



# To The Point Self Storage

118 U.S. Highway 69, Point, TX 75472



**78-Unit Recently Upgraded Self-Storage Facility**  
**±6 Acres of Surplus Land**

The **Ambrose** Group

**BROKER CONTACT (CALL FOR PRICING):**

**Brandon Brooks**

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# Executive Summary

To The Point Storage offers investors the opportunity to acquire a stabilized, 78-unit self-storage facility in Point, Texas, with  $\pm 6$  acres of surplus land for expansion. Positioned along US Highway 69 with  $\pm 556$  feet of frontage, the property combines steady income with meaningful long-term upside in one of East Texas's growth corridors.

The facility totals 19,410 net rentable square feet and features steel construction, gravel and concrete drives, security cameras, keypad entry, and an on-site management office. Last year, ownership invested in substantial upgrades including new gates, signage, surveillance, and a remodeled manager's residence.

Importantly, there have been no formal marketing efforts to date. Lease-up to this point has been driven entirely by passive inquiries and signage, leaving room for meaningful upside through digital campaigns and local outreach. The facility is family-operated, offsite managed using ESS software and has strong visibility in a market with limited competition.

This is a rare chance to acquire a high-visibility storage facility with in-place income, expansion land, and untapped marketing potential, all in a market with double-digit population growth projected through 2030.

# AG Improvements

★ EST. 1994 ★

**Property Name**

To The Point Self Storage

**Year Built**

1999-2002/2025 (Renovated)

**NRSF - Enclosed**

19,410

**Total Units**

74 Enclosed / 4 Covered Trailer/Boat Parking

**Construction**

Steel Units with Concrete and Gravel Drives

**Avg. Unit Size**

262 Sq. Ft. (Excluding Parking)

**Security**

Gated, Chain Fencing, Keypad Entry, Security Cameras

**Management**

On-Site Office / Family Operated / ESS Software

**Unit Types**

Ambient, Drive-Up

**Website**

[www.tothepointstorage.com](http://www.tothepointstorage.com)

**Recent Upgrades**

New doors, interior managers office and bedroom remodel, new signage, new security gates and key pads, new cameras



# AG Site Details

★ EST. 1994 ★

## Address

118 U.S. Highway 69, Point, TX 75472

## Land Size

8.991 Acres (391,948 Sq. Ft.)

## Coordinates

32.928642679621696, -95.8696378654057

## Zoning

Commercial

## Tax Parcel (APN)

5908 (Rains CAD)

## Tax Rate

1.682765%

## Schools

Rains ISD

## Legal

R. Sunigas Survey, Abstract No. 206, Point, Rains County, Texas

## Frontage

556 FF: U.S. Highway 69







# 2024 Demographics

## Income

	1 mile	3 miles	5 miles
Avg. Household Income	\$76,889	\$77,171	\$77,000
Median Household Income	\$56,931	\$58,231	\$57,892

