

KARSTENS XL STORAGE

1114 Innovation Drive | Bryan, TX 77808

FOR SALE

~26,960 SF SELF STORAGE FACILITY ON 9.268 AC

OLDHAMGOODWIN.COM | 979.268.2000



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INVESTMENT OVERVIEW

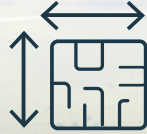
OLDHAM GOODWIN is pleased to present Karstens XL Storage for your consideration. Constructed in 2022, this property features almost 27,000 SF of mini storage. The property consists of 40 non-climate controlled units, 20 climate-controlled units, and 12 large bays for boat or RV storage. The improvements are situated on a 9+ acre site, nearly half of which is stabilized yard area. The largely undeveloped site allows for significant expansion of both the mini storage and Boat/RV storage component. The property, which is located in the Kurten Business Park, also lends itself well to commercial and industrial users with an existing income stream to offset the cost of ownership.

SALES PRICE



\$1,350,000.00

BUILDING SIZE



26,960 SF

LAND SIZE



9.268 AC



21



SANO
chemicals

Innovation Drive

TEXCON



Building A



Building B



Building C



**SUBJECT
PROPERTY**



TEXCON

SANO



PILOT



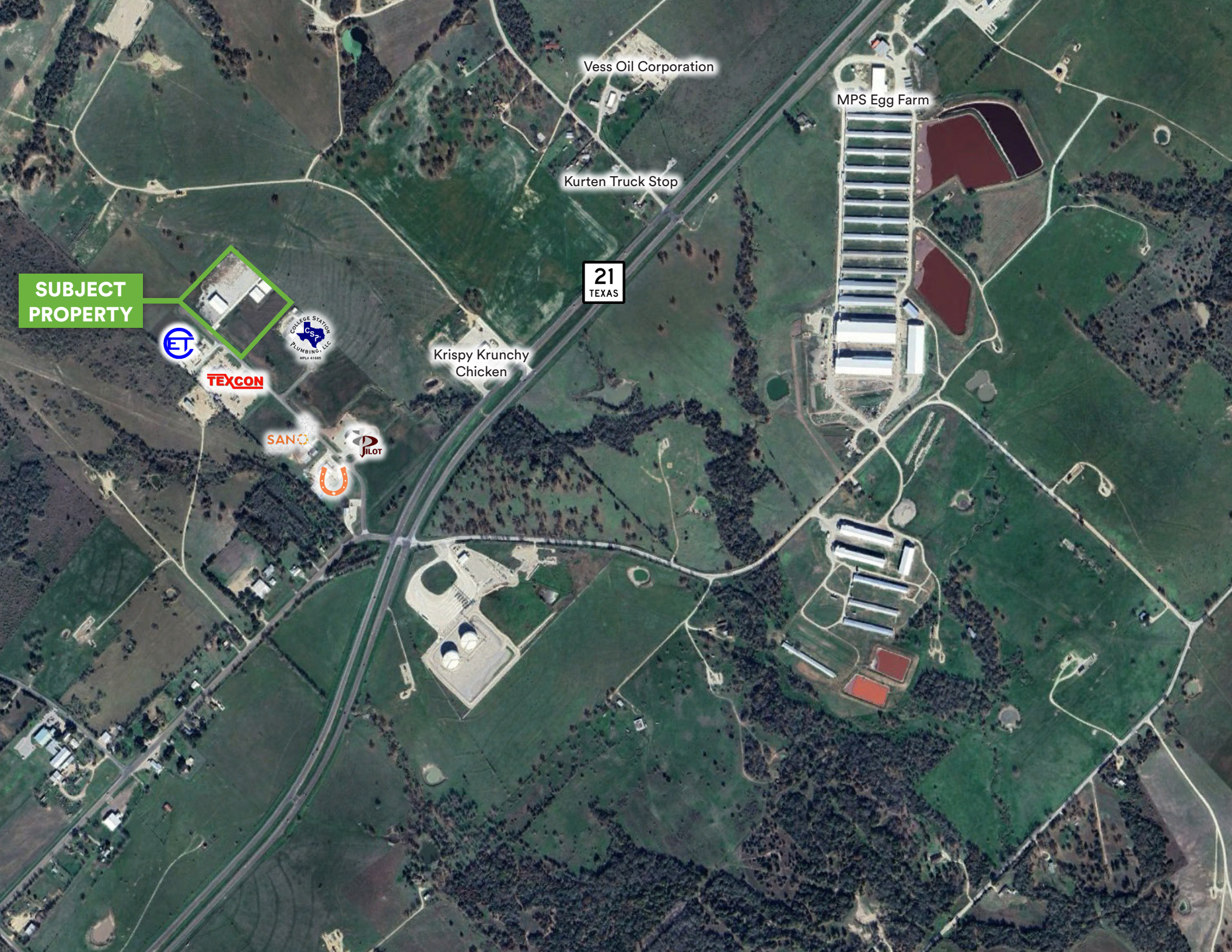
**Krispy Krunchy
Chicken**

Kurten Truck Stop

**21
TEXAS**

Vess Oil Corporation

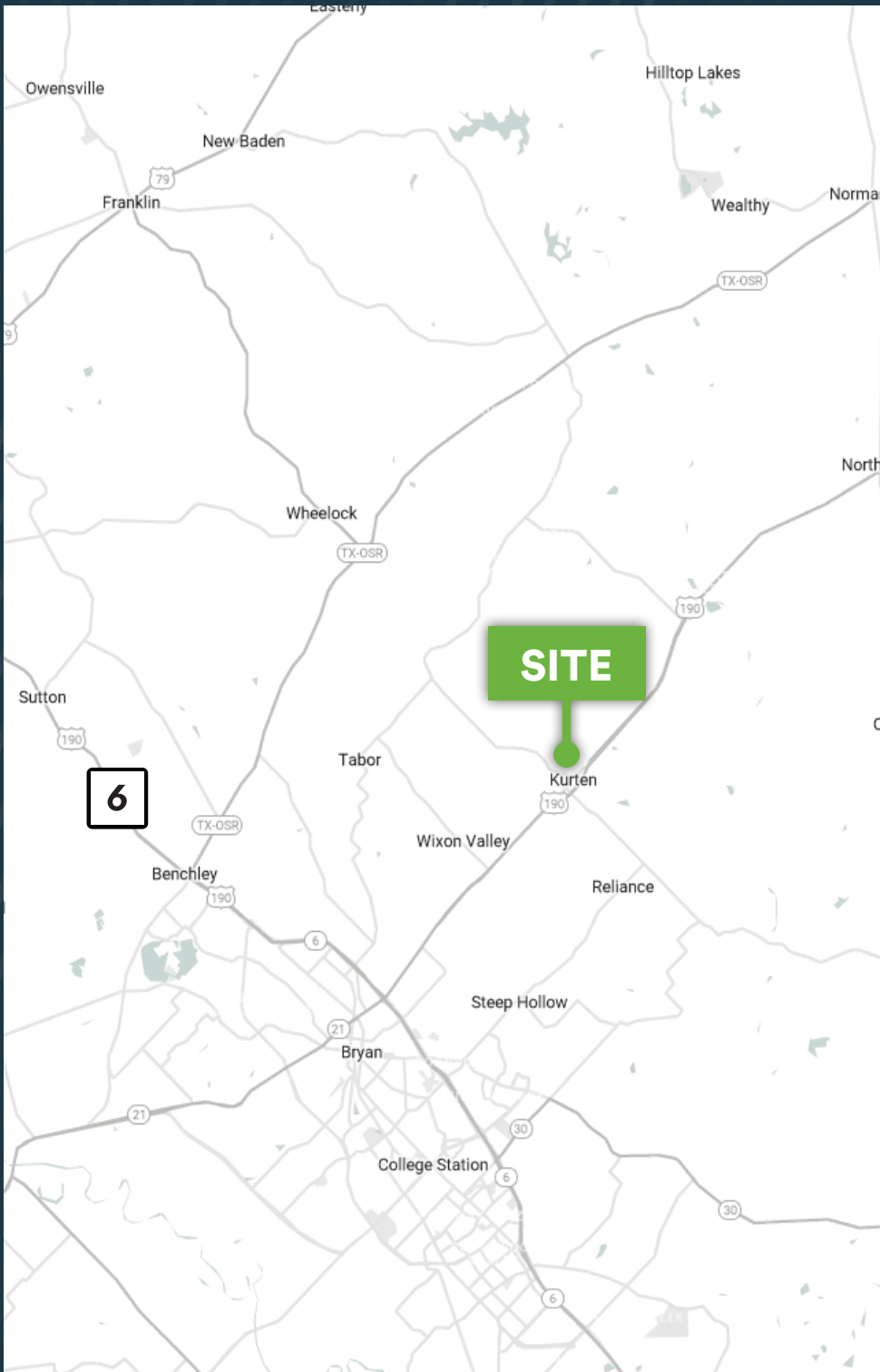
MPS Egg Farm





PROPERTY HIGHLIGHTS

- Approximately 27,000 SF of improvements situated on 9+ acres.
- Contains 40 non-climate controlled units, 20 climate-controlled units, and 12 large bays for boat or RV storage.
- Over 4 acres of stabilized yard area.
- Opportunity for significant expansion of the mini storage as well as Boat/RV storage components.
- Great opportunity for an owner occupant. Potential to offset cost of ownership with existing income stream.
- Located in the Kurten Business Park with easy access to SH-21.
- Located minutes away from Bryan-College Station.



