



SCARBOROUGH
COMMERCIAL REAL ESTATE



RV & BOAT STORAGE

with Expansion Potential

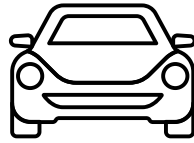
17729 Hwy 155 South | Flint, TX 75762

INVESTMENT SUMMARY



PRICING

\$1,250,000



TRAFFIC COUNT

19,370 VPD



LAND

4.939 ACRES

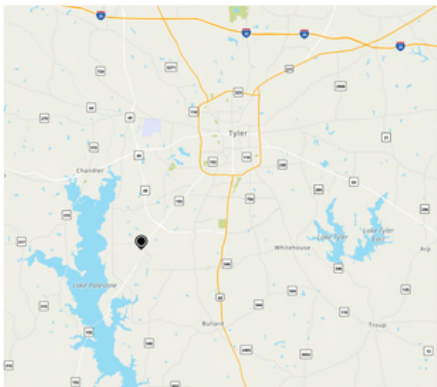
INVESTMENT DETAILS:

Invest in a premium RV and boat storage facility located just outside the city limits of Flint, TX. This property spans 32,360 square feet on 4.939 acres and offers 71 well-maintained storage units across three separate newly constructed buildings.

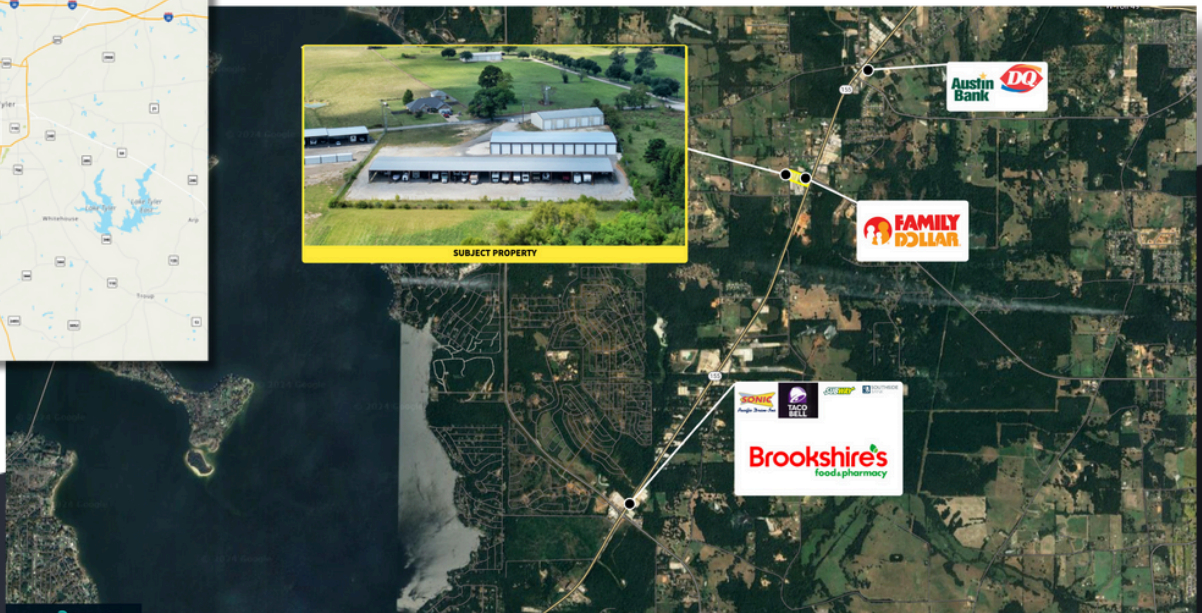
The facility provides an attractive opportunity for immediate cash flow and future growth potential. It's currently 62% occupied; ongoing leasing of the newest building is trending occupancy toward 90%. For additional upside, 187 feet front Hwy 155 South adjacent to Family Dollar, and could be used for additional development of the existing use, resold, etc.

Positioned in a high-demand area, this property caters to RV and boat owners seeking secure and convenient storage, making it ideal for an investor looking to expand their portfolio in the storage sector.