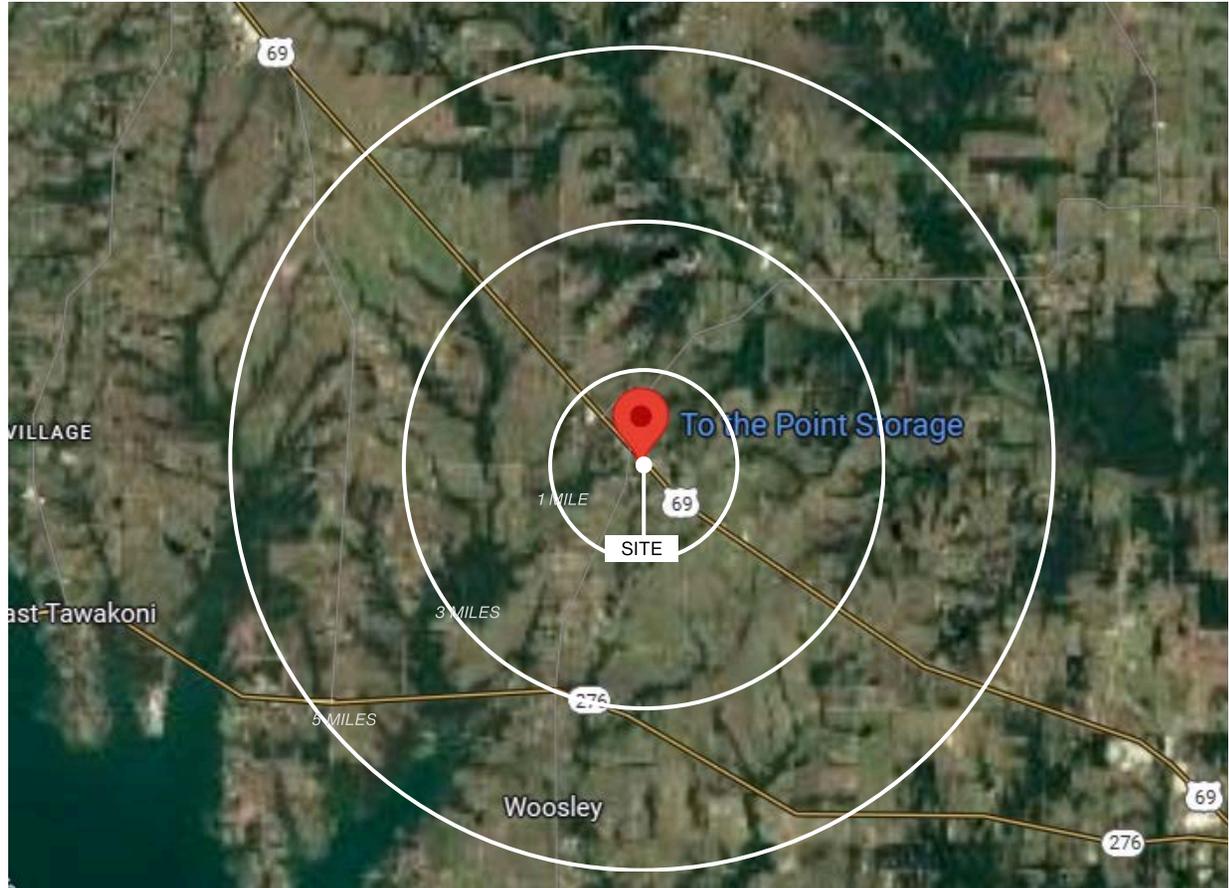
## Population

	1 mile	3 miles	5 miles
2024 Population	833	1,698	3,751
2020 Population	729	1,467	3,270
2029 Population Projection	945	1,930	4,262
Annual Growth 2020-2024	3.6%	3.9%	3.7%
Annual Growth 2024-2029	2.7%	2.7%	2.7%

## Housing

	1 mile	3 miles	5 miles
Median Home Value	\$148,130	\$146,759	\$155,285
Median Home Year Built	1987	1987	1987

