



CSD REALTY COMPANY
Self Storage Specialists



SeaSide Storage
8109 US-77, Sinton, TX 78387



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**EXCLUSIVE LISTING
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SeaSide Storage is a 443-unit self-storage investment opportunity at 8109 US-77, Sinton, Texas. This 5.81 acre site is located on US Highway 77 which sees over 17,000 passing vehicles per day (Per TxDOT). US-77 is a continuation of Interstate 69; a national highway project that will facilitate interstate travel throughout the U.S., ending at the Mexican and Canadian borders. To allow continued expansion of IH-69, TxDOT recently took two acres in the front of the property via eminent domain. The current owner has fully reconstructed, and expanded the affected storage buildings in the rear portion of the property.

Until its recent reconfiguration, SeaSide Storage has historically stayed nearly 100% occupied. A new owner will be handed the keys to a well-established, pride-of-ownership property that has excellent collections and state of the art features such as automatic gate with keypad access, 10 web-enabled surveillance cameras and new LED-lighting for additional security throughout the property. The property also has an immaculate, classic home serves as the management office - the space has a full bath and could easily be converted to accommodate a live-in manager. A new owner can immediately take realize significant upside by implementing improved signage, creating a web-presence which is almost non-existent, utilizing established self-storage marketing programs like Sparefoot, creating ancillary income streams by selling tenant insurance, and raising rental rates for longstanding tenants.



25,765

Number of Households



38.7

Median Age



\$88,848

Average Household Income



70,810

San Patricio County



489,803

Population- 35 Mile Ring



72,332

Projected Population (2029)



Sinton, TX is a community of around 6,000 residents whose population size is better represented by the broader area of San Patricio County. The San Patricio County Economic Development Corporation considers their population of over 70,000 people to be a regionally transient workforce that commonly commutes up to 35 miles per day to and from work. This 35-mile ring, made up of Sinton, Taft, Odem, Portland, Gregory, Aransas Pass, Robstown and Corpus Christi boasts a collective population of around 500,000 people. The territory's prolific manufacturing, petrochemical and energy sectors have attracted many young, well-educated families that maintain impressive household incomes averaging over \$80,000.



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PROPERTY DETAILS:

Price: \$4,800,000

Price/NRSF: \$67

Gross Bldg Area: 70,978

Net Rentable Area: 70,978

Land Area: 5.81 AC

Year Built: 2001-2024

Construction: Metal-over-Steel
Concrete, Gravel
Drives

Occupancy: 61% Physical

UNIT MIX:

