

SELF-STORAGE OR DEVELOPMENT PROPERTY FOR SALE

25 UNIT SELF STORAGE PROPERTY AVAILABLE

8310 E FM 3523, Ransom Canyon, TX 79366



SALE PRICE:	\$235,000
CAP RATE:	7.8%
LOT SIZE:	Approx. 3.5 Acres
BUILDING SIZE:	6,300 SF
NUMBER OF UNITS:	25
OCCUPANCY RATE:	80%
YEAR BUILT:	2006

PROPERTY OVERVIEW

Investment opportunity available with ability to expand number of unit or develop 10 acres for multiple uses. This facility caters to Ransom Canyon residential area. Property has three storage buildings and one 1,500 SF warehouse. Warehouse has one 10 X 12 grade level door in front and back. Ample area for signage on main road leading into Ransom Canyon residential neighborhood.

Property lies behind Ransom Canyon Retail Center. Located approximately 5 miles East of Lubbock on 50th Street/FM 3523 in Ransom Canyon.

Owner is willing to finance. Contact David for pro-forma and more details!

PROPERTY FEATURES

- Main entrance to Ransom Canyon Lake
- Development opportunities
- Retail Center in immediate area

THE POWELL GROUP
806.239.0804
10210 Quaker Avenue
Lubbock, TX 79424

DAVID POWELL
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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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UNIT TYPE	COUNT	% TOTAL	SIZE (SF)	ANNUAL RENT
8x10	7	28.0	80	\$468
10x15	4	16.0	150	\$708
10x26	9	36.0	260	\$949
10x30	3	12.0	300	\$1,188
25x60	1	4.0	1,500	\$5,400
8x10	1	4.0	80	\$300
Totals / Averages	25	100%	5,980	\$23,913

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