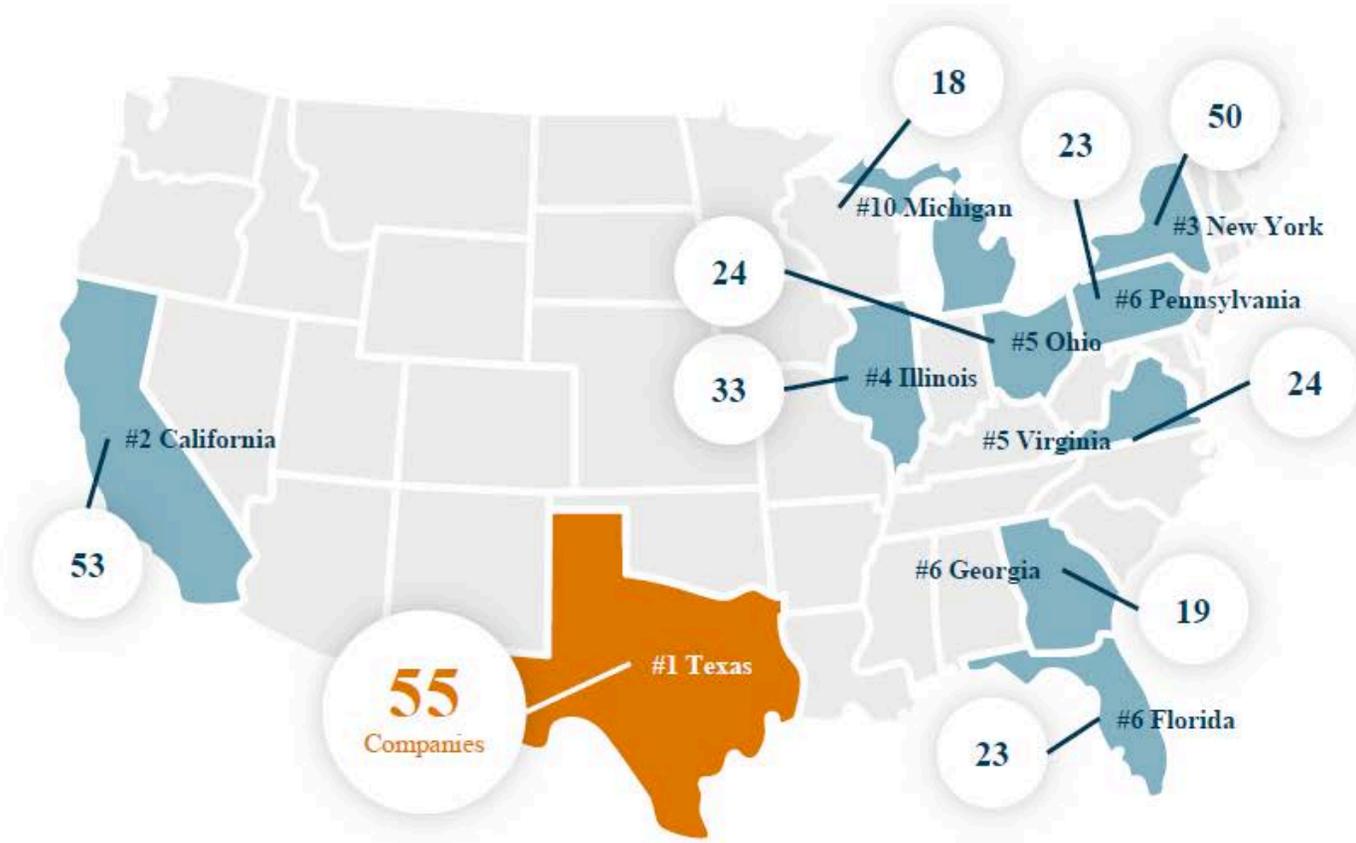
Demographics sourced from **CoStar**



## 2025 TAX RATES

City of Point	0.339496
Rains County ESD #1	0.075861
Rains County	0.507700
Rains ISD	<u>0.844300</u>
<b>Total</b>	<b>1.682765</b>

# Texas Employment



TOP MARKETS FOR EMPLOYMENT GROWTH		
	MARKET	Y-O-Y GROWTH
1	DALLAS-FORT WORTH	165,700
2	New York	146,500
3	Houston	118,900
4	Los Angeles	111,800
5	Philadelphia	88,800
6	Boston	86,693
7	Chicago	83,000
8	Atlanta	79,400
9	Washington, D.C.	67,500
10	Tampa	64,500

TOP MARKETS BY % FOR EMPLOYMENT GROWTH		
	MARKET	Y-O-Y CHANGE
1	Charleston	5.7%
2	Las Vegas	4.6%
3	San Antonio	4.4%
4	Tampa	4.4%
5	Miami	4.2%
6	Austin	4.2%
7	Jacksonville	4.1%
8	DALLAS-FORT WORTH	4.1%
9	Nashville	4.0%
10	Orlando	3.9%

## DALLAS-FORT WORTH FORTUNE 500 HEADQUARTERS





# Texas By The Numbers



Texas is the **second-largest state** by land area in the US, with 268,596 square miles.

# #1 STATE

↖ ↗ ↘ ↙  
 For corporate relocations & expansions



## Texas Economy is 8<sup>th</sup> largest in the world

Around **30.5 million residents**, making it the **second** most populous state after California

# GDP

Texas's GDP reached **\$2.694 trillion** in 2023, making it the second-largest economy in the US after California



Texas has a **large** and **diverse** workforce, contributing to its economic strength.



**53 Fortune 500 companies** that are headquartered there, which include **ExxonMobil, AT&T, American Airlines, and Sysco.**



# #1 STATE For Exports



Leading producer of crude oil nationwide



and **hundreds of** publicly traded firms



Texas is home to **3.2 million** small businesses

# TAX

Texas **does not** have an **estate tax** or **inheritance tax.**



Number **1** jobs creator in 2023, Texas added **326,700 jobs**



# DFW Market Overview

The Dallas/Fort Worth (DFW) area is a vibrant region spanning 12 counties, including the cities of Dallas, Fort Worth, and over 150 other municipalities. As the largest urban agglomeration in Texas and the fourth largest in the United States, DFW covers an area of 9,286 square miles and is home to approximately 7.1 million residents. The region is globally connected through the nation's fourth-busiest airport, which offers 55 international flights. North Texas' GDP is estimated at \$486 billion, and if DFW were a standalone state, it would rank as the 9th largest in the U.S. and the 23rd largest country in the world.





