

207 27th St, Dickinson, TX 77539

SELF STORAGE OPPORTUNITY



Anthony Heckman, Broker & Owner

Anthony@thewolfrealestategroup.com

281.974.6036

PROPERTY HIGHLIGHTS

- Attractive In-Place Cash Flow with opportunity to increase NOI through rent optimization, improved management practices, and ancillary income.
- Value-Add Upside via rental rate increases, expanded outdoor storage, improved security features, and professional third-party management.
- Limited New Supply in the immediate San Leon submarket supports long-term occupancy stability.
- Appealing to Both Owner-Operators and Investors seeking durable cash flow with expansion or operational upside.
- Strategic Coastal Infill Asset with barriers to entry due to land constraints and zoning considerations.



- Well-Located Self-Storage Facility positioned in San Leon, TX, serving the Bayshore Peninsula and surrounding coastal communities.
- Strong Local Demand Drivers supported by boat/RV ownership, coastal recreation, and limited competing storage options in immediate trade area.
- Diverse Unit Mix including standard drive-up storage and oversized units suitable for boats, trailers, and recreational equipment.
- Functional, Low-Maintenance Layout with drive-up access enhancing tenant convenience and operational efficiency.
- Favorable Market Dynamics benefiting from proximity to Clear Lake, Galveston Bay, and Houston's southeastern employment corridor.