6x10 NC: 74

6x12 NC: 1

10x11 NC: 34

10x12 NC: 136

10x15 NC: 2

10x18 NC: 9

10x20 NC: 14

10x21 NC: 19

10x22 NC: 28

10x24 NC: 9

10x30 NC: 24

12x32 NC: 14

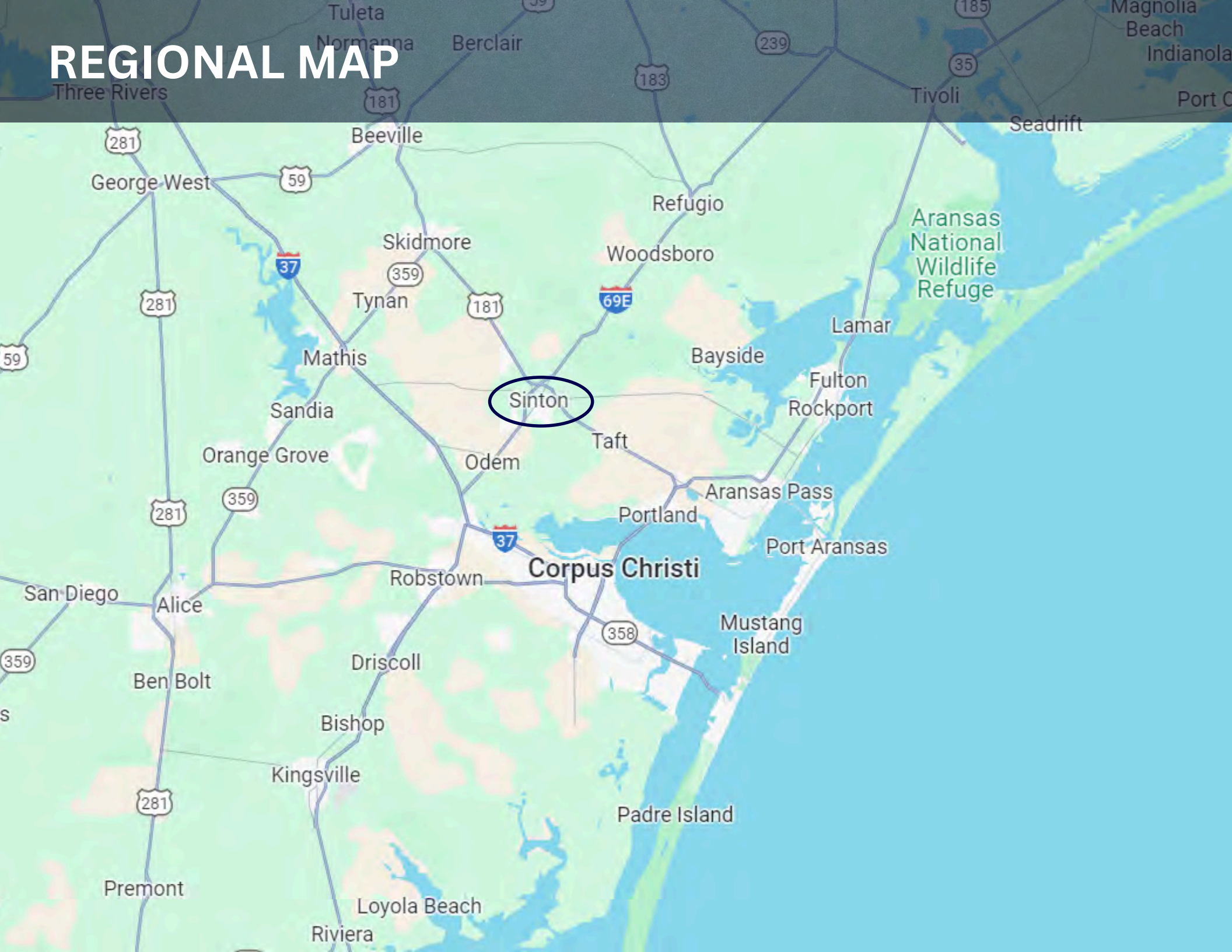
14x40 NC: 11

18x40 NC: 1

8x20 Container: 62

Outdoor Parking: 5

REGIONAL MAP



OVERVIEW

	2023	9/30/2024 Annualized	Year 2
Asking Price	\$ 4,800,000		
Price Per Rentable Square Foot	\$ 67.63		
Cap Rate	5.3%	4.5%	8.0%
Year Built	2001-2024		
Land Area (Per San Patricio CAD)	5.81		
Gross Building Area (17 buildings)	70,978	SF	
Total Net Rentable Area	70,978	SF	
Physical Occupancy (% of Units)	61%	56%	92%
Economic Occupancy (% of potential rent)	57%	58%	92%

2023 Numbers are based on square footage and occupancy (55,000 NRSF / 95% Occ.) that existed prior to property reconfiguration/expansion after eminent domain for IH-69 expansion project

