

# Self Storage Development Opportunity

**ARGUS**  
SELF STORAGE ADVISORS

## Keep It Safe Mini Storage

4135 N Parkdale Lane  
Denison, TX 75020

**LIST PRICE: Call Broker for Price**

### INVESTMENT HIGHLIGHTS

- Property is located in the County
- Current rent roll has ability to raise rates ~\$700 a month to bring existing tenants to max rates being charged to other tenants
- Additional expansion land available and included in sale - approximately 1 acre
- 3 mile median income - \$58,268
- Adjacent to multiple multi-family projects
- Less than 1 mile from Hwy 75 and FM 120 Intersection
- Expansion area has been cleared and is ready for development

### PROPERTY DETAILS

Rentable SF:	14,160
# of Units:	111
Year Built:	2021
Renovation/Expansion:	2024
Occupancy:	89% (September 2024)

Presented by:

**TYLER TRAHANT & CHAD SNYDER**

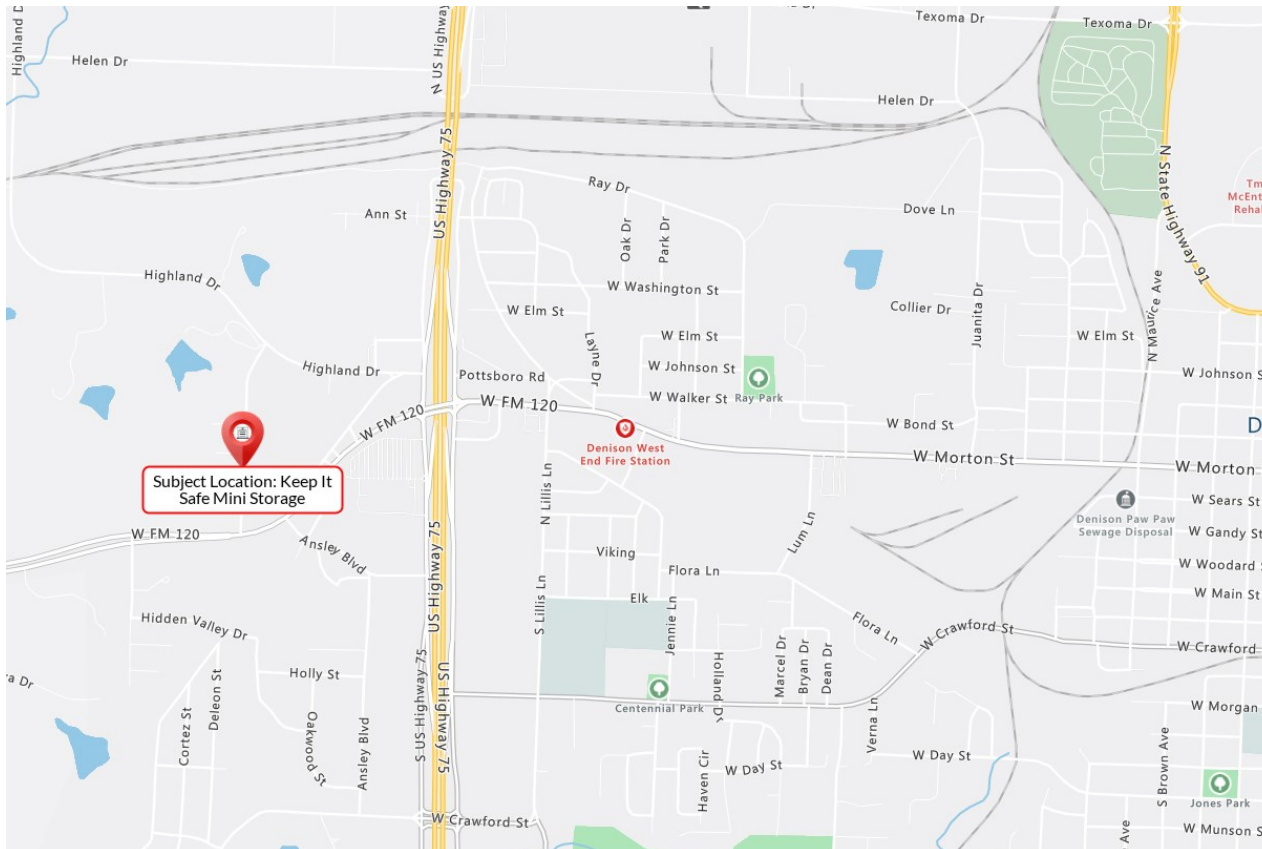
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