



# Self Storage - Loop 323

REAL ESTATE OPPORTUNITY: 50-UNIT SELF-STORAGE FACILITY  
WITH ON-SITE MANAGER'S HOME IN TYLER, TEXAS



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## PROPERTY OVERVIEW

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For sale is a property package comprising a 50-unit self-storage facility in Tyler, Texas, with potential for value enhancement, alongside a 2,128 square foot home suitable for use as on-site management quarters or office space.

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## OFFERING SUMMARY

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ADDRESS	817 E. Northeast Loop 323 Tyler TX 75708
COUNTY	Smith

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## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2023 Population	2,260	26,026	66,686
2023 Median HH Income	\$35,455	\$45,530	\$49,220
2023 Average HH Income	\$55,475	\$61,934	\$69,002

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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,687	22,503	57,937
2010 Population	1,897	24,859	63,460
2023 Population	2,260	26,026	66,686
2028 Population	2,251	26,538	67,756
2023 African American	580	8,014	18,867
2023 American Indian	26	313	642
2023 Asian	5	95	601
2023 Hispanic	1,320	13,511	27,161
2023 Other Race	736	7,583	14,612
2023 White	547	6,251	23,298
2023 Multiracial	367	3,766	8,642
2023-2028: Population: Growth Rate	-0.40 %	1.95 %	1.60 %

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	154	1,063	2,805
\$15,000-\$24,999	122	951	2,373
\$25,000-\$34,999	77	1,181	3,310
\$35,000-\$49,999	63	1,319	3,478
\$50,000-\$74,999	94	1,635	4,617
\$75,000-\$99,999	83	943	2,820
\$100,000-\$149,999	80	956	2,752
\$150,000-\$199,999	36	232	749
\$200,000 or greater	2	128	758
Median HH Income	\$35,455	\$45,530	\$49,220
Average HH Income	\$55,475	\$61,934	\$69,002

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	499	7,661	22,332
2010 Total Households	498	7,618	21,840
2023 Total Households	709	8,408	23,662
2028 Total Households	716	8,686	24,301
2023 Average Household Size	3.19	2.92	2.68
2000 Owner Occupied Housing	328	4,178	12,626
2000 Renter Occupied Housing	145	2,763	7,959
2023 Owner Occupied Housing	409	4,770	13,572
2023 Renter Occupied Housing	300	3,638	10,090
2023 Vacant Housing	61	1,087	2,788
2023 Total Housing	770	9,495	26,450
2028 Owner Occupied Housing	422	4,943	14,126
2028 Renter Occupied Housing	294	3,743	10,175
2028 Vacant Housing	58	1,096	2,819
2028 Total Housing	774	9,782	27,120
2023-2028: Households: Growth Rate	1.00 %	3.25 %	2.65 %



Source: esri

2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	178	2,075	5,216
2023 Population Age 35-39	151	1,775	4,460
2023 Population Age 40-44	133	1,494	3,892
2023 Population Age 45-49	106	1,340	3,389
2023 Population Age 50-54	115	1,290	3,214
2023 Population Age 55-59	101	1,164	3,142
2023 Population Age 60-64	95	1,184	3,264
2023 Population Age 65-69	82	1,060	2,927
2023 Population Age 70-74	57	812	2,362
2023 Population Age 75-79	34	575	1,664
2023 Population Age 80-84	21	358	1,097
2023 Population Age 85+	12	250	1,096
2023 Population Age 18+	1,498	18,299	48,943
2023 Median Age	29	31	32

