



BLUE LION STORAGE

1317 MAMBRINO HWY, GRANBURY, TX 76048

5009 FALL CREEK HWY, GRANBURY, TX 76048

3501 CARLA COURT, GRANBURY, TX 76048

3 STORAGE LOCATIONS



PROPERTY INFORMATION:

Fantastic investment opportunity in the heart of Granbury, TX! This income-producing commercial portfolio includes three fully fenced and gated storage facilities being sold together, offering a combined 263 total units. The breakdown includes 13 climate-controlled units, 192 non-climate-controlled units, and 58 designated parking spaces—perfect for RV and boat storage.

SALE PRICE: \$3,200,000

TIM CLARK, CCIM
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INVESTMENT OVERVIEW

- Blue Lion Storage Located in Granbury, TX - 3 Separate Locations Sold Together
- All 3 Locations are Gated with RV/Boat Storage Space
- Mambrino Location has 4 Additional Acres for Expansion
- Carla Ct Location has Room for Expansion
- 800 Sq Ft. Office Space to Rent at Mambrino Location
- Security System at Mambrino Location

Property Name: Blue Lion Storage

Price: \$3,200,000

Gross Potential Rent: \$290,760

Type of Ownership: Fee Simple

Percent Occupied: 94%

Total Non-Climate Controlled: 192 Units

Number of Locations: 3

Total Climate Controlled: 13 Units

Rentable Units SF: 28,844 SF

Total Open Parking: 58 Slips

Rentable Parking SF: 11,000 SF

Total Storage Units: 263 Units

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STORAGE UNITS

STORAGE UNITS - ALL LOCATIONS			
	ACTON	CARLA	MAMBRINO
5 X 9 - 45 SF	6		
5 X 10 CC - 50 SF			6
5 X 10 - 50 SF		12	12
6 X 9 - 54 SF	7		
8 X 10 - 80 SF			9
10 X 10 CC - 100 SF			7
10 X 10 - 100 SF	11		10
10 X 12 - 120 SF			9
10 X 15 - 150 SF	4	15	25
10 X 18 - 180 SF	13		
10 X 20 - 200 SF	8	17	7
10 X 21 - 210 SF	11		
10 X 25 - 250 SF		15	
18 X 20 - 360 SF	1		
16 X 21 - 336 SF	1		
PARKING - 200 SF	15	20	20
OFFICE - 800 SF			1
TOTAL	77	79	106