UNIT-MIX / OCCUPANCY

UNIT TYPE	Number Units	Unit Size	Unit SF	Rentable Area	Standard		Monthly Potential	Annual Potential	Occupancy Stats					Vacant Units		
					Rent	PSF			Occupied Units			Vacant Units				
									#	Area	Avg/ Unit	Mthly Rent	Variance	#	Area	Rent
6x10 NC	74	6 x 10	60	4,440	\$61	\$1.02	\$ 4,514	\$ 54,168	47	2,820	\$56.91	\$2,675	\$ (1,839)	27	1,620	\$ 1,647
6x12 NC	1	6 x 12	72	72	\$70	\$0.97	\$ 70	\$ 840	0	-		\$0	\$ (70)	1	72	\$ 70
10x11 NC	34	10 x 11	110	3,740	\$90	\$0.82	\$ 3,060	\$ 36,720	0	-		\$0	\$ (3,060)	34	3,740	\$ 3,060
10x12 NC	136	10 x 12	120	16,320	\$80	\$0.67	\$ 10,880	\$ 130,560	101	12,120	\$78.42	\$7,920	\$ (2,960)	35	4,200	\$ 2,800
10x15 NC	2	10 x 15	150	300	\$90	\$0.60	\$ 180	\$ 2,160	2	300	\$90.00	\$180	\$ -	0	-	\$ -
10x18 NC	9	10 x 18	180	1,620	\$108	\$0.60	\$ 972	\$ 11,664	8	1,440	\$106.88	\$855	\$ (117)	1	180	\$ 108
10x20 NC	14	10 x 20	200	2,800	\$128	\$0.64	\$ 1,792	\$ 21,504	2	400	\$130.00	\$260	\$ (1,532)	12	2,400	\$ 1,536
10x21 NC	19	10 x 21	210	3,990	\$145	\$0.69	\$ 2,755	\$ 33,060	0	-		\$0	\$ (2,755)	19	3,990	\$ 2,755
10x22 NC	28	10 x 22	220	6,160	\$111	\$0.50	\$ 3,108	\$ 37,296	21	4,620	\$110.00	\$2,310	\$ (798)	7	1,540	\$ 777
10x24 NC	9	10 x 24	240	2,160	\$127	\$0.53	\$ 1,143	\$ 13,716	6	1,440	\$115.00	\$690	\$ (453)	3	720	\$ 381
10x30 NC	24	10 x 30	300	7,200	\$150	\$0.50	\$ 3,600	\$ 43,200	15	4,500	\$123.33	\$1,850	\$ (1,750)	9	2,700	\$ 1,350
12x32 Enclosed	14	12 x 32	384	5,376	\$164	\$0.43	\$ 2,296	\$ 27,552	14	5,376	\$163.93	\$2,295	\$ (1)	0	-	\$ -
14x40 Enclosed	11	14 x 40	560	6,160	\$167	\$0.30	\$ 1,837	\$ 22,044	11	6,160	\$159.09	\$1,750	\$ (87)	0	-	\$ -
18x40 Enclosed	1	18 x 40	720	720	\$220	\$0.31	\$ 220	\$ 2,640	1	720	\$220.00	\$220	\$ -	0	-	\$ -
8x20 Container	62	8 x 20	160	9,920	\$145	\$0.91	\$ 8,990	\$ 107,880	38	6,080	\$126.05	\$4,790	\$ (4,200)	24	3,840	\$ 3,480
Outdoor Parking	5			-	\$40		\$ 200	\$ 2,400	5	-	\$40.00	\$200	\$ -	0	-	\$ -
TOTAL/AVG PERCENT	443		160	70,978	\$ 103	\$0.64	\$ 45,617	\$ 547,404	271 61%	45,976 65%	\$95.92	\$25,995	\$ (19,622) 57% -43%	172 39%	25,002 35%	\$17,964 39%

INCOME & EXPENSE

Revenue	2023 (Before Expansion)		2024		Year 2		(1.1)
Annual Potential Rent		\$ 547,404		\$ 574,774		\$ 603,513	(1)
Average Economic Vacancy	-40%	\$ (217,867)	-44%	\$ (253,188)	-8%	\$ (48,281)	(2)(2.1)(2.2)
Rental Revenue		\$ 329,537		\$ 321,586		\$ 555,232	
Other Income	4%	\$ 11,860	4%	\$ 14,386	3%	\$ 16,194	
EFFECTIVE GROSS	62%	\$ 341,397	58%	\$ 335,972	92%	\$ 555,232	

Operating Expenses	Estimated		Estimated		Estimated		(3)
Property Taxes	3.3%	\$ 11,374	7.4%	\$ 24,914	5.5%	\$ 30,364	
Property Insurance	4.5%	\$ 15,240	6.3%	\$ 21,259	4.7%	\$ 26,000	
Payroll/Management (Projected)	11%	\$ 36,000	12.5%	\$ 42,000	11.0%	\$ 61,000	
Utilities	1.0%	\$ 3,536	1.5%	\$ 5,188	2.0%	\$ 11,000	
Repairs/Maintenance	3.1%	\$ 10,588	2.8%	\$ 9,314	3.0%	\$ 16,500	
Advertising/Marketing	0.1%	\$ 228	1.5%	\$ 498	0.6%	\$ 3,600	
Bank Costs - Credit Card	2.4%	\$ 8,238	2.5%	\$ 8,238	2.5%	\$ 13,881	
Mgmt Software / Other	1.1%	\$ 3,600	1.9%	\$ 6,400	1.7%	\$ 9,600	
Total Expenses	26%	\$ 88,804	36%	\$ 117,811	31%	\$ 171,945	