# Population Highlights

## Greenville

28.3% Growth  
2020-2025  
21.6% Est. increase  
2025-2030

## Loan Oak

33.9% Growth  
2020-2025  
26.65% Est. increase  
2025-2030

Lake Fork covers 27,690 acres and is nationally renowned as a premier trophy bass fishing destination, with over 315 miles of shoreline.

## Union Valley

31.6% Growth  
2020-2025  
58.4% Est. increase  
2025-2030

## West Tawakani

15.17% Growth  
2020-2025  
14.31% Est. increase  
2025-2030



## Emory

15.27% Growth  
2020-2025  
13.55% Est. increase  
2025-2030

## Lake Tawakani

Spanning over 37,879 acres, Lake Tawakani is one of North Texas' largest reservoirs, offering over 200 miles of shoreline.

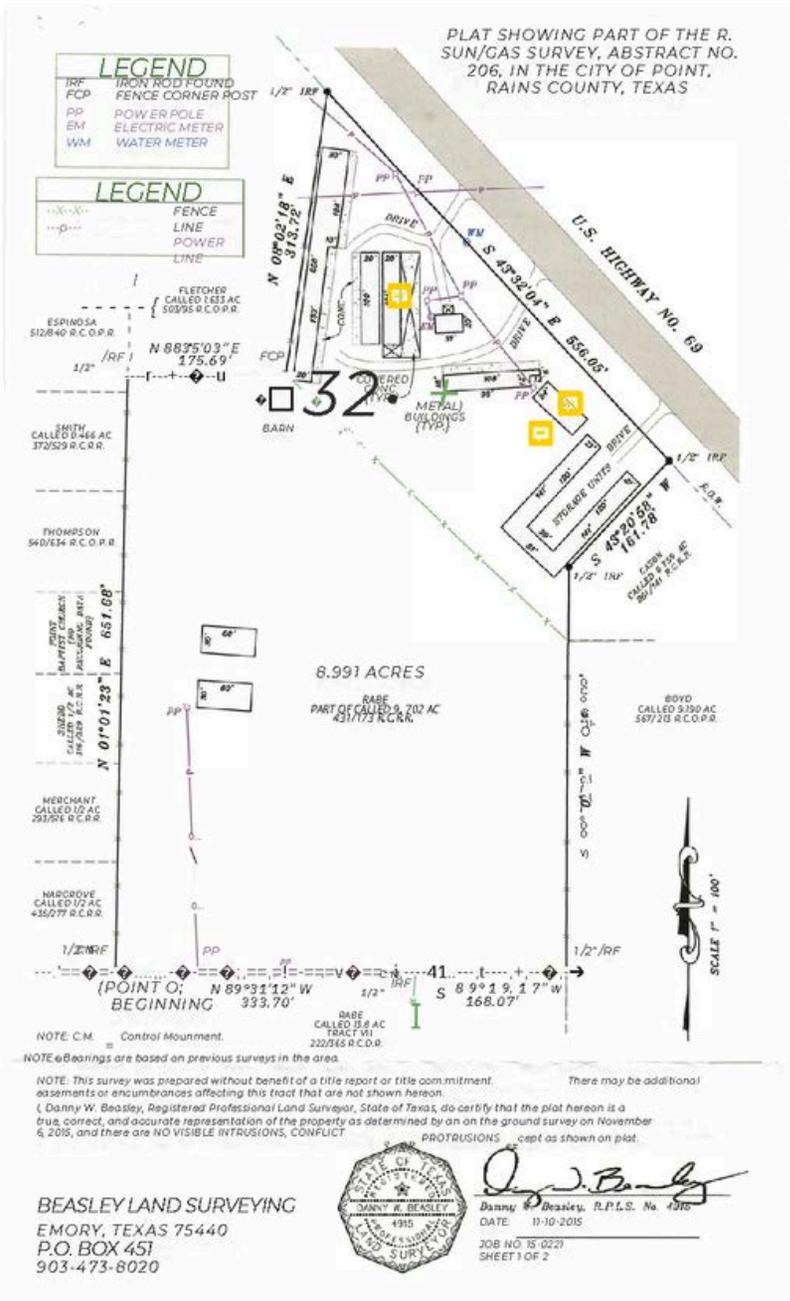
## Terrell

36.07% Growth  
2020-2025  
66.2% Est. increase  
2025-2030



## Lake Fork





### FIELD NOTES

BEING an 8.991 acre tract and being all that certain lot, tract or parcel of land situated in the R. Sunigas Survey, Abstract No. 206, City of Point, Rains County, Texas, and being part of a called 9.702 acre tract described in a deed from Glynn Rabe to Dianna Gayle Rabe as recorded in Volume 431, Page 173, Rains County Real Records, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found on the north line of a called 13.8 acre tract (Rabe, Tract VII 222/365 R.C.D.R.), at the southwest corner of said 9.702 acre tract for a corner, said point being the southeast corner of a called 1/2 acre tract (Hargrove, 435/277 R.C.R.R.);

THENCE N 01°01'23" E along the westernmost west line of said 9.702 acre tract, and along the east lines of said 1/2 acre tract (Hargrove, 435/277 R.C.R.R.), a called 1/2 acre tract (Merchant, 293/516 R.C.R.R.), a called 1/2 acre tract (Shedd, 316/329 R.C.R.R.), a tract (Point Baptist Church, no recording data found), a tract (Thompson, 540/634 R.C.O.P.R.), a called 0.466 acre tract (Smith, 372/529 R.C.R.R.), and a tract (Espinosa, 512/840 R.C.O.P.R.) a distance of 651.68 feet to a 1/2 inch iron rod found at the northwest corner of said 9.702 acre tract for a corner, said point being the southwest corner of a called 1.633 acre tract (Fletcher, 503/95 R.C.O.P.R.);

THENCE N 88°35'03" E along the north line of said 9.702 acre tract and along the south line of said 1.633 acre tract a distance of 175.69 feet to a fence corner post found at an inside corner of said 9.702 acre tract and the southeast corner said 1.633 acre tract, for a corner;