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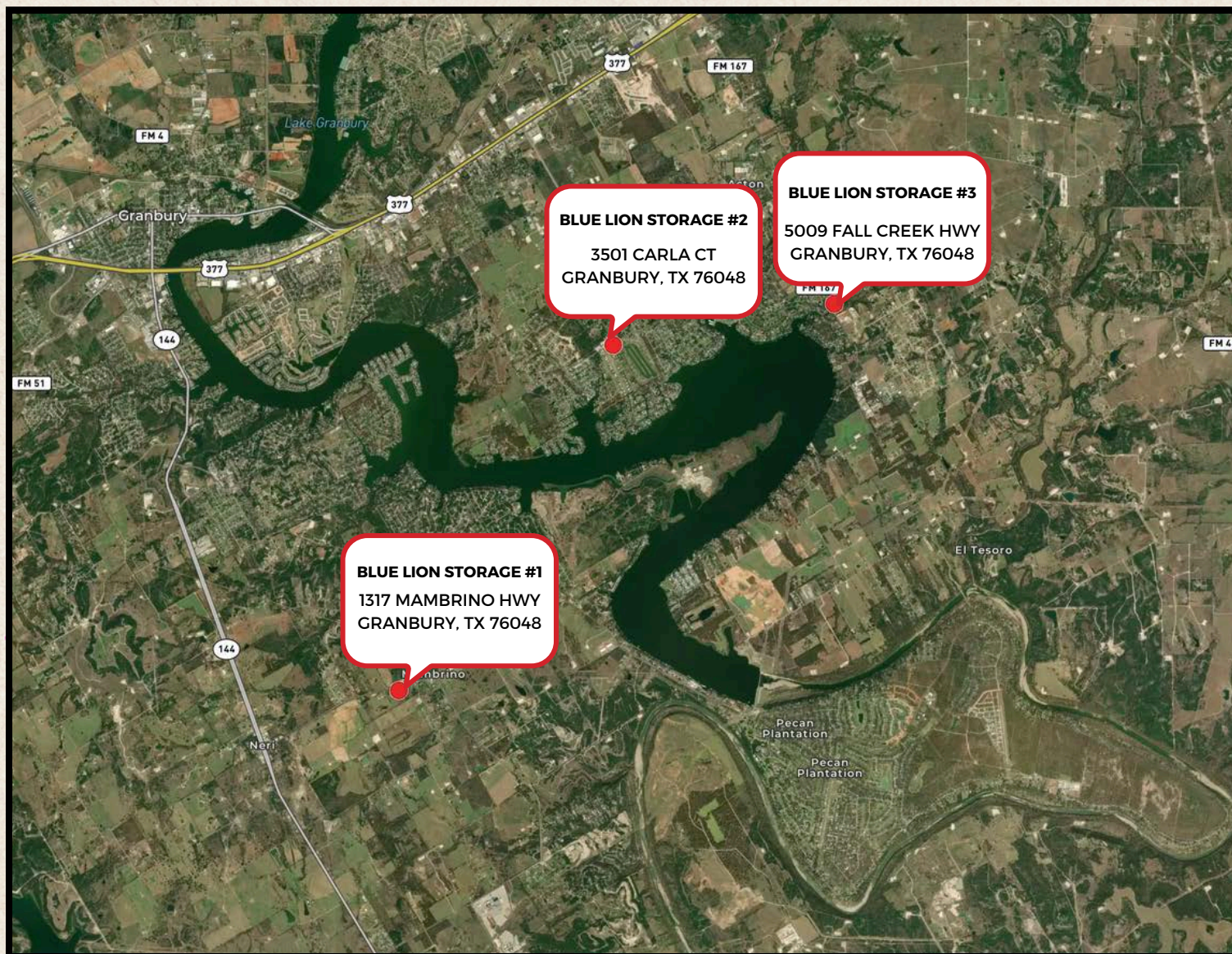
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LOCATION MAP



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CLARK

REAL ESTATE GROUP

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AERIAL - MAMBRINO HWY



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AERIAL - CARLA CT



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AERIAL - 5009 FALL CREEK HWY



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DEMOGRAPHICS

	5 MILE	10 MILE	15 MILE
POPULATION	39,105	63,387	92,453
POPULATION GROWTH	2.16%	2.16%	2.72%
EMPLOYEES	14,462	21,922	29,046
MEDIAN HH INCOME	\$81,706	\$81,666	\$82,572

