

STEEL BOX STORAGE

1302 5TH ST, RALLS, TX 79357



OFFERING MEMORANDUM

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WHISENHUNT
COMMERCIAL
GROUP

DISCLAIMER

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All information contained herein is believed to be true, but should be verified to the buyer's satisfaction in case of error, typographical or otherwise. All information is subject to change without further notice.

SALES PRICE:	\$200,000
LOT SIZE:	0.48 acres
UNITS AVAILABLE:	18 Units
AVERAGE NOI:	\$11,577
CURRENT CAP RATE:	5.78%
POTENTIAL ADDITION:	16 Units

INVESTMENT HIGHLIGHTS

- Full occupancy with long term tenants
- Potential revenue growth in rates and capacity
- Automated software allows for effortless operation: with low-maintenance steel construction
- Limited storage options available in the area
- 0.48 acre property allows room for future expansion

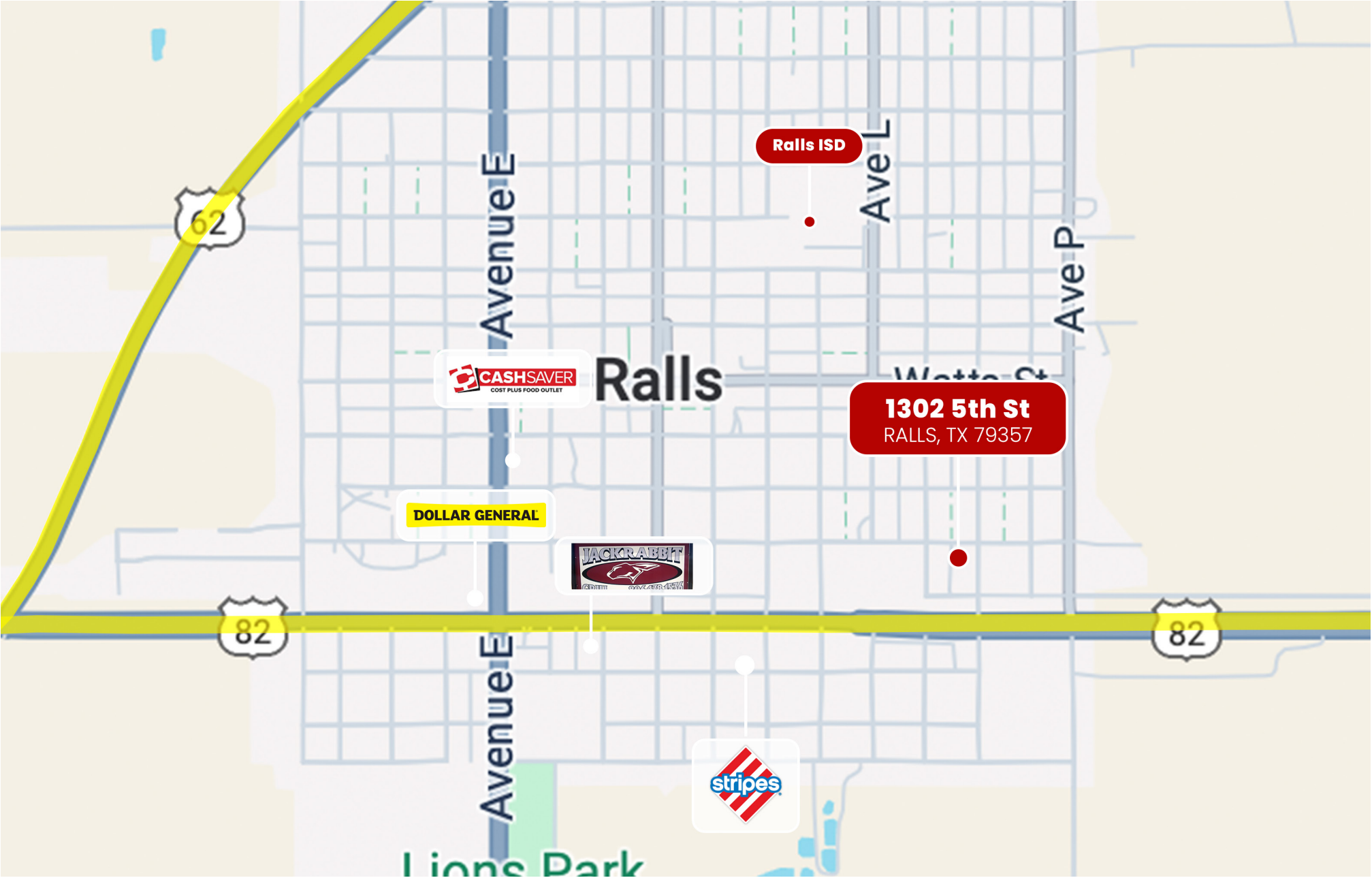
ABOUT THE PROPERTY

Explore the potential of this incredible investment opportunity in Ralls, Texas. This listing features a low maintenance property of 0.48 acres constructed in 2017. Steel Box Storage is a self-storage facility consisting of eighteen 8 x 20 shipping containers. As one of the few storage solutions in Ralls, Steel Box Storage consistently stays at 100% occupancy and offers the ability and space to increase capacity. The current owners are willing to negotiate the addition of 16 more units for an increased revenue potential. The units are currently renting at the same rate as when they opened 8 years ago, and have room to be increased to fair market value.

LOCATION DETAILS:

The largest town in Crosby County, Ralls, Texas, has an estimated population of 1,665. A largely agricultural community, Ralls is surrounded by farmlands primarily dedicated to cotton and grain production. Additional sectors that make up the town's employment include Health Care, Construction, Retail, and Hospitality. Ralls ISD is a public school district with three campuses, including a 2A High School. The district comprises of four schools if you include a preschool and enrolls approximately 450 students. U.S. Highway 62 / U.S. Highway 82 (US 62/82) runs east-west through West Texas and as the primary route through Ralls, it's filled with restaurants, convenience stations, and retail stores. Ralls is within 30 miles of 10 towns, including Lorenzo, Floydada, Idalou, Abernathy, and Lubbock.





	TOTAL REVENUE	TAX	MAINTENANCE	SOFTWARE	INSURANCE	NET
2022	\$13,392	\$721	\$200	\$240	\$100	\$12,131
2023	\$13,533	\$727	\$200	\$240	\$100	\$12,266
2024	\$11,638	\$765	\$200	\$240	\$99	\$10,334





Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date