- **Size:** 32,360 SF of total storage space on 4.939 acres
- **Buildings:** 3 buildings with a total of 71 units
- **Occupancy:** 62% occupancy with ongoing leasing activity of new building
- **Location:** Just outside Flint, TX city limits
- **Traffic Count:** 19,370 vehicles per day on Hwy 155
- **Demand:** Prime location for RV and boat storage needs
- **Growth Potential:** Opportunity to increase occupancy rates and maximize returns
- **Land Upside:** 1.7 acres open for additional development



SUBJECT PROPERTY



INVESTMENT HIGHLIGHTS:

- Existing storage facility
- Three buildings totaling 32,360 SF of storage space on 4.939 acres
- 19,370 VPD traffic count
- 1.7 acres / 187 feet of frontage along Hwy 155 for potential future development
- Numerous national retailers and restaurants within five miles
- Turnkey investment with opportunity for expansion and further development in south Tyler/Flint

INVESTMENT CONTACT:

Samuel Scarborough, CCIM
Broker/President
(903) 570-7366
www.scarboroughcre.com





FINANCIAL INFORMATION

2024 Annualized

Rental Income*	<u>\$ 76,646</u>
Expenses:**	
Property Tax	\$ 10,288
Sales Tax	\$ 4,743
Insurance	\$ 3,954
Water	\$ 300
Electric	\$ 2,091
Brush hog front pad	\$ 495
2024 Expenses	<u>\$ 21,871</u>
NOI	<u>\$ 54,775</u>

*2024 Annualized Income is made of Actual income Jan - Aug, with average income used for Sept - Dec.

**2024 expenses are from actual 23 numbers and new Tax and Insurance amounts

Pro Forma

Gross Rental Income*	\$ 153,240
Vacancy Rate 10%	<u>\$ 15,324</u>
Adjusted Gross Rental Income	<u>\$ 137,916</u>
Expenses:	
Property Tax	\$ 10,288
Sales Tax	\$ 4,743
Insurance	\$ 3,954
Water	\$ 300
Electric	\$ 2,091
Brush hog front pad	\$ 495
Estimated Expenses	<u>\$ 21,871</u>
NOI	<u>\$ 116,045</u>

*Does not include any yearly rental rate increases

KEY DEMOGRAPHICS

	<u>1-Mile Radius</u>	<u>3-Mile Radius</u>	<u>5-Mile Radius</u>	<u>10-Mile Radius</u>
POPULATION				
2024 Estimated Population	452	6,637	24,128	130,766
2029 Projected Population	472	6,949	25,418	136,030
2020 Census Population	432	6,356	23,177	124,904
2010 Census Population	332	5,170	18,158	111,677
Projected Annual Growth 2024 to 2029	0.89%	0.94%	1.07%	0.81%
Historical Annual Growth 2010 to 2024	2.57%	2.03%	2.35%	1.22%
Median Age	40.48	40.59	40.12	38.08
Population Density (/Square Mile)	143.77	234.73	307.21	416.24
HOUSEHOLDS				
2024 Estimated Households	166	2,548	9,374	53,812
2029 Estimated Households	176	2,700	9,999	56,166
2020 Census Households	158	2,402	8,798	50,975
2010 Census Households	122	1,938	6,946	45,372
Projected Annual Growth 2024 to 2029	1.12%	1.19%	1.33%	0.87%
Historical Annual Growth 2010 to 2024	2.61%	2.25%	2.50%	1.33%
INCOME				
Average household Income	\$159,990	\$152,321	\$139,836	\$116,865
Median household income	\$105,024	\$103,835	\$92,016	\$78,123
Per capita income	\$58,884	\$58,493	\$54,382	\$48,152
EDUCATION				
Less than 9th Grade	0.38%	0.59%	1.12%	2.69%
Some High School	0.77%	1.63%	2.34%	4.29%
High School Graduate	16.80%	17.28%	17.92%	20.51%
Some College	24.60%	23.54%	23.21%	23.01%
Associate Degree	7.30%	7.18%	8.29%	10.22%
Bachelor's Degree	31.66%	30.35%	27.88%	25.95%
Graduate or Professional Degree	18.49%	19.41%	19.23%	13.32%
BUSINESS				
Total Establishments	28	281	924	7,046
Total Employees	130	1,860	5,347	54,842
Average Employees Per Business	4.58	6.62	5.79	7.78
Residential Population Per Business	15.91	23.62	26.11	18.56



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.

11-2-2015



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.

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.

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.

Scarborough Commercial Real Estate, LLC	9010976	sam@scarboroughcre.com	903.707.8560
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Samuel Scarborough	687976	sam@scarboroughcre.com	903.570.7366
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date