BUILDING SPECIFICATIONS

Building Area	Building A: 6,000 SF Building B: 8,000 SF Building C: 12,960 SF
Unit Specifications	Building A: - 20 Units Total - 10 x 30 - Non-Climate Controlled Building B: - 40 Units Total - 18 - 10x20 Climate Controlled - 2 - 10 x 15 Climate Controlled - 20 - 10 x 20 Non-Climate Controlled Building C: - 24 Units Total - 12 x 45 - Covered RV/Boat Storage
Year Built/Renovated	2022
Foundation	Building A & B: Concrete Slab Building C: Gravel
Exterior Walls	Metal
Roof Cover	Metal
Framing	Metal

SITE SPECIFICATIONS

Size:	9.268 AC
Access:	Gated Entry on Innovation Drive
Legal Description:	Lot 8R, Block 2, Phase 3, Kurten Business Park
Stabilized Yard:	~4.00 Acres

UNIT MIX SUMMARY

UNIT MIX - CURRENT

Type	Size	Rate	Total Units	Occupied	Vacant	Unit Occupancy	Current Rental Income/Month	Current Rental Income/Year	GPR/Month	GPR/Year
Climate Controlled	10x20	\$240	18	4	14	22%	\$960	\$11,520	\$4,320	\$51,840
Climate Controlled	10x15	\$180	2	1	1	50%	\$180	\$2,160	\$360	\$4,320
Non-Climate Controlled	10x20	\$130	20	3	17	15%	\$390	\$4,680	\$2,600	\$31,200
Non-Climate Controlled	10x30	\$195	20	2	18	10%	\$390	\$4,680	\$3,900	\$46,800
Uncovered RV	12x45	\$90	24	1	23	4%	\$90	\$1,080	\$2,160	\$25,920
Covered RV	12x45	\$150	24	3	21	13%	\$450	\$5,400	\$3,600	\$43,200
Total			108	14	94	13%	\$2,460	\$29,520	\$16,940	\$203,280



EXPENSES - STABILIZED PRO FORMA

REVENUE

90% Occupancy

Gross Potential Rent	\$203,280
Economic Vacancy Percentage	10%
Economic Vacancy	(\$20,328)
Total Rental Income	\$182,952
EFFECTIVE GROSS INCOME	\$182,952

EXPENSES

Property Taxes	\$19,456
Insurance	\$2,589
Utilities	\$1,400
Landscaping	\$3,600
Total Expenses	\$27,045
NOI	\$155,907