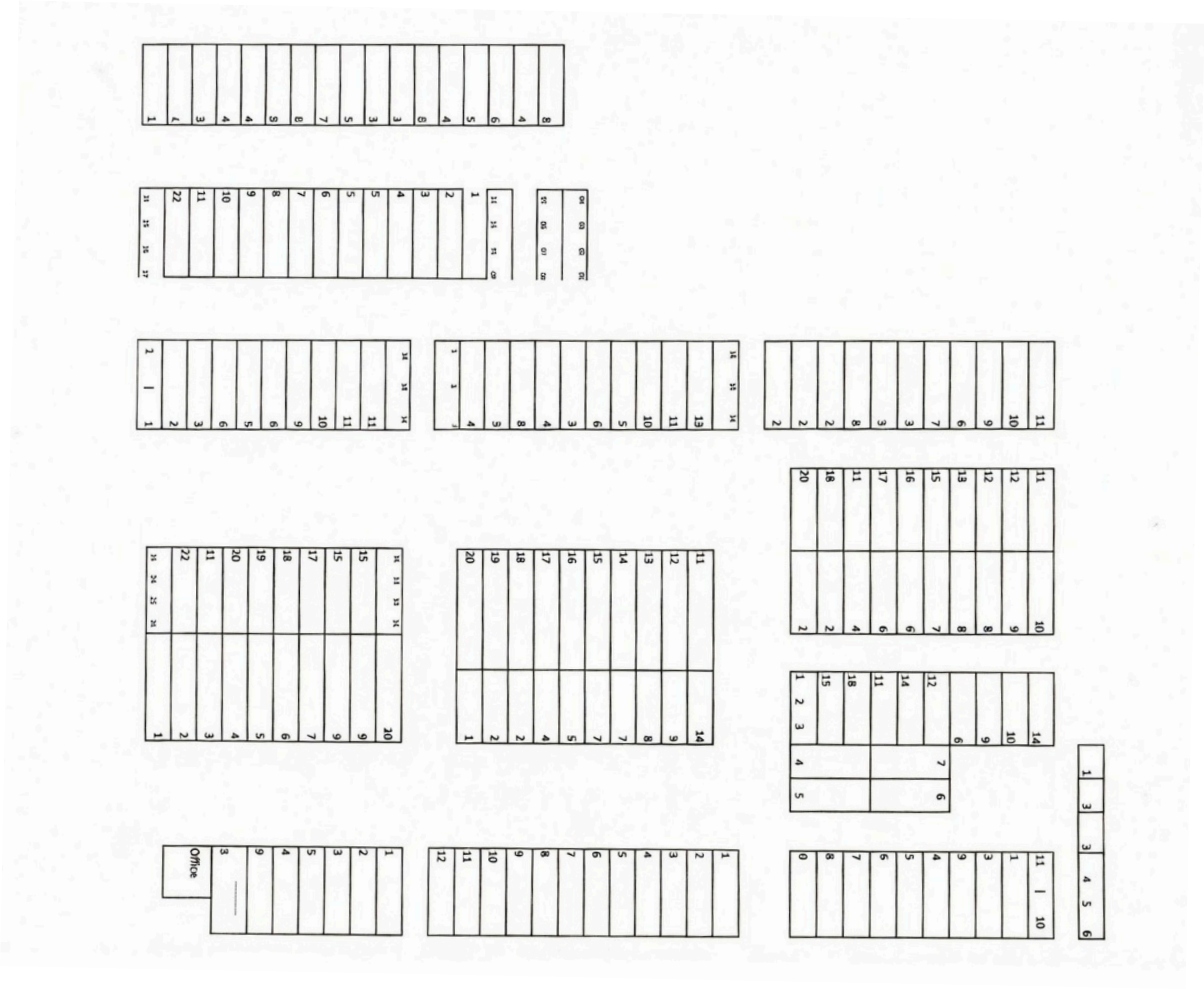
INVESTOR CONSIDERATIONS

- **BAYSHORE STORAGE OPERATES WITHIN A GEOGRAPHICALLY CONSTRAINED COASTAL MARKET WHERE DEVELOPABLE LAND IS LIMITED, CREATING NATURAL BARRIERS TO NEW COMPETING SUPPLY AND SUPPORTING LONG-TERM OCCUPANCY AND PRICING STABILITY.**
- **DEMAND ANCHORED TO LIFESTYLE & USE PATTERNS**
- **THE SURROUNDING TRADE AREA BENEFITS FROM ELEVATED BOAT, TRAILER, AND RV OWNERSHIP TIED TO COASTAL RECREATION AND MARINE ACTIVITY, DRIVING CONSISTENT DEMAND FOR LARGER AND SPECIALTY STORAGE CONFIGURATIONS.**
- **OPERATIONAL IMPROVEMENT POTENTIAL**
- **THE PROPERTY OFFERS CLEAR UPSIDE THROUGH IMPLEMENTATION OF PROFESSIONAL MANAGEMENT SYSTEMS, IMPROVED TENANT CONTROLS, AND REFINED OPERATING PROCEDURES THAT CAN ENHANCE REVENUE CONSISTENCY AND MARGIN PERFORMANCE.**
- **REVENUE EXPANSION OPPORTUNITIES**
- **IN-PLACE RENTS AND FEE STRUCTURES PROVIDE ROOM FOR OPTIMIZATION THROUGH PHASED RENT ADJUSTMENTS, IMPROVED TENANT SEGMENTATION, AND THE INTRODUCTION OF ANCILLARY INCOME SOURCES SUCH AS LATE FEES, INSURANCE PROGRAMS, OR PREMIUM UNIT PRICING.**
- **EFFICIENT PHYSICAL CONFIGURATION**
- **THE DRIVE-UP LAYOUT AND FUNCTIONAL UNIT DESIGN SUPPORT STREAMLINED OPERATIONS WITH MINIMAL STAFFING REQUIREMENTS, CONTRIBUTING TO LOWER ONGOING OPERATING COMPLEXITY AND EXPENSE LEAKAGE.**
- **ATTRACTIVE BASIS RELATIVE TO REPLACEMENT COST**
- **RISING CONSTRUCTION COSTS, SITE CONSTRAINTS, AND ENTITLEMENT CHALLENGES IN COASTAL SUBMARKETS MAKE NEW DEVELOPMENT INCREASINGLY DIFFICULT, POSITIONING THE ASSET FAVORABLY VERSUS REPLACEMENT COST METRICS.**
- **MULTIPLE EXIT STRATEGIES**
- **THE PROPERTY IS SUITABLE FOR A RANGE OF BUYER PROFILES, INCLUDING LOCAL OWNER-OPERATORS, REGIONAL STORAGE PLATFORMS, AND PRIVATE INVESTORS SEEKING STABILIZED OR LIGHTLY VALUE-ADD ASSETS, ENHANCING EXIT LIQUIDITY.**
- **RESILIENT ASSET CLASS CHARACTERISTICS**
- **SELF-STORAGE FUNDAMENTALS — SHORT LEASE TERMS, DIVERSIFIED TENANT BASE, AND LOW CAPITAL INTENSITY — PROVIDE DOWNSIDE PROTECTION ACROSS ECONOMIC CYCLES WHILE ALLOWING OPERATORS TO RESPOND QUICKLY TO MARKET CONDITIONS.**

ADDITIONAL PHOTOS



SITE PLAN





WOLF

Real Estate Group