THENCE N 08°02'18" E along the easternmost west line of said 9.702 acre tract and along the east line of said 1.633 acre tract a distance of 313.72 feet to a 1/2 inch iron rod found on the southwest line of U.S. Highway No. 69, at the north corner of said 9.702 acre tract and the northeast corner said 1.633 acre tract, for a corner;

THENCE S 43°32'04" E along the southwest line of said Highway and the northeast line of said 9.702 acre tract a distance of 556.05 feet to a 1/2 inch iron rod found at the north corner of a called 0.759 acre tract (Cason, 261/141 R.C.R.R.), for a corner;

THENCE S 43°20'58" W within said 9.702 acre tract and along the northwest line of said 0.759 acre tract a distance of 161.78 feet to a 1/2 inch iron rod found at the northwest corner of said 0.759 acre tract, for a corner;

THENCE S 00°10'22" W within said 9.702 acre tract and along the west line of said 0.759 acre tract, passing an inside corner of said 9.702 acre tract, the southwest corner of said 0.759 acre tract and the northwest corner of a called 9.190 acre tract (Boyd, 567/213 R.C.O.P.R.), then continuing along the east line of said 9.702 acre tract and the west line of said 9.190 acre tract a distance of 446.60 feet to a 1/2 inch iron rod found at the southeast corner of said 9.702 acre tract and the northeast corner of said 13.8 acre tract, for a corner;

THENCE S 89°19'17" W along the southernmost south line of said 9.702 acre tract and the north line of said 13.8 acre tract a distance of 168.07 feet to a 1/2 inch iron rod found, for an angle corner;

THENCE N 89°31'12" W (Directional Control Line) along the southernmost south line of said 9.702 acre tract and the north line of said 13.8 acre tract a distance of 333.70 feet to the POINT OF BEGINNING and containing 8.991 acres of land.

NOTE: Basis of Bearing is from previous surveys in the area.

I, Danny W. Beasley, Registered Professional Land Surveyor, State of Texas, do certify that the field notes hereon are a true, correct and accurate representation of the property as determined by an on the ground survey conducted on November 6, 2015, under my supervision.

*Danny W. Beasley*  
Danny W. Beasley, R.P.L.S. No. 4915

DATE: 11-10-2015  
JOB NO. 15-0221  
SHEET 2 OF 2



**BEASLEY LAND SURVEYING**  
P.O. BOX 451  
EMORY, TEXAS 75440  
903-473-8020



# Listing Agent



## Brandon Brooks

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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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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](http://www.trec.texas.gov)

IABS 1-1

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