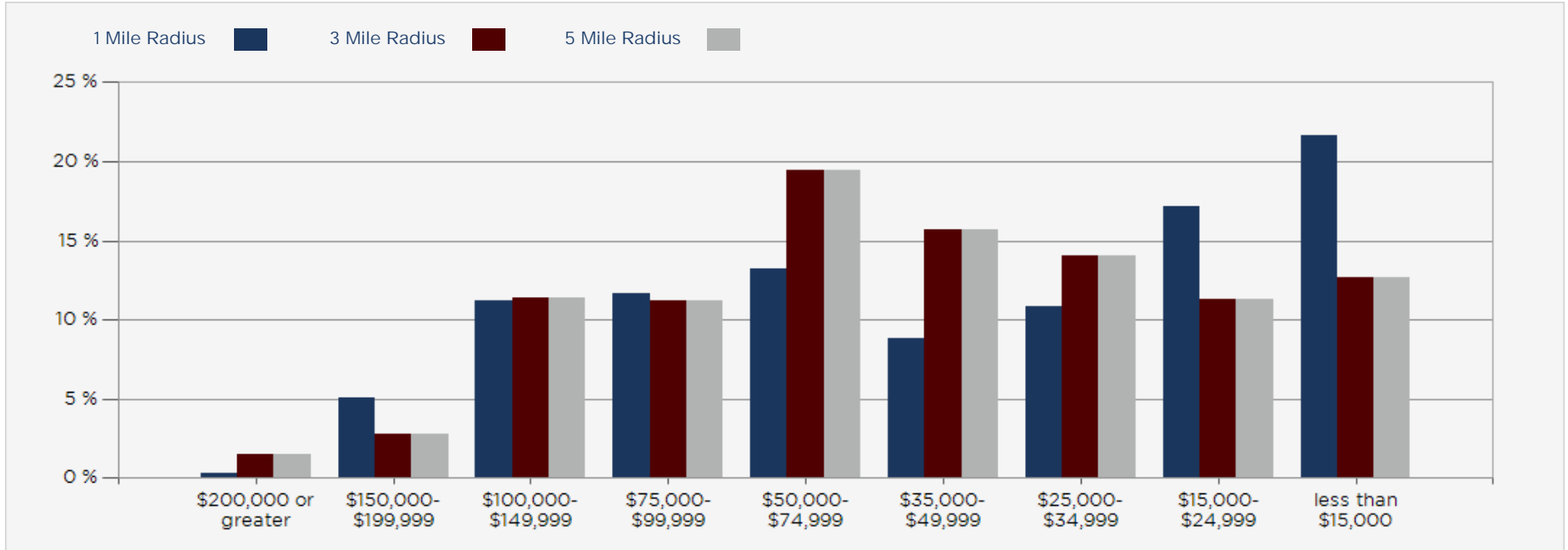
2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$47,959	\$53,087	\$53,277
Average Household Income 25-34	\$59,123	\$65,061	\$68,308
Median Household Income 35-44	\$44,881	\$53,037	\$55,453
Average Household Income 35-44	\$64,216	\$71,732	\$76,943
Median Household Income 45-54	\$45,085	\$50,652	\$54,557
Average Household Income 45-54	\$59,074	\$65,907	\$76,233
Median Household Income 55-64	\$31,320	\$44,145	\$51,355
Average Household Income 55-64	\$50,899	\$59,260	\$74,790
Median Household Income 65-74	\$25,717	\$38,153	\$42,585
Average Household Income 65-74	\$45,456	\$56,033	\$64,497
Average Household Income 75+	\$47,987	\$51,424	\$57,430

2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	168	1,898	4,635
2028 Population Age 35-39	167	1,997	4,925
2028 Population Age 40-44	143	1,704	4,321
2028 Population Age 45-49	123	1,450	3,788
2028 Population Age 50-54	94	1,259	3,249
2028 Population Age 55-59	100	1,191	3,039
2028 Population Age 60-64	84	1,044	2,864
2028 Population Age 65-69	75	995	2,934
2028 Population Age 70-74	62	867	2,483
2028 Population Age 75-79	41	629	1,944
2028 Population Age 80-84	22	416	1,283
2028 Population Age 85+	15	306	1,209
2028 Population Age 18+	1,477	18,526	49,578
2028 Median Age	29	31	33

