

Self Storage Investment Opportunity



Empire Storage

4309 FM 741

Crandall, TX 75114

Presented by:

TYLER TRAHANT & CHAD SNYDER

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LIST PRICE: Call Broker for Pricing

INVESTMENT HIGHLIGHTS

- New Class 'A' Facility in Crandall, TX (East Dallas)
- Submarket Population Growth over 41% since 2010
- Multiple Master Planned Communities Delivering in 3-mile radius
- Over 50% unit leasing within initial 18 months of opening
- A Top DFW U-Haul Trucking Location

PROPERTY DETAILS

| | |
|----------------|--------|
| Rentable SF: | 92,475 |
| # of Units: | 764 |
| Acres: | 13 |
| Physical Occ.: | 50.1% |



