median Disposable Income

EDUCATION

17.8%

No High School Diploma



35.4%

High School Graduate



30.4%

Some College/ Associate's Degree



16.3%

Bachelor's/ Graduate/ Prof Degree

INCOME



\$66,931

Median Household Income



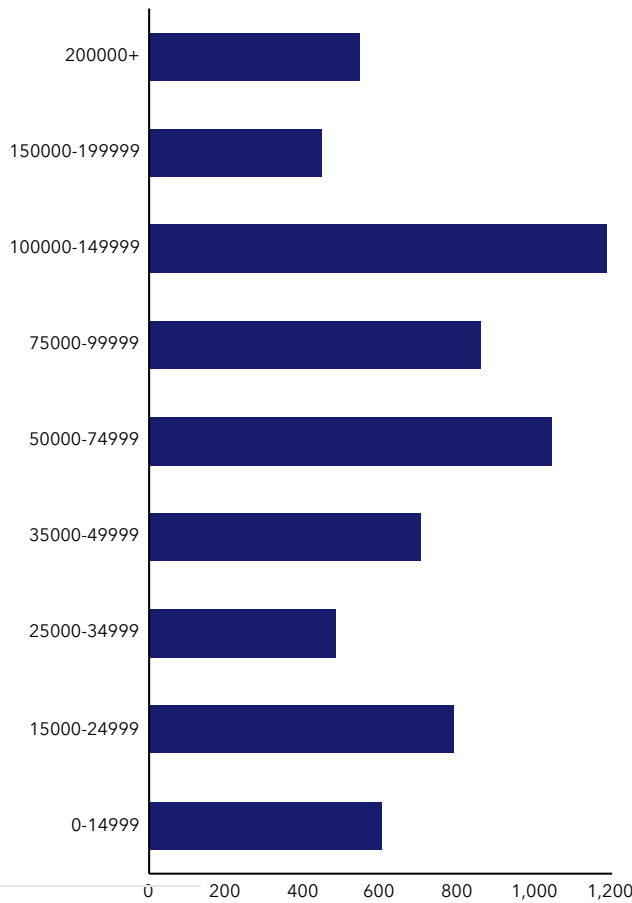
\$32,228

Per Capita Income

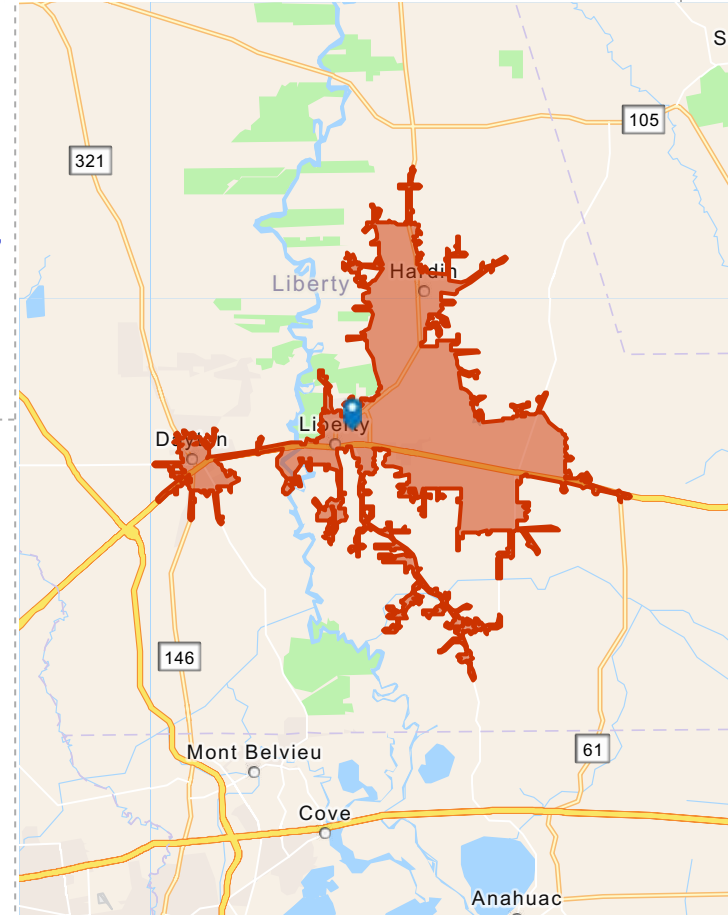


\$170,817

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



55.0%

White Collar



33.0%

