

# Longhorn Storage Yard - Near I-35

320 Green Acres,  
Georgetown, TX 78626

ASKING PRICE: \$1,250,000.00 ~ 7% Cap Rate

TOTAL LAND AVAILABLE: 3.64 ACRES



COMPASS

Sale Package



# LEASE SUMMARY

## Investment Highlights

- Unrestricted Zoning – Ideal for commercial or industrial operations
- Income-Producing Property – Currently operating as a boat/RV storage and yard with ~99% economic occupancy
- Flexible Use – Perfect for owner-users planning future relocation or passive investors seeking steady cash flow

## Property Features

- Fully fenced and gated facility
- Eight 4K surveillance cameras for enhanced security
- Multiple leasing options available – inquire for details
- Stable rental income from boat/RV tenants and yard leases

This is a rare opportunity to acquire a high-occupancy income property in a fast-growing corridor with excellent access to major highways. Whether you're looking to expand your operational footprint or grow your real estate portfolio, this asset offers both stability and upside.

# PROPERTY SUMMARY

Offering Price	\$1,250,000.00
Land SqFt	158,558 SqFt
Year Built	2023
Zoning Type	None
Restrictions	NONE



# LONGHORN STORAGE - FINANCIALS

<b>Income</b>	<b>Spaces Available</b>	<b>Spaces Rented</b>	<b>Monthly Rate</b>	<b>Yearly</b>
Storage - RV & Boat	37	35	\$69.99	\$29,395.80
1 Acre	1	1	\$2,500.00	\$30,000.00
1.3 Acres	1	1	\$3,250.00	\$39,000.00
SignUps				\$224.70
Economic Occupany	99.86%			\$98,620.50
<b>Gross Profit</b>				<b>\$98,620.50</b>
<b>Yearly Expenses</b>				
Taxes				\$4,616.00
Insurance				\$804.00
Light				\$960.00
Internet				\$1,080.00
Storable				\$1,320.00
Landscape				\$1,200.00
Repairs				\$0.00
Marketing				\$0.00
Gate Cloud Access				\$648.00
CC (storage fees)				\$1,175.83
Management				\$0.00
<b>Total Operating Expenses</b>				<b>\$11,803.83</b>
<b>Net Operting Income</b>				<b>\$86,816.67</b>
<b>Cap Rate</b>				<b>7%</b>

SALE PRICE

\$1,250,000



**GTX Logistics Park**

**I-35 Highway**

**Site Location**





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PLEASE CONTACT THE COMPASS ADVISOR FOR MORE DETAILS.

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