LOCAL MARKET PROFILE WITHIN 15 MILES OF SITES



154
RESTAURANTS



91
HOSPITALS &
HEALTHCARE FACILITIES



19
SPIRITUAL
CENTERS



37
FOOD &
BEVERAGE



18
SCHOOLS &
PLACES FOR EDUCATION



6
PARKS &
GARDENS



21
AMUSEMENT
DESTINATIONS



1
LIBRARIES



0
PLAYGROUNDS

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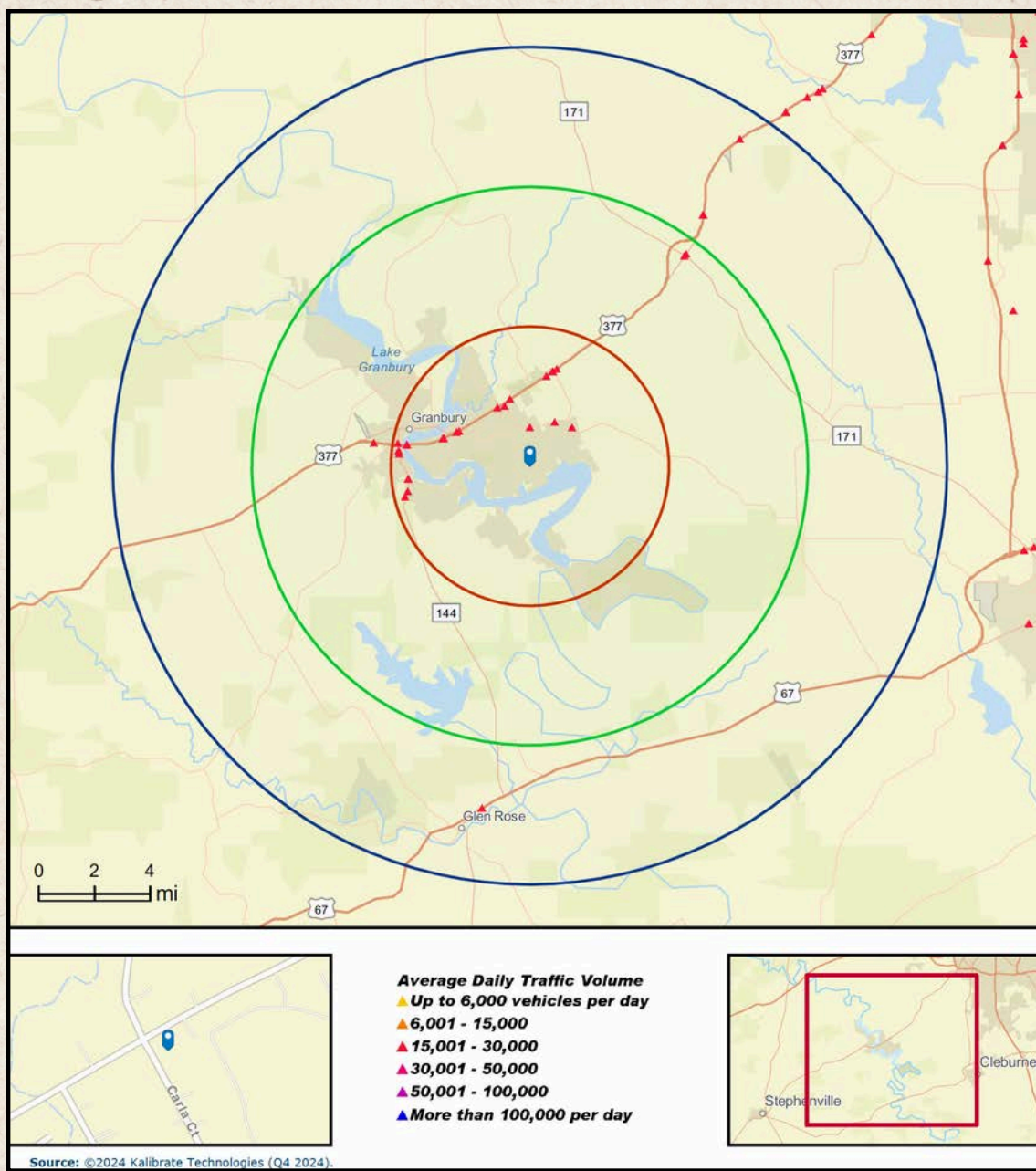
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TRAFFIC MAP



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

CLARK REAL ESTATE GROUP	0590750	tim@clarkreg.com	(817)458-0402
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Clark Real Estate Group	590750	tim@clarkreg.com	(817)458-0402
Designated Broker of Firm	License No.	Email	Phone
Tim Clark	0516005	tim@clarkreg.com	(817)578-0609
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Tim Clark	0516005	tim@clarkreg.com	(817)578-0609
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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