



OFFERING MEMORANDUM · PILOT POINT, TEXAS

724 SAFE STORAGE

1008 US HWY 377 · PILOT POINT, TX 76258

314

STORAGE UNITS

7

RENTABLE
PARKING SPACES

36,578

NET RENTABLE SF

New

CONSTRUCTION
· LEASE-UP

18%

CAGR THRU 2027

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PROPERTY TOURS

All tours must be arranged with Branch Realty listing agents. Please do not contact on-site management without prior approval.

LISTING BROKER

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01

OFFERING SUMMARY

724 SAFE STORAGE

314

STORAGE UNITS

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RENTABLE PARKING

36,578

NET RENTABLE SF

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CONSTRUCTION

18%

CAGR 2024-2027

INVESTMENT

HIGHLIGHTS

New Construction — No Deferred Maintenance.

Built to modern standards with institutional-quality materials; investor acquires a clean asset with no capex required.

Only Climate Controlled Storage Facility in the City.

724 Safe Storage is the sole provider of climate-controlled self-storage in Pilot Point — a durable competitive moat in a rapidly growing market.

Value-Add Lease-Up Stage.

Acquire at lease-up with in-place cash flow growing as occupancy climbs — significant NOI expansion ahead.

Explosive Population Growth.

Pilot Point projected at 18% CAGR through 2027, reaching 40,540 residents by 2032 — one of the fastest-growing corridors in North Texas.

US HWY 377 Frontage — High Visibility.

Primary arterial connecting Denton (~16.5 mi), Pilot Point, and Gainesville, capturing daily commuter traffic.

Third-Party Management in Place.

Professional management already operating the facility — truly hands-off ownership from day one.

Ancillary Income — Billboard Revenue.

On-site billboard provides immediate income independent of storage occupancy.

Denton County — Dallas Metroplex Spillover.

DFW expansion pushes north along Hwy 377 and the North Dallas Tollway. Celina (~11.6 mi), Aubrey (~11.8 mi), and Frisco (~18.8 mi) all within close proximity.

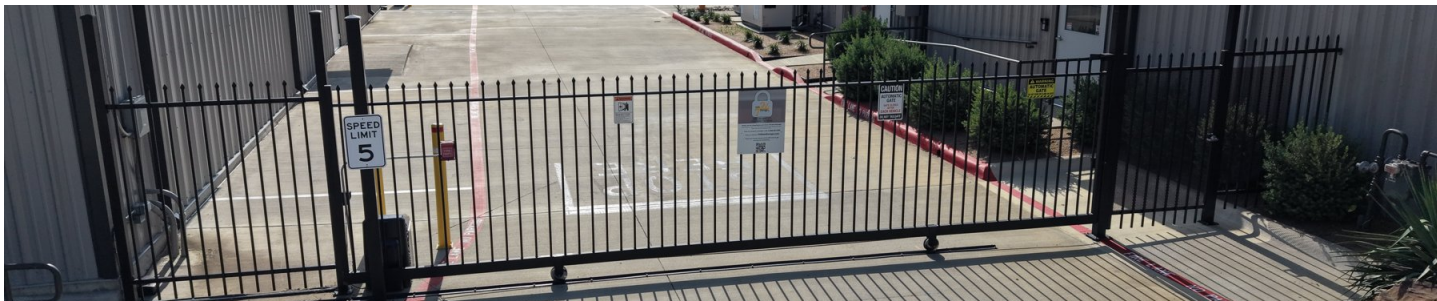
Superior Physical Plant.

LED lighting throughout, backup generator, gated security fencing, all-concrete paving, and keypad-controlled access.

Branch Realty LLC, as exclusive advisor, is pleased to offer to qualified investors the opportunity to acquire 724 Safe Storage (the "Property" or "Offering"), a well-located self-storage facility situated within the Denton County region directly on the main thoroughfare in Pilot Point, Texas. The market benefits from limited competitive supply and sustained storage demand.

The Property consists of multiple single story, climate controlled drive-up buildings and multiple single-story climate-controlled and non-climate drive-up buildings, encompassing approximately 36,578 net rentable square feet across 321 total units. This includes 271 climate-controlled units, 43 non-climate units, and seven parking units. Additionally, the Property generates stable, long-term ancillary income from an onsite billboard lease located at the front of the property for maximum exposure. The owners currently are renting the south side of the billboard for signage.

Originally opened in 1998, the property lied vacant for several years. The facility underwent a major renovation and expansion in 2024–2025. While ownership has invested in the asset, and cash-flow remains very strong, the property has not yet achieved full physical or economic stabilization, providing room to grow.

