



South Texas Boat & RV Storage
105 Creekwood Landing Dr.,
Richwood, TX 77531



CSD REALTY COMPANY
Self Storage Specialists

**EXCLUSIVE LISTING
PRESENTED BY:**

Craig Rice

713-417-1626

craigrice@csdrealty.com

TX 398667

Cole Rice

281-221-5542

colerice@csdrealty.com

TX 688975



South Texas Boat & RV Storage
105 Creekwood Landing Dr.,
Richwood, TX 77531



CSD REALTY COMPANY
Self Storage Specialists



PROPERTY DETAILS:

Price: \$1,200,000

Price/NRSF: \$46.07

Gross Bldg Area: 17,225

Net Rentable Area: 26,045

Land Area: 11.21 AC

Year Built: 2024

Construction: Metal-over-Steel
Concrete, Gravel
Drives

Occupancy: 100% Physical

Units: 72

UNIT MIX:

5x10 NC: 1

10x20 NC: 11

10x25 NC: 20

13x35 NC: 15

14x45 NC: 5

12x35 Open Parking: 2

14x45 Open Parking: 18



South Texas Boat & RV Storage is a 72 unit, 26,045 NRSF Boat & RV Storage investment /development opportunity at 105 Creekwood Landing Dr., Richwood, Texas (Lake Jackson MSA). This 11.21 acre site is located on Highway 288 which sees as many as 17,000 passing vehicles per day (Per TxDOT). Surrounding the site on Creekwood Dr. and Timber Creek Dr. are 3 class A apartment complexes totaling 704 units. The area surrounding the property is affluent and densely populated with over 50,000 residents within the 5-mile radius and household incomes averaging roughly \$100,000 which is 25% higher than the national average.

Completed in late 2023, South Texas Boat & RV Storage is a state of the art facility that is fully fenced and gated with LED lighting, 24/7 digital camera surveillance and uniquely coded keypad access for each tenant. Additionally, the 4 metal-over-steel buildings are fully enclosed and rated for 145 MPH winds. Tenants enjoy uncommon features such as a community ice-maker, multiple free boat/vehicle wash-down areas, timed lights and electric outlets in every unit for trickle chargers and a compressed air station.