Blue Collar

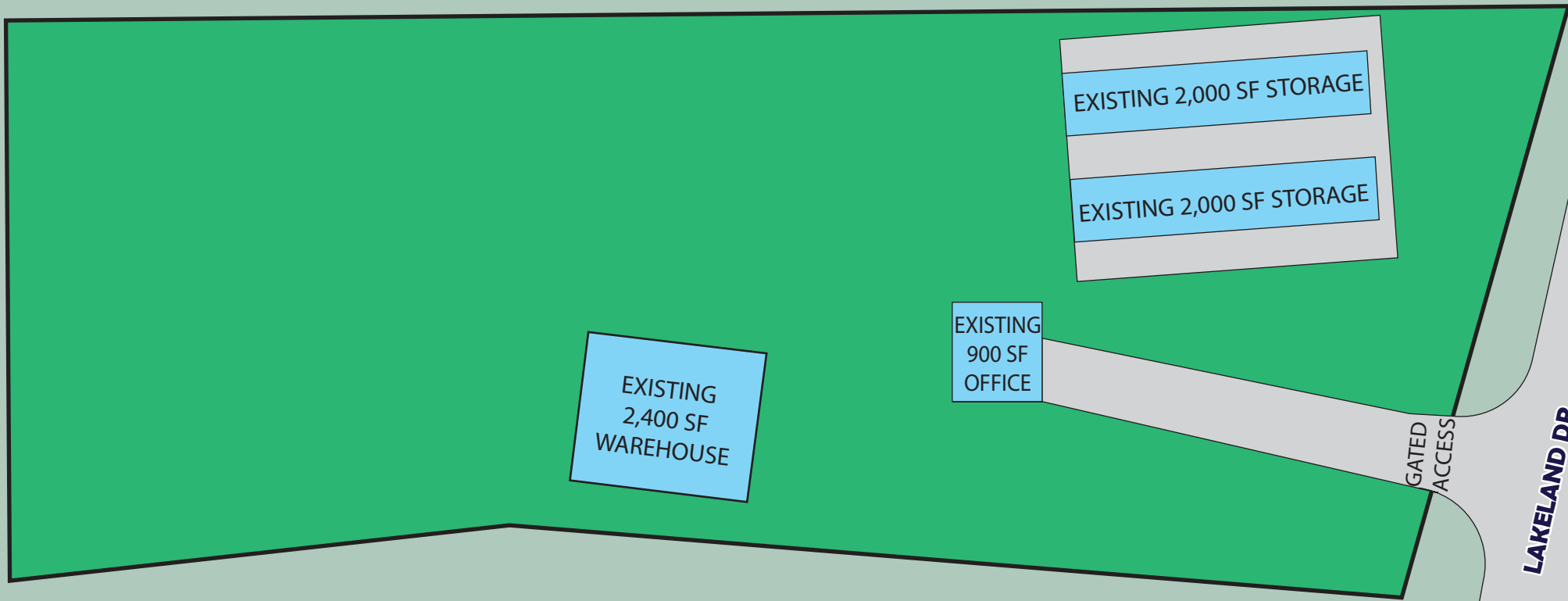


15.9%

Services

4.4%

Unemployment Rate



- ACCESS CONTROL, GATE & SECURITY DETAILS**
- ⊕ PTI Falcon XT Controller
 - ⊕ PTI VP Gooseneck Keypad with Metal keypad & Enclosure
 - ⊕ Liftmaster Gate Operator Commercial 24VDC
 - ⊕ CarSense Detector 12-24VAC/DC Vehicle Motion Detector with Probe
 - ⊕ 16ch 4K NVR 160Mbps 16xPoE 12MP- Rec CMS/Alarm/Audio/UL/1.5U * 1.5U case 4xHDD@8TB or DVDRW+2xHDD