**WHY PILOT POINT — WHY NOW**

Pilot Point sits at the epicenter of North Texas's most dynamic growth corridor. As the DFW Metroplex expands northward along the Hwy 377 and North Dallas Tollway spine, Pilot Point is transitioning from a rural community to a suburban growth node. With 203,810 projected residents by 2065 buildout and major homebuilders already delivering thousands of new homes in the immediate trade area, demand for the only climate-controlled storage facility in the city will only accelerate.

MARKET
OVERVIEW

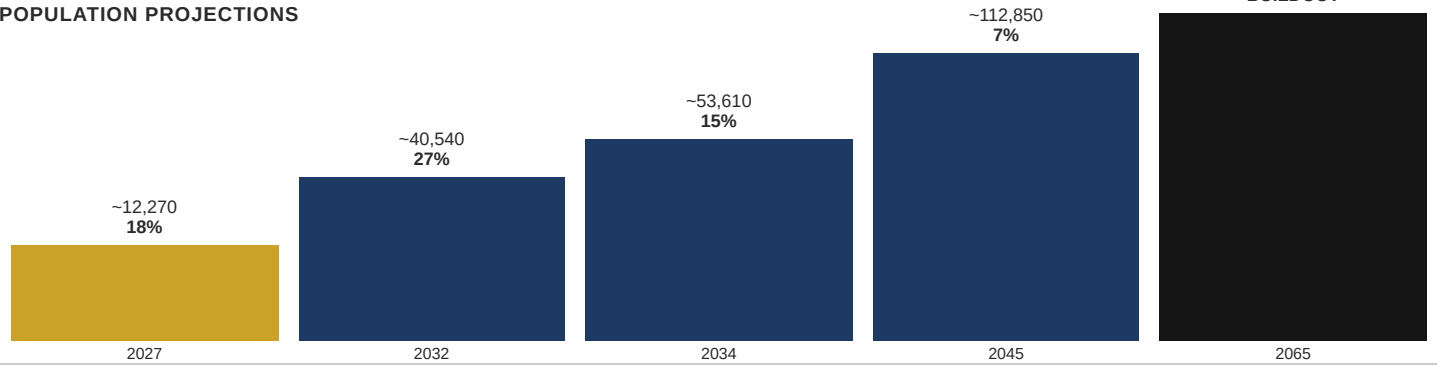
Pilot Point is strategically situated along US Highway 377 in Denton County, Texas — one of the nation's fastest-growing counties — approximately 44 miles north of downtown Dallas and 16.5 miles north of Denton. The community sits within the booming North DFW growth corridor and serves as an emerging suburban hub capturing overflow demand from one of the largest metropolitan areas in the United States.

AN UNPRECEDENTED POPULATION BOOM

Pilot Point is experiencing one of the most rapid growth trajectories in North Texas. Population projections identify a multi-phase expansion driven by DFW metroplex spillover, new master-planned communities, and infrastructure investment along the Hwy 377 and North Dallas Tollway corridors.



