

Lake Ray Roberts Dry Boat Storage

INVESTMENT OFFERING | Sanger, Texas

Cash-flowing RV & boat storage asset
near Lake Ray Roberts



UNION HILL RD



6.0

Acres



145

Units



51,228

SF



90%

Occupied



1993

Built



INVESTMENT HIGHLIGHTS

- ✓ Established 145-unit RV / boat storage facility
- ✓ Existing in-place cash flow with value-add potential
- ✓ Demand driven by Lake Ray Roberts recreational traffic
- ✓ Includes outdoor parking income and on-site office/apartment



INCOME PROFILE

Seller NOI (based on 2025 actuals):	\$140,538
Cap Rate:	7.04%
Potential Gross Storage Revenue:	\$225,600
Outdoor Parking Income:	\$15,180

Financial figures subject to buyer verification.



PROPERTY OVERVIEW

Sale Price:	\$1,995,000
Address:	611 W FM 455, Sanger, TX 76266
Site Size:	6.0 Acres
Improvements:	51,228 SF
Unit Count:	145 Storage Units
Additional Income:	Outdoor Parking
Zoning:	R/C – Recreational / Commercial



WHY THIS DEAL

- ✓ In-place income with room to optimize rents and operations
- ✓ Niche asset serving boat and RV owners near a major recreation lake
- ✓ Tangible underlying land value on a 6-acre site
- ✓ Compelling fit for private investors, operators, and 1031 buyers

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611 FARM TO MARKET 455 WEST

Sanger, TX 76266



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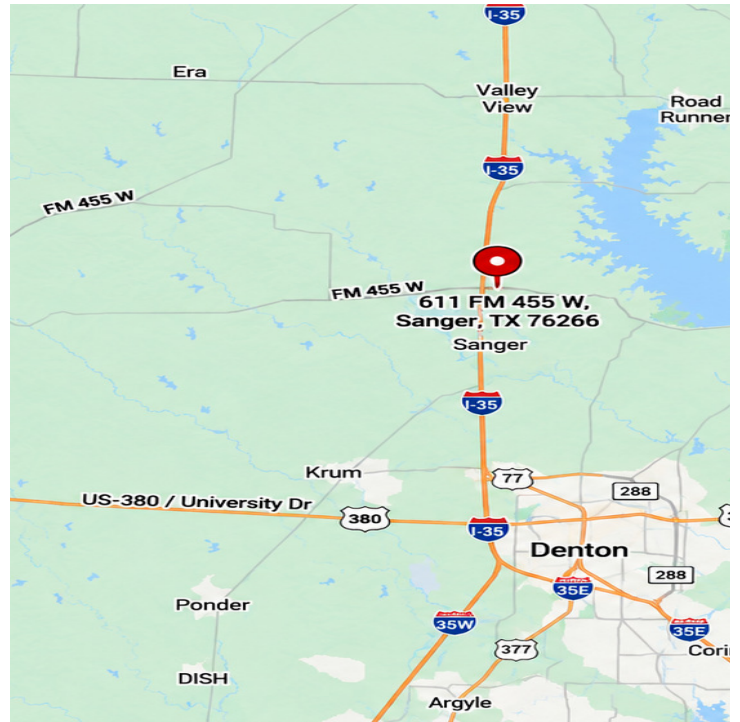
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611 FARM TO MARKET 455 WEST

SPECIAL PURPOSE PROPERTY FOR SALE

Sanger, TX 76266



OFFERING SUMMARY

Sale Price:	\$1,995,000
Building Improvements:	51,228 SF
Lot Size:	6 Acres
Number of Units:	145
Occupancy:	90%
Built:	1993
Property Type:	Recreational/Commercial
Investment Type:	Value Add

PROPERTY OVERVIEW

Lake Ray Roberts Dry Boat Storage presents a unique investment opportunity in Sanger, Texas, strategically positioned near Lake Ray Roberts and its recreational traffic. Situated on approximately 6 acres, the property features 145 RV and boat storage units totaling approximately 51,228 SF, along with outdoor parking and an on-site office/apartment. The established facility is currently 90% occupied, providing strong in-place income with additional potential to optimize rents and operations. With its specialized storage use, proximity to a major recreational destination, and underlying land value, the property offers an attractive opportunity for investors and storage operators seeking a cash-flowing asset with value-add potential.

