

# Self Storage C of O Opportunity



## C of O Self Storage Opportunity

721 N Clear Springs Rd.  
Mustang, OK 73064

Presented by:

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**LISTING PRICE: \$7,500,000**

### INVESTMENT HIGHLIGHTS

- Recently delivered institutional-quality self-storage project, located in the Oklahoma City MSA a top 50 MSA.
- Strong demographics, population growth (up 19% since 2020) and significant single-family residential new development within a 3-5-mile trade area.
- Best-in-class construction with attractive unit mix of climate, non-climate and large Boat/RV units to accommodate a wide variety of customers.
- Large average unit size - 230 RSF/Unit
- Great visibility
- Projected, stabilized cap rate of 8.7% in Year 4

### PROPERTY DETAILS

**RSF:** 94,835

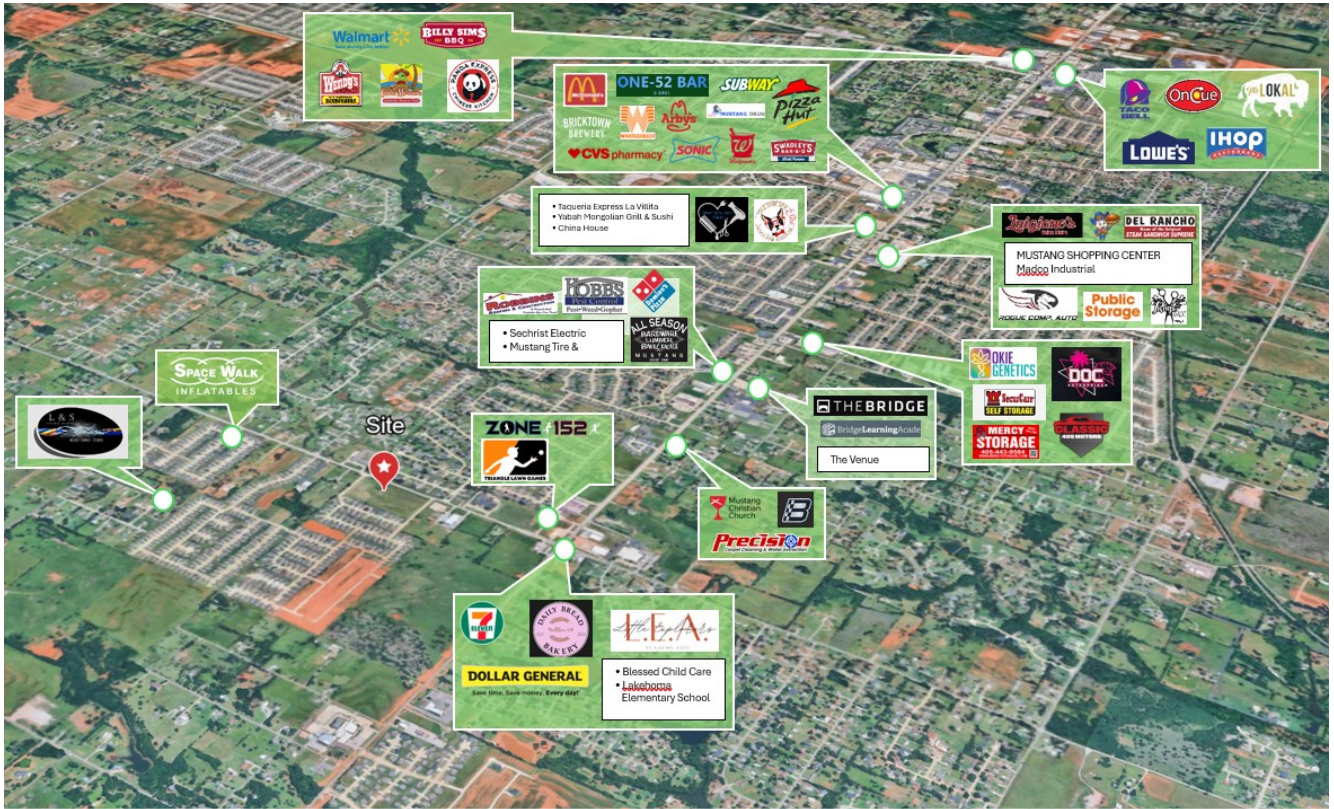
**Units:** 413

**Year Built:** 2026

**Acres:** 7.05

**Amenities:** Concrete drives | on-site office | cameras | large doors for boat/RV units





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