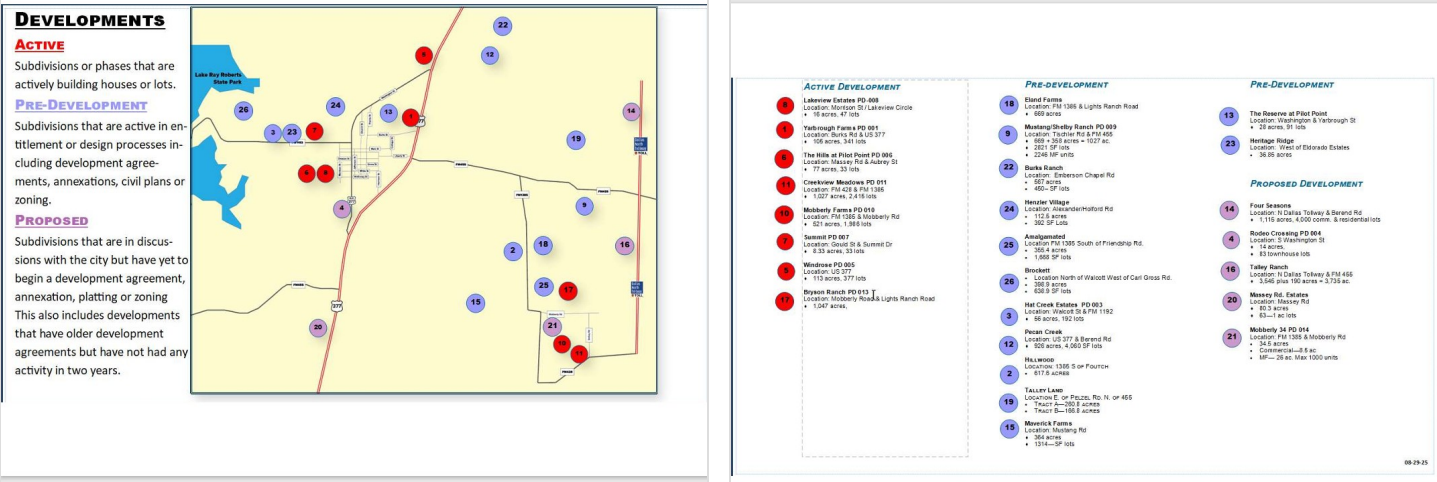
POPULATION PROJECTIONS



Source: Population Projections Study, Dec 2024

NEW HOME SUBDIVISIONS & DEVELOPMENTS

Active, pre-development, and proposed developments surrounding 724 Safe Storage. Additional builders to be determined as parcels are platted.



DEMOGRAPHICS
MAP

METRIC	1 MILE	3 MILE	5 MILE
Population	4,200	9,800	18,500
5-Yr Pop. Annual Growth	+12%	+15%	+14%
Households	1,540	3,600	6,800
Median Household Income	\$68,400	\$72,100	\$75,600
Population Median Age	36	35	35
Avg. People per Household	2.7	2.8	2.8
Employed Population	2,100	4,900	9,200

* Demographics estimated from Denton County growth trends. Buyer to verify.

VERIFIED REGIONAL DISTANCES

16.5 mi DENTON, TX POP. 150,000+	44 mi DOWNTOWN DALLAS METRO POP. 7.5M+	11.8 mi AUBREY, TX FAST-GROWING MARKET
11.6 mi CELINA, TX HIGH-GROWTH COMMUNITY	18.8 mi FRISCO, TX MAJOR EMPLOYMENT HUB	18.5 mi GAINESVILLE, TX NORTH CORRIDOR GATEWAY

Distances are straight-line (as-the-crow-flies). Driving distances will vary.



WHY SELF-STORAGE DEMAND WILL SURGE

- ▶ Rapid household formation from new subdivisions & master-planned communities
- ▶ DFW relocators needing transitional storage — Celina, Aubrey, Frisco all nearby
- ▶ Growing small-business community needing inventory & equipment storage
- ▶ 724 is the ONLY climate-controlled storage facility in Pilot Point

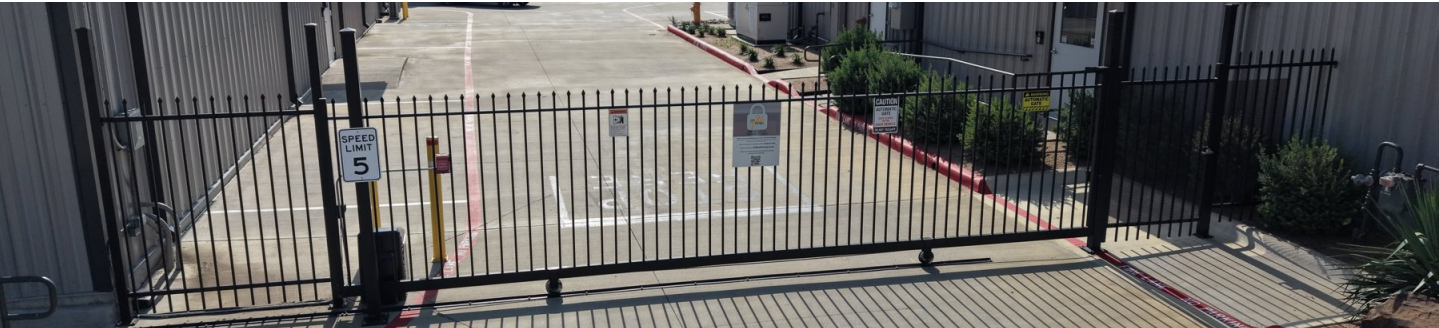


02

PROPERTY OVERVIEW

724 SAFE STORAGE

PROPERTY
OVERVIEW



SITE DESCRIPTION	
PROPERTY NAME	724 Safe Storage
ADDRESS	1008 US Hwy 377, Pilot Point, TX 76258
COUNTY	Denton County
TOTAL STORAGE UNITS	314
RENTABLE PARKING SPACES	7
NET RENTABLE SF	36,578 SF
YEAR BUILT	New Construction
PAVING	Concrete Throughout Inside of Facility, Gravel Parking Spaces
LIGHTING	LED Throughout
GENERATOR	Backup Generator
SECURITY	Gated, Keypad, Camera System
BILLBOARD	Yes — Ancillary Income
MANAGEMENT	Third-Party In Place