2ND FASTEST GROWING ECONOMY
IN THE UNITED STATES

#1 STATE IN AMERICA
TO START A BUSINESS



LARGEST
MEDICAL CENTER



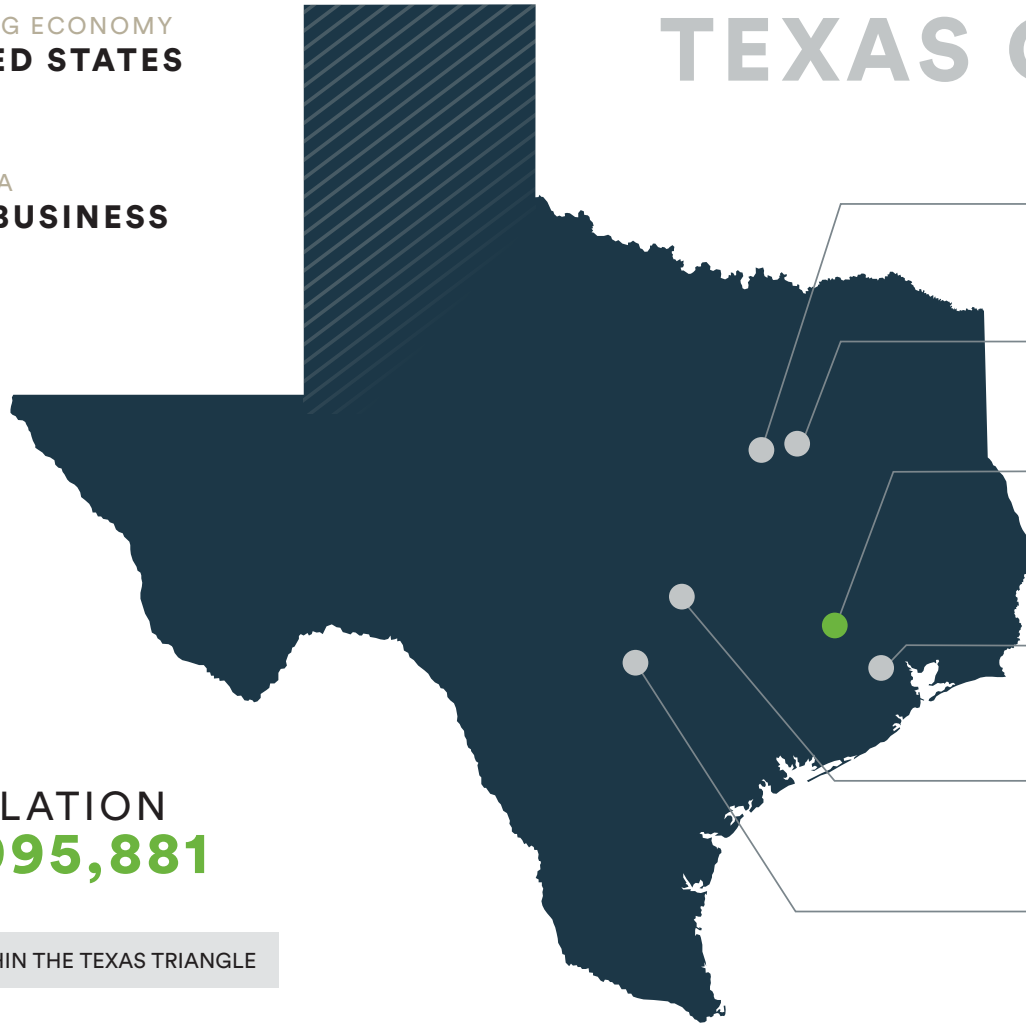
POPULATION
28,995,881

80% OF THE POPULATION LIVES WITHIN THE TEXAS TRIANGLE

2ND LARGEST LABOR WORKFORCE:
14+ MILLION WORKERS

57 FORTUNE 500 COMPANIES
CALL TEXAS HOME

TEXAS OVERVIEW



Fort Worth
TOP CITY FOR SALES
GROWTH IN 2018

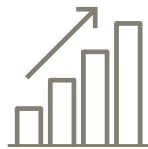
Dallas
TOP MSA FOR POPULATION
GROWTH IN 2020

**Bryan/College
Station**
#1 BEST SMALL PLACES FOR
BUSINESSES IN TEXAS

Houston
4TH LARGEST POPULATION
IN THE U.S.

Austin
NAMED BEST CITY TO START A
BUSINESS IN 2020

San Antonio
2ND FASTEST GROWING CITY
IN THE NATION



TOP STATE
FOR JOB GROWTH



BEST STATE
FOR BUSINESS



NO STATE
INCOME TAX

BRYAN/COLLEGE STATION, TEXAS

College Station is an energetic city in southeast Texas that you'll often hear mentioned alongside its sister city, Bryan. Bustling with students and professors, College Station is home to Texas A&M University and is affectionately referred to as 'Aggieland' (nearby, Bryan is home to Blinn College). This means the city has a constant stream of well-educated, talented employees ready and willing to work in tech companies, manufacturing facilities and beyond. College Station also offers residents an affordable quality of life, complete with excellent schools, top-notch healthcare, plenty of parks and warm weather.



