

Chappell Hill Family Storage

7901 Hwy 290 E, Chappell Hill, TX 77426

ARGUS
SELF STORAGE ADVISORS

SELF STORAGE INVESTMENT OPPORTUNITY

PRESENTED BY

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MLB COMMERCIAL
REAL ESTATE



BROWNFIELD & ASSOCIATES, LLC
REAL ESTATE ADVISORY

LIST PRICE: Call Broker

INVESTMENT HIGHLIGHTS

- Best-in-class climate controlled stabilized facility
- 17,250 SF storage | 160 units (converting office and apartment could add 1,375 RSF)
- Expansion land available
- Within a supply-constrained market with limited direct competitors
- High Rent PSF: \$1.75
- Avg HHI (5-miles): \$139,783

PROPERTY DETAILS

RSF:	17,250
Units:	160
Built:	2017
Acreage:	~2.08+2.3
Unit Occupancy:	76%
Physical Occupancy:	86%
Expansion Land:	Yes, 2.3 acres