PROPERTY FEATURES	
✳️ ONLY CC STORAGE IN PILOT POINT Sole provider in city	 On-site backup generator & HVAC condensing units
LED LIGHTING THROUGHOUT Energy-efficient	
⚡ BACKUP GENERATOR All-weather operation	
GATED SECURITY FENCING Keypad-controlled	
FOAM INSULATED Climate stability & energy efficiency	
CONCRETE PAVING Low-maintenance drives	
FIRE SUPPRESSION SYSTEM Life safety compliance	
KEYPAD ENTRY SYSTEM Controlled access	

UNIT MIX
SUMMARY

Potential income shown at 100% occupancy (full market rate). CC = Climate Controlled.

❖ CLIMATE CONTROLLED — 271 UNITS · 31,183 RSF					
UNIT TYPE	RSF/UNIT	# UNITS	TOTAL RSF	MO. RENT	POTENTIAL ANNUAL
5 x 5 CC	25	6	150	\$70	\$5,040
5 x 7.5 CC	38	1	38	\$75	\$900
5 x 10 CC	50	15	750	\$85	\$15,300
5 x 11 CC	55	2	110	\$89	\$2,136
6 x 12 CC	72	15	1,080	\$99	\$17,820
7.5 x 10 CC	75	58	4,350	\$105	\$73,080
8 x 10 CC	80	6	480	\$109	\$7,848
10 x 10 CC	100	44	4,400	\$125	\$66,000
10 x 11 CC	110	41	4,510	\$138	\$67,788
10 x 13 CC	130	1	130	\$129	\$1,548
10 x 15 CC	150	17	2,550	\$175	\$35,700
10 x 16 CC	160	1	160	\$169	\$2,028
10 x 17.5 CC	175	13	2,275	\$209	\$32,604
10 x 20 CC	200	51	10,200	\$229	\$140,148
CC SUBTOTAL	—	271	31,183	—	\$467,940

DRIVE-UP / OUTSIDE — 43 UNITS · 3,645 RSF					
UNIT TYPE	RSF	UNITS	RSF TOTAL	MO. RENT	POTENTIAL ANNUAL
5 x 5 Drive-Up	25	11	275	\$67	\$8,844
5 x 10 Drive-Up	50	2	100	\$78	\$1,872
8 x 12 Drive-Up	96	2	192	\$109	\$2,616
9 x 9 Drive-Up	81	18	1,458	\$99	\$21,384
10 x 10 Drive-Up	100	2	200	\$113	\$2,712
10 x 12 Drive-Up	120	3	360	\$121	\$4,356
10 x 20 Drive-Up	200	2	400	\$189	\$4,536
11 x 20 Drive-Up	220	3	660	\$209	\$7,524
DRIVE-UP SUBTOTAL	—	43	3,645	—	\$53,844

OUTSIDE PARKING — 7 SPACES · 1,750 RSF					
UNIT TYPE	RSF	UNITS	RSF TOTAL	MO. RENT	POTENTIAL ANNUAL
10 x 25 Parking	250	7	1,750	\$79	\$6,636
PARKING SUBTOTAL	—	7	1,750	—	\$6,636

GRAND TOTAL — ALL UNITS	
Total Units (Storage)	314
Parking Spaces	7
Total RSF	36,578 SF
Potential Annual Income	\$528,420