NOI		\$ 252,593		\$ 218,161		\$ 383,287
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(1) Projected annual revenue increases of 5% years 1-5

(1.1) Facility was 55,000 NRSF and averaged 95%+ occupancy in 2023

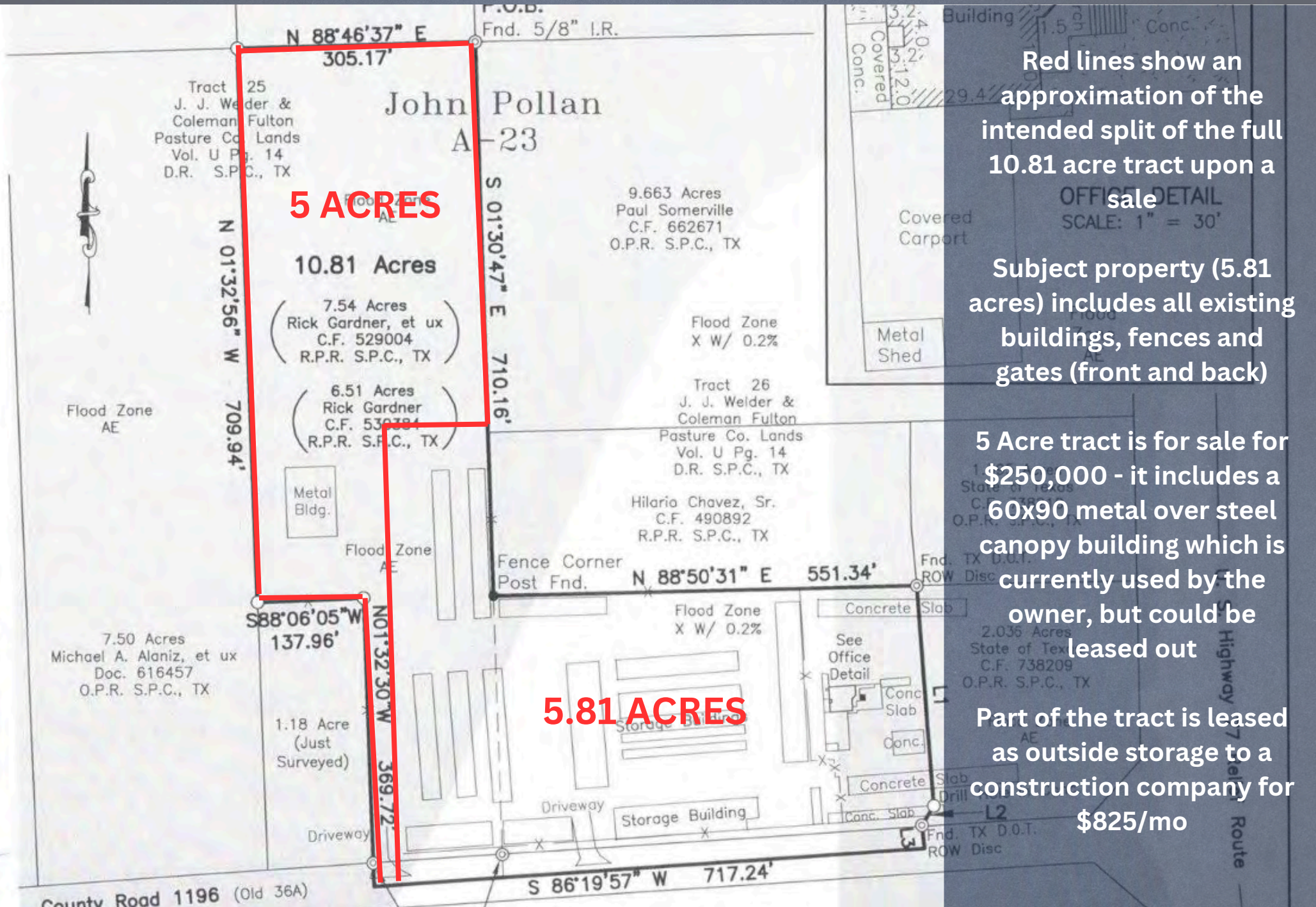
(2) Facility averaged well-over 95% occupancy in 2023 before expansion