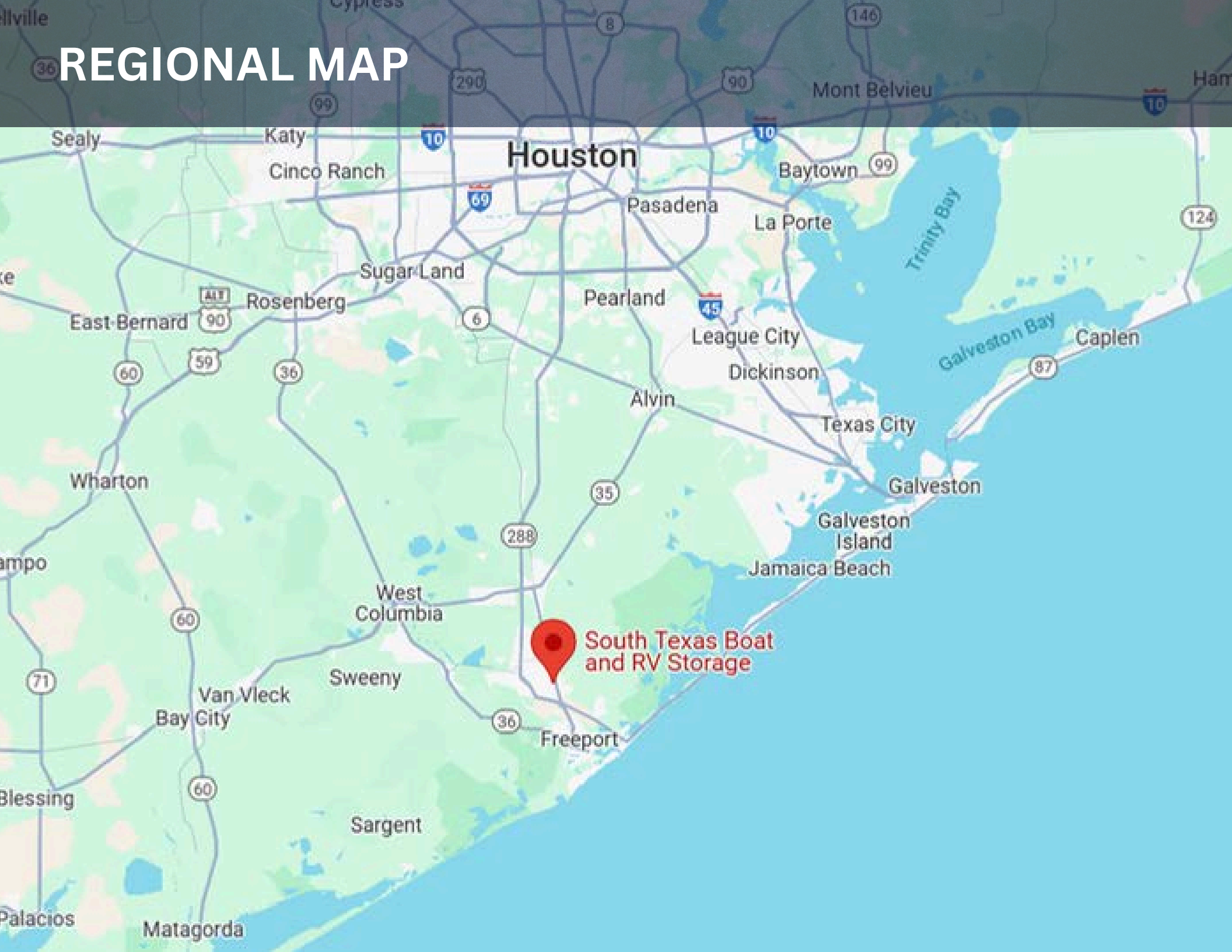


CSD REALTY COMPANY
Self Storage Specialists



Achieving 100% occupancy in just one year, South Texas Boat & RV Storage is a well-established, stabilized facility which benefits from excellent visibility on Highway 288, direct exposure to over 700 apartment units, and close proximity to over 18,000 households within 5 miles. With approximately 7 developable acres remaining, the asset is poised to benefit from immediate expansion in an MSA that is significantly underserved for both boat storage and climate controlled-mini storage. As Brazoria County expands (Greater Houston Partnerships estimates over 574,000 residents by 2040), South Texas Boat & RV Storage is set to be a premier development opportunity in the region.

REGIONAL MAP



OVERVIEW

| | 2025 | Year 1 Projected | Year 2 Projected |
|--|--------------|---------------------|---------------------|
| Asking Price | \$ 1,200,000 | | |
| Price Per Rentable Square Foot | \$ 46.07 | | |
| Cap Rate | 4.9% | 6.3% | 6.7% |
| Year Built | 2024 | | |
| Land Area (Per Survey) | 11.21 | AC | |
| Gross Building Area (4 buildings) | 17,225 | SF | |
| Total Net Rentable Area | 26,045 | SF | |
| Physical Occupancy (% of Units) | 93% | 98% | 98% |
| Economic Occupancy (% of potential rent) | 92% | 102% | 102% |

UNIT-MIX / OCCUPANCY

| UNIT TYPE | Number Units | Unit Size | Unit SF | Rentable Area | Standard | | Monthly Potential | Annual Potential | Occupancy Stats | | | | | | | |
|--------------------------|--------------|-----------|------------|---------------|---------------|---------------|-------------------|-------------------|-----------------|---------------|-----------------|-----------------|-----------------|-----------|-----------|-------------|
| | | | | | Rent | PSF | | | Occupied Units | | | Vacant Units | | | | |
| | | | | | | | | | # | Area | Avg/ Unit | Mthly Rent | Variance | # | Area | Rent |
| 5x10 | 1 | 5 x 10 | 50 | 50 | \$50 | \$1.00 | \$ 50 | \$ 600 | 1 | 50 | \$0.00 | \$0 | \$ (50) | 0 | - | \$ - |
| 10x20 | 11 | 10 x 20 | 200 | 2,200 | \$127