VALUE-ADD

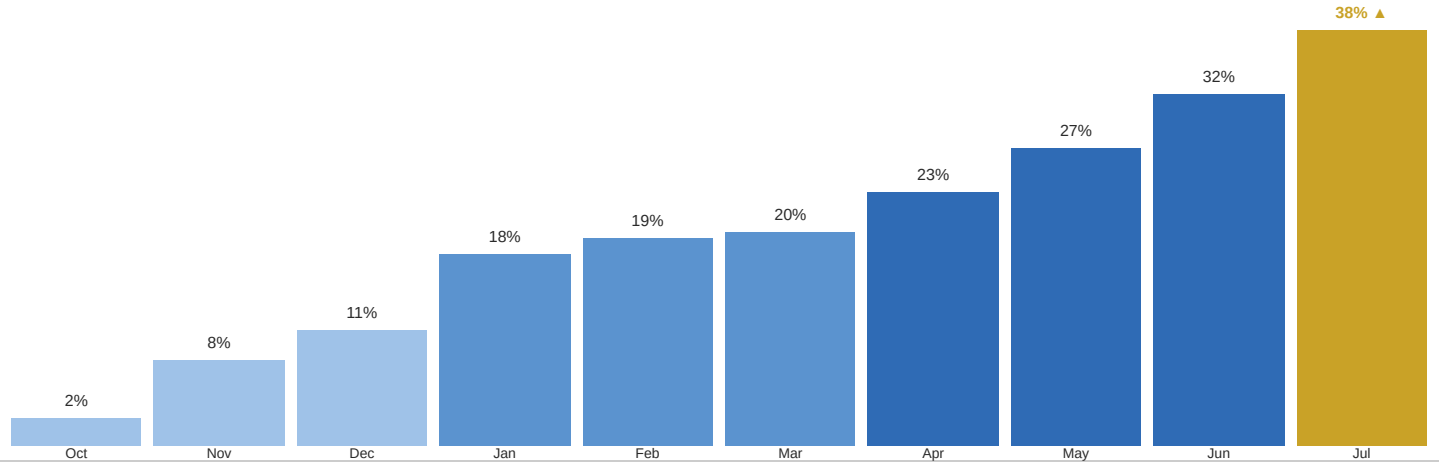
LEASE-UP OPPORTUNITY

THE ONLY CC STORAGE IN PILOT POINT — ACQUIRED AT LEASE-UP

724 Safe Storage is a newly constructed, institutionally-built facility in the early stages of lease-up — and the only climate-controlled storage facility in Pilot Point. The investor acquires with in-place cash flow from day one and captures significant NOI growth as occupancy ramps toward stabilization. With explosive underlying demand, three active homebuilder subdivisions nearby, and no competing climate-controlled product, stabilization is a matter of time — not market risk.

2% OPENING OCT 2025	38% CURRENT OCC. JUL 2026	122 UNITS LEASED OF 321	19 MOVE-INS JUL 2026	+36 PTS GAINED 10.5 MONTHS
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LEASE-UP TRAJECTORY — OCT 2025 TO JUL 2026 · 321 TOTAL UNITS



Facility opened Sep 15, 2025 · Data from management daily snapshots · 321 total units



03

FINANCIAL ANALYSIS

724 SAFE STORAGE

PRELIMINARY
FINANCIAL MODEL

LINE ITEM	
REVENUE	
Gross Potential Rental Income	\$528,282
Vacancy & Credit Loss	(\$36,980)
Vacancy Rate	7.0%
Effective Gross Income	\$491,302
Gross Operating Income	\$491,302
OPERATING EXPENSES	
Property Tax	\$61,726
Insurance	\$12,476
On-Site Mgmt / Payroll	\$0
Off-Site Management	\$39,600
Professional Services	\$9,550
Maintenance & Repair	\$3,200
Utilities	\$13,812
Advertising	\$9,500
Admin & Office	\$2,923
Miscellaneous	\$1,000
Total Operating Expenses	\$153,787
OpEx Ratio	31.3%
Capital Reserves	\$0
NET OPERATING INCOME	\$337,515

Source: Preliminary Analysis, 724 Safe Storage, Revised 7/8/2026

KEY FINANCIAL METRICS			
\$528K	\$338K	\$14.44	68.7%
GROSS POTENTIAL RENTAL INCOME	NET OPERATING INCOME	\$ / RSF GROSS INCOME	NOI MARGIN (GOI BASIS)

PER-UNIT & PER-SF SUMMARY	
METRIC	VALUE
GPRI / RSF / Year	\$14.44
GPRI / Unit / Year	\$1,646
NOI / RSF	\$9.23
NOI / Unit	\$1,051
OpEx / RSF	\$4.20
Total RSF	36,578 SF
Total Units	321 (314 storage + 7 parking)

ANALYSIS NOTES

- Property tax estimate reflects new construction assessment
- Preliminary NOI modeled at 7% vacancy
- Off-site management flat fee of \$3,300/month (\$39,600 annually); on-site payroll included separately
- Full rent roll and financial model available upon NDA execution



724 SAFE STORAGE

PILOT POINT, TX
36,578 NRSF · 314 UNITS + 7 PARKING

BROKER OF RECORD

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