(2.1) Eminent Domain finalized circa March 2024 - Facility reconstruction finished end of June 2024

(2.2) Stabilized economic occupancy projected at 92% over 3-year Profoma

(3) Expenses projected at 31-36% of Revenue

SURVEY & EXTRA LAND



Red lines show an approximation of the intended split of the full 10.81 acre tract upon a sale

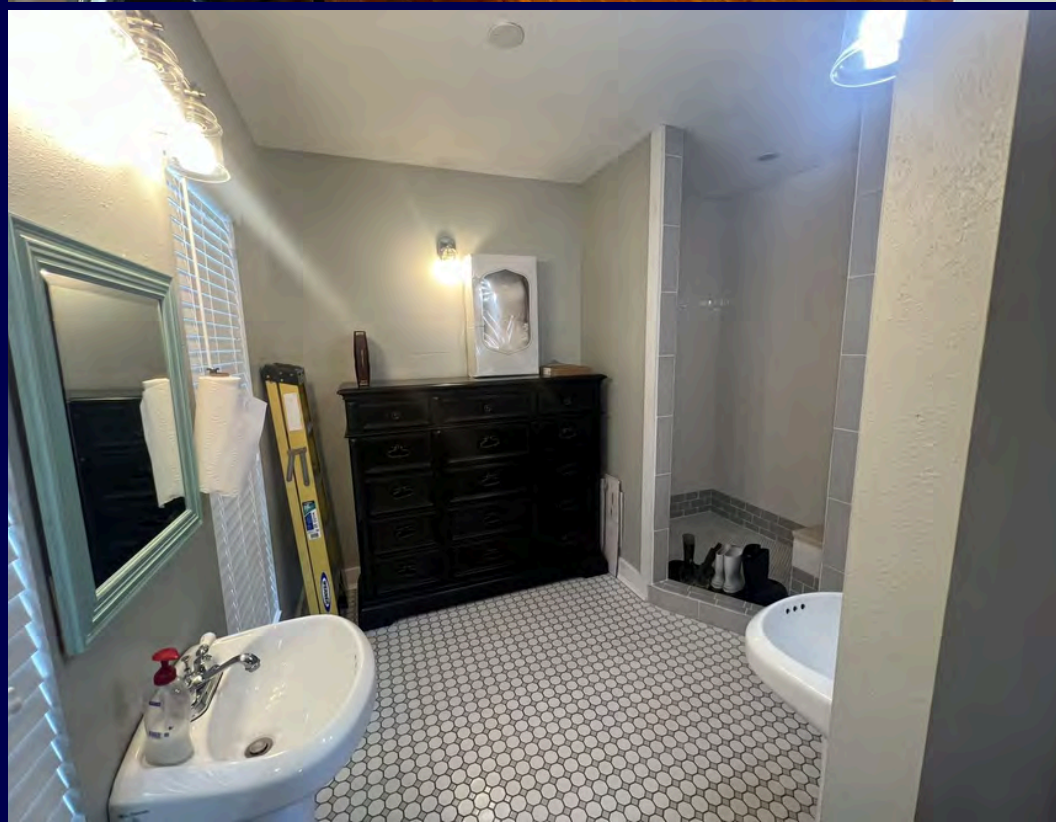
Subject property (5.81 acres) includes all existing buildings, fences and gates (front and back)

5 Acre tract is for sale for \$250,000 - it includes a 60x90 metal over steel canopy building which is currently used by the owner, but could be leased out

Part of the tract is leased as outside storage to a construction company for \$825/mo









Information About Brokerage Services

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

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.

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.

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.

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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
IABS 1-0 Date