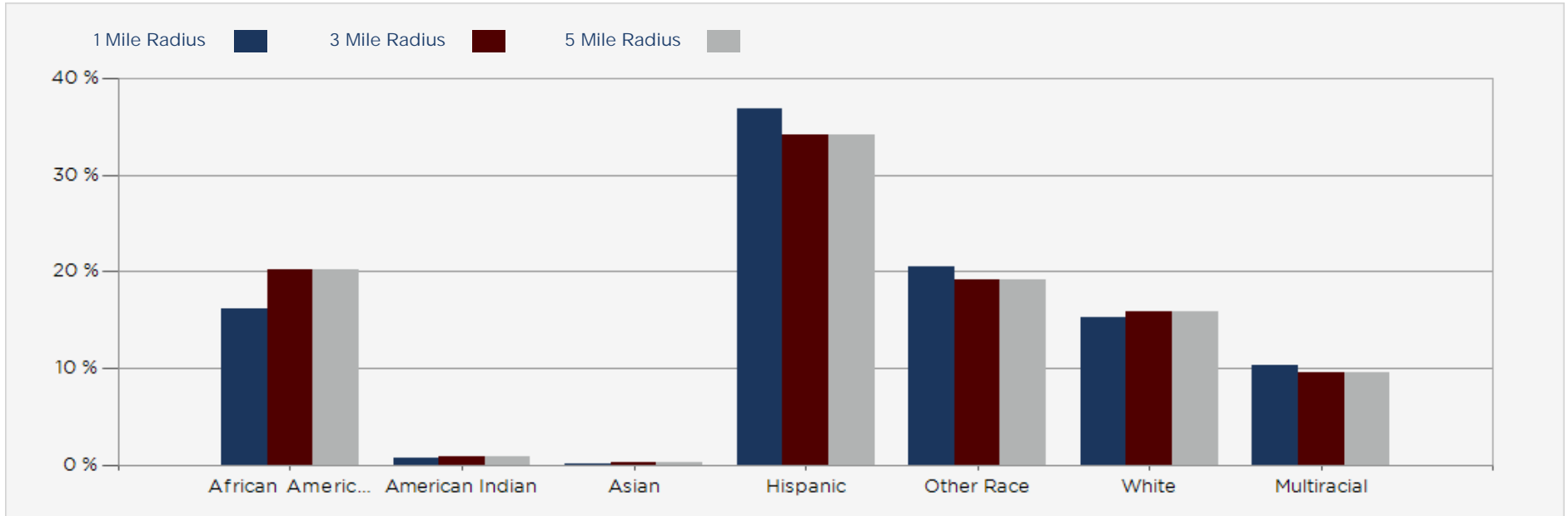
2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$56,796	\$57,675	\$57,081
Average Household Income 25-34	\$65,862	\$71,303	\$74,668
Median Household Income 35-44	\$52,379	\$56,927	\$59,998
Average Household Income 35-44	\$72,435	\$79,547	\$85,555
Median Household Income 45-54	\$53,431	\$53,861	\$59,092
Average Household Income 45-54	\$67,224	\$73,443	\$84,993
Median Household Income 55-64	\$35,520	\$48,520	\$55,100
Average Household Income 55-64	\$57,817	\$65,947	\$81,939
Median Household Income 65-74	\$26,466	\$41,875	\$48,378
Average Household Income 65-74	\$50,933	\$62,754	\$73,401
Average Household Income 75+	\$54,171	\$57,132	\$64,727