PROPERTY HIGHLIGHTS

- Established 145-unit RV/Boat Storage
- Includes outdoor parking income
- On-site office
- Compelling fit for private investors, operators, and 1031 buyers
- Upside with increased rental income and additional yard space

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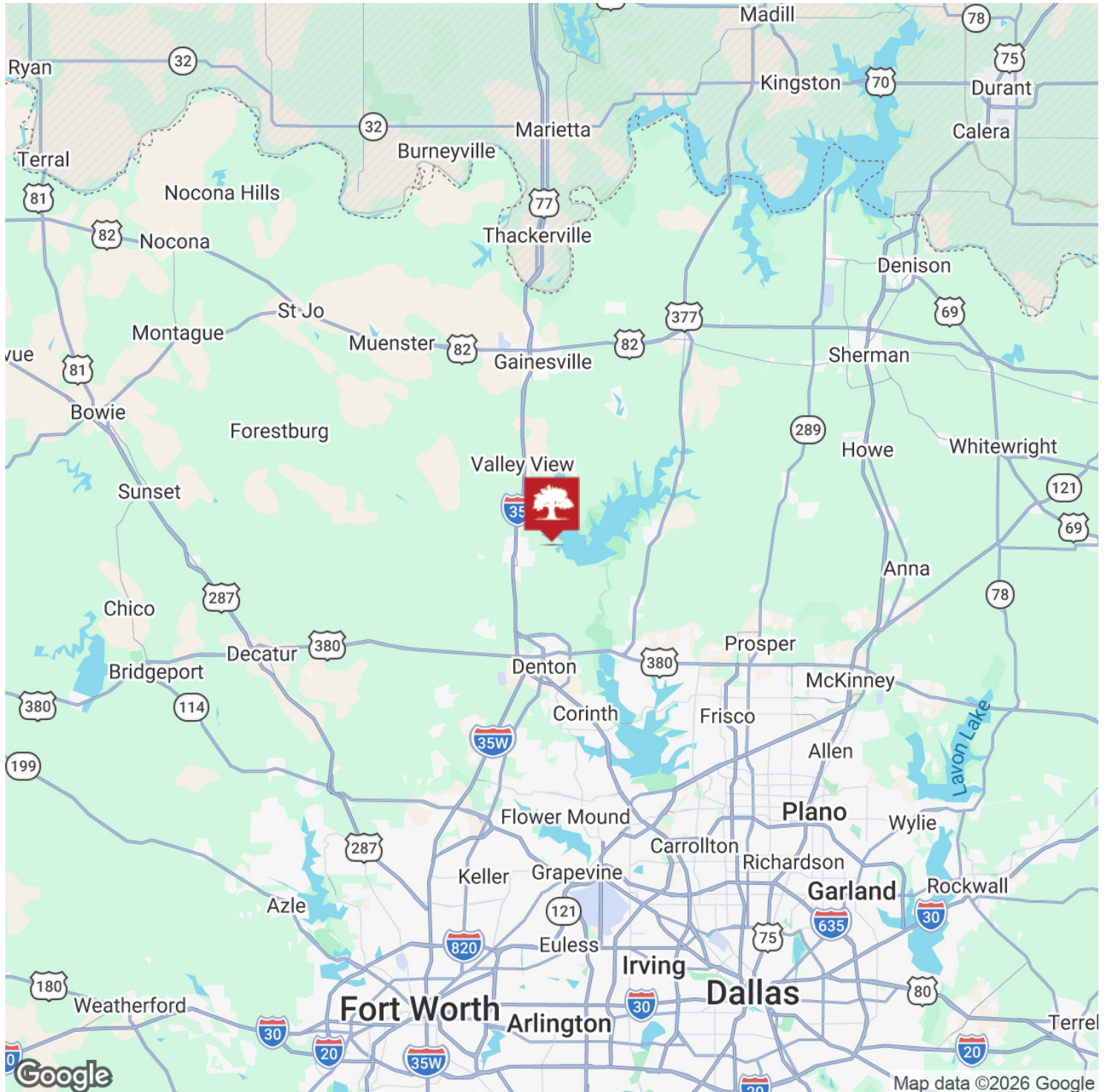
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Information About Brokerage Services

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

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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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Name of Sponsoring Broker (Licensed Individual or Business Entity)

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Name of Designated Broker of Licensed Business Entity, if applicable

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Buyer/Tenant/Seller/Landlord Initials

Date