BRAZOS VALLEY
POPULATION
412,681

#1 BEST SMALL PLACES
FOR BUSINESS AND
CAREERS IN TEXAS

#1 FASTEST JOB GROWTH
RATE IN TEXAS IN
MID-SIZED METRO
AREAS



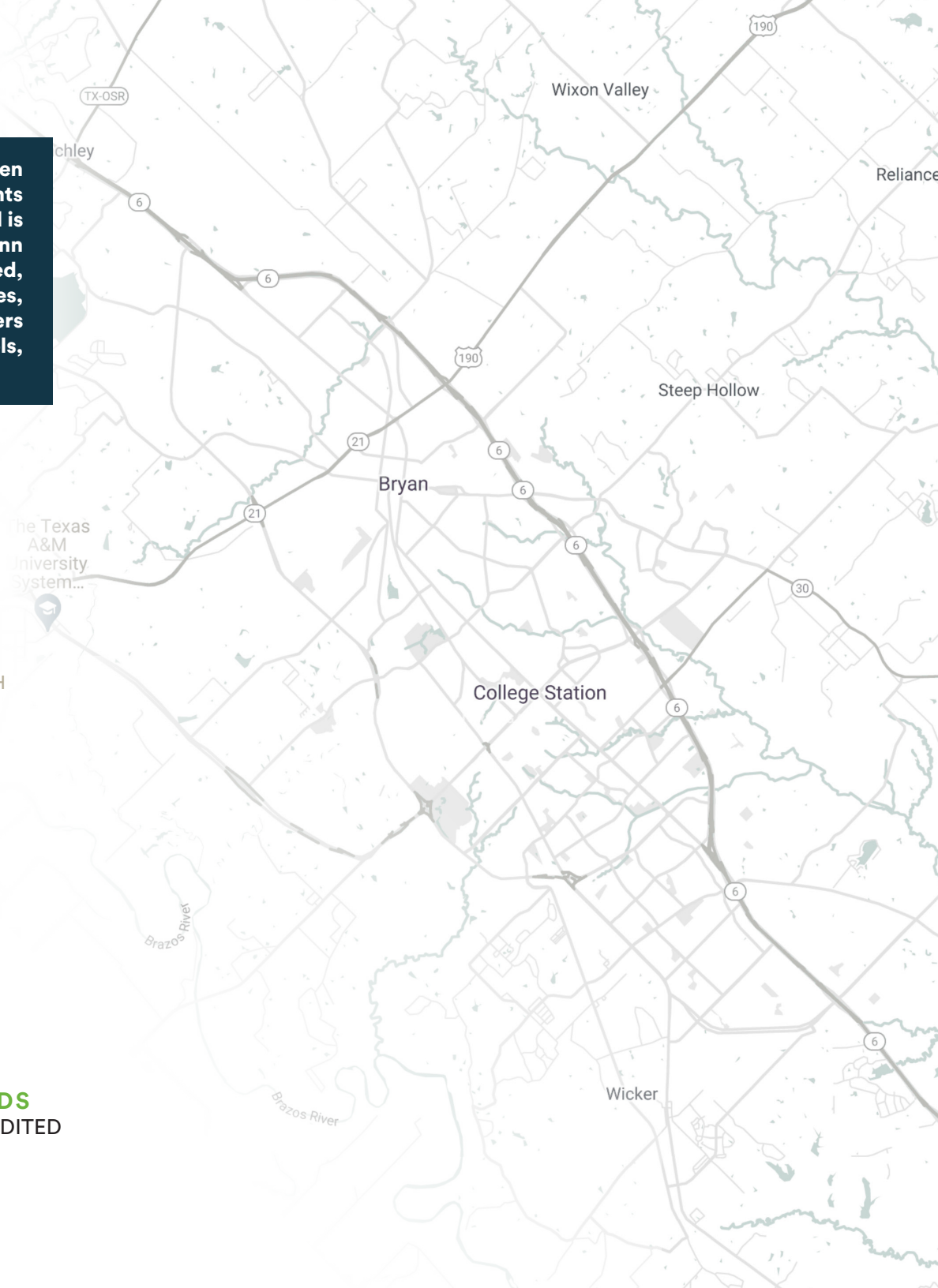
HOME TO TEXAS A&M UNIVERSITY

1ST IN THE NATION FOR MOST GRADUATES SERVING AS CEO'S
OF FORTUNE 500 COMPANIES
4TH IN THE NATION AMONG PUBLIC UNIVERSITIES

12% LOWER COST
OF LIVING THAN THE
NATIONAL AVERAGE



610+ HOSPITAL BEDS
NATIONALLY ACCREDITED
MEDICAL CENTERS



DEMOGRAPHICS

1 MILE

ESTIMATED
POPULATION

82

HOUSEHOLD
INCOME

\$100K

CONSUMER
SPENDING

\$1.1K

3 MILE

ESTIMATED
POPULATION

1K

HOUSEHOLD
INCOME

\$103K

CONSUMER
SPENDING

\$14K

5 MILE

ESTIMATED
POPULATION

2K

HOUSEHOLD
INCOME

\$105K

CONSUMER
SPENDING

\$31K



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.

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.

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Phone

Sales Agent/Associate's Name

Licensed No.

Email

Phone

Buyer / Tenant / Seller / Landlord Initials

Date

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