## 2023 Household Income

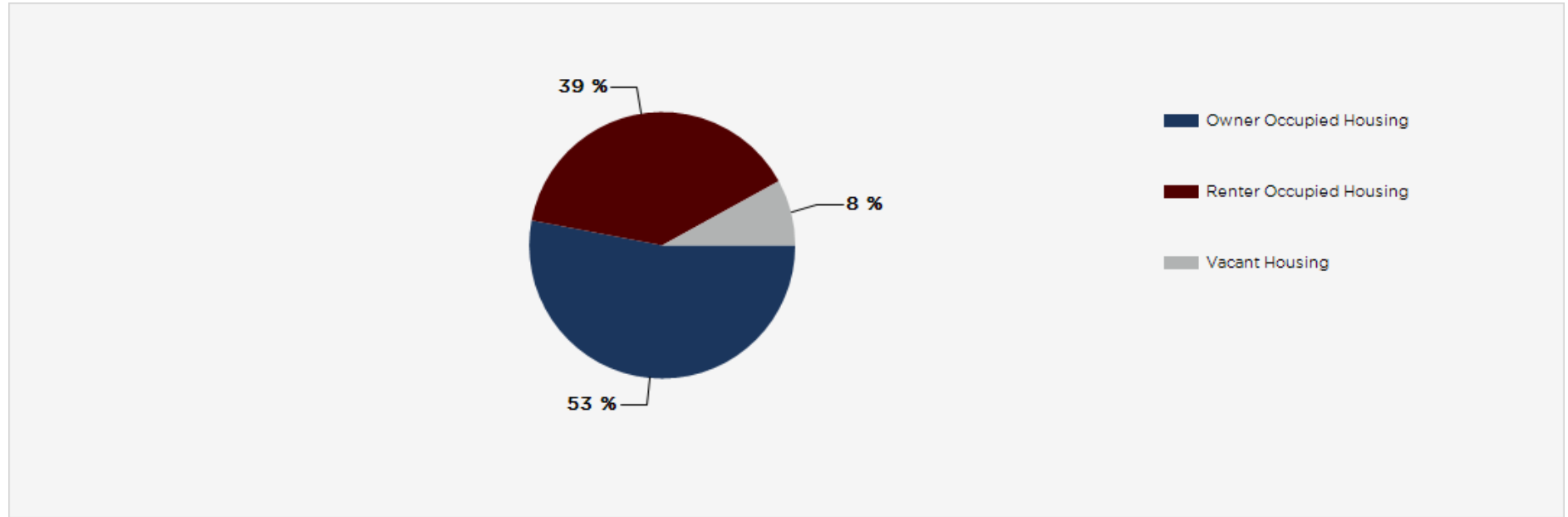


## 2023 Population by Race

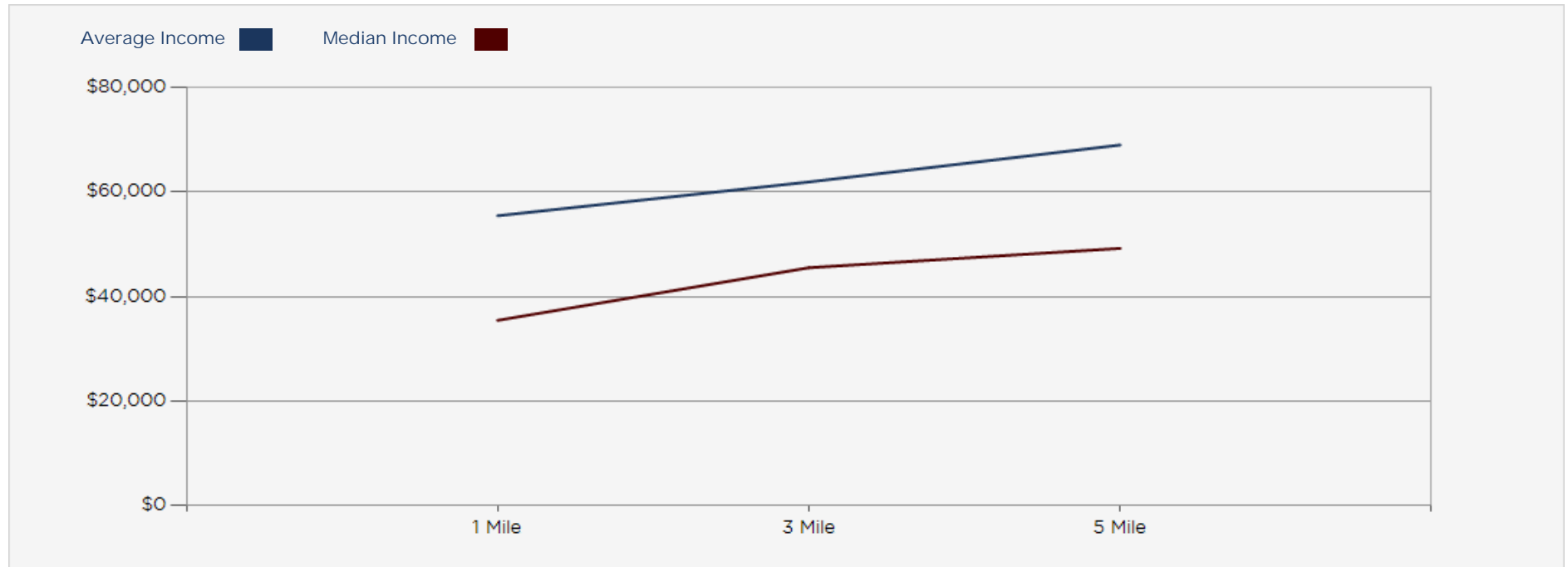




## 2023 Household Occupancy - 1 Mile Radius



## 2023 Household Income Average and Median



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