PROPOSED
DETENTION
AREA

PROPOSED 2,400 SF STORAGE

EXISTING 2,000 SF STORAGE

PROPOSED 2,400 SF STORAGE

EXISTING 2,000 SF STORAGE

PROPOSED 2,000 SF STORAGE

EXISTING
900 SF
OFFICE

EXISTING
2,400 SF
WAREHOUSE

PROPOSED PAVING & 14 OUTDOOR PARKING SPACES

GATED
ACCESS

LAKELAND DR

Full Build Out Projected Pro Forma

Projected Annual Income

Total Potential Existing Monthly Rental Income: \$5,140.00

Projected Existing Annual Income: \$61,680.00

Additional Annual Build Out Revenue: \$67,476.00

Total Projected Annual Income: \$129,156.00

Projected Annual Expenses

Base Existing Expenses: \$22,248.18

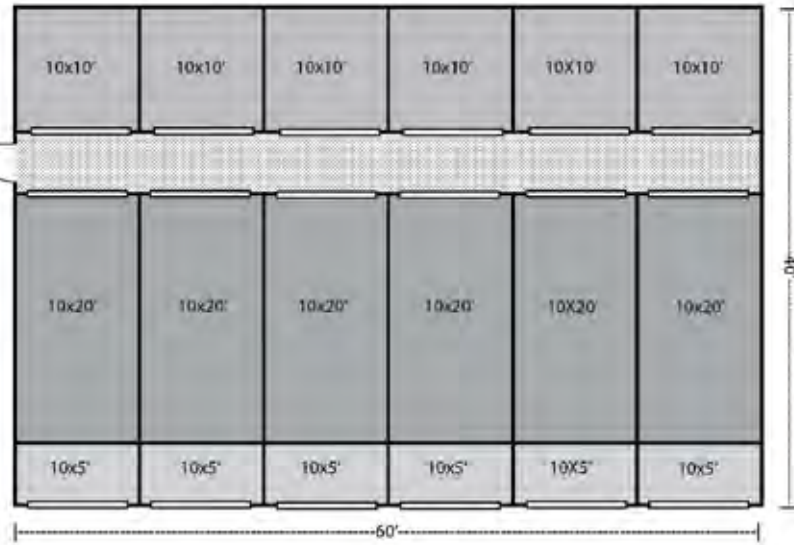
Additional Annual Expenses: \$15,660

Total Projected Expenses: \$37,908.18

Pro Forma Net Income

Net Income Projected: \$91,247.82

Proposed Warehouse Storage Conversion



EXISTING BUILDINGS PROFORMA

UNIT	SIZE	MARKET RATE
1-8, 31,21	5x10	\$50/mo/unit
14-16,18 23-25,27	10x10	\$75/mo/unit
12, 42	10x15	\$90/mo/unit
11,13,17,19, 32-38	10x20	\$120/mo/unit
OFFICE	900 SF	\$750/mo
WAREHOUSE	2,400SF	\$1,850/mo
TOTAL POTENTIAL RENTAL INCOME		\$5,140/mo

EXISTING STORAGE BUILDINGS

8	41	42	32	33	34	35	36	37	38
7									
6		31							
5									

4	11	21	13	23	24	25	17	27	19
3		12		14	15	16		18	
2									
1									

EXISTING
WAREHOUSE
2,400 SF

EXISTING
OFFICE
900SF





LIBERTY CENTRAL STORAGE
10X5 \$90 / 10X7 \$95
10X10 \$125/10X15 \$150

MILENTZ SELF STORAGE
10X10 \$75
10X20 \$120

SITE

FIRST CHOICE STORAGE
10X10 \$75
10X20 \$115



3 miles

SITE

Liberty

**2,700+ HOMES IN
A 3 MILE RADIUS**



Independent School District
LIBERTY
 HIGH SCHOOL & MIDDLE SCHOOL

Brookshire Brothers	HIBBETT ESTABLISHED 1948	DOLLAR GENERAL
sears HOME TO WF STORES	burkes OUTLET	ANYTIME FITNESS
Domino's	SHERWIN WILLIAMS	cricket
TRACTOR SUPPLY CO	SALLY BEAUTY	WELLS FARGO
		H&R BLOCK
		Jackson Hewitt TAX SERVICE

TEXAS FIRST BANK

SUBWAY

Jack
in the box

Pizza Hut

Walmart+	Chili's
GameStop	FRANCIS PIZZA
Great Clips IT'S GONNA BE GREAT	DOLLAR TREE
COATS JEWELERS A TRUSTED NAME SINCE 1932	TAKE 5
Workforce Solutions	AT&T
T-Mobile	CAFO
metroPCS	

enterprise

B **FAMILY DOLLAR**
BOOT BARN

Independent School District
LIBERTY
 SAN JACINTO & LIBERTY
 ELEMENTARY SCHOOLS

McDonald's	Auto Zone	O'Reilly
SONIC DRIVE IN	CHICKEN BASKET	TACO BELL
WALMART	POPEYES	

LIBERTY COUNTY COURT HOUSE

CVS pharmacy

7 ELEVEN

SITE

MAIN ST

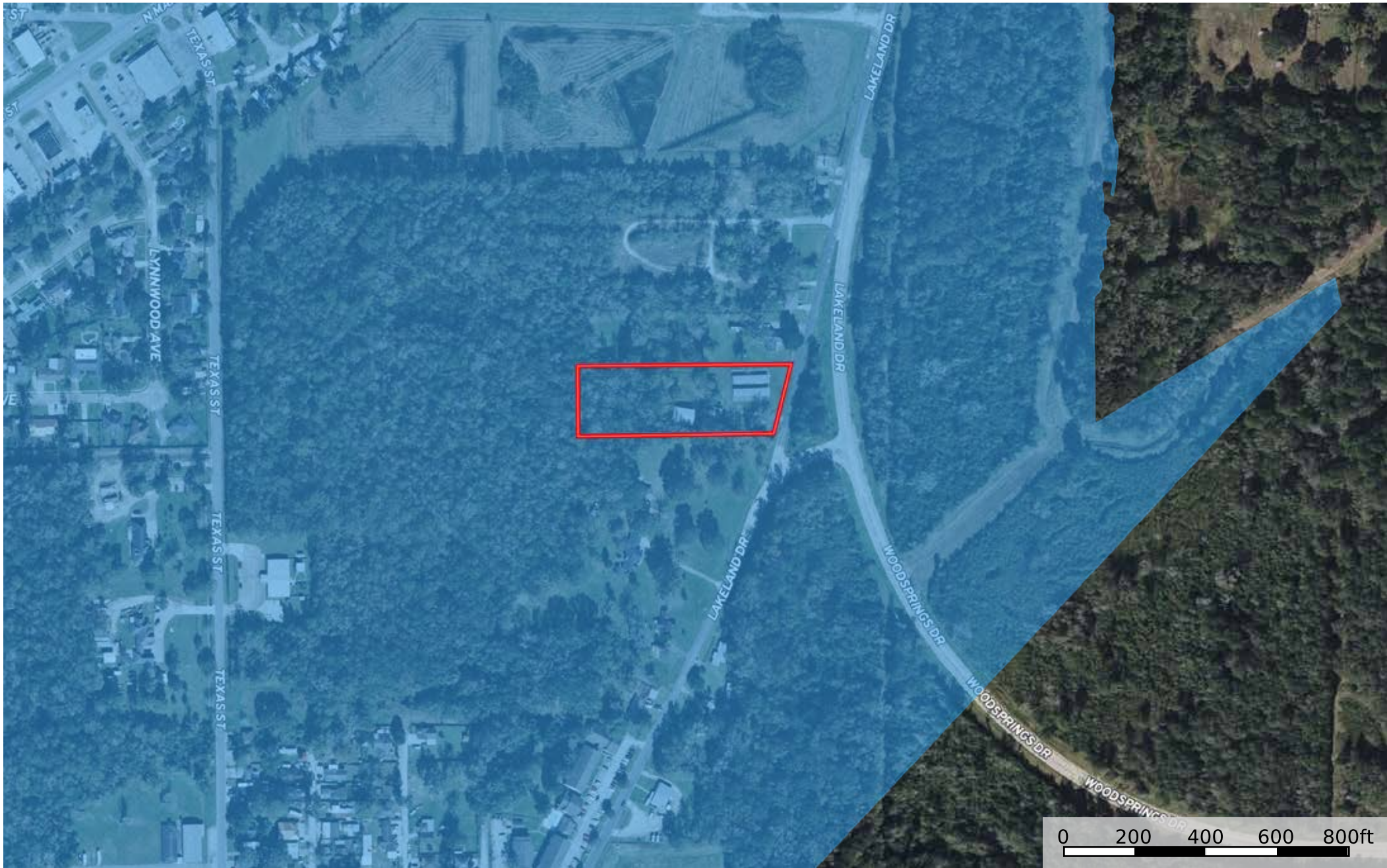
LAKELAND DR

BEAUMONT AVE

146 TEXAS

90

90



- Pond / Tank
- Boundary
- Boundary
- 100 Year Floodplain
- 500 Year Floodplain
- Floodway
- Special
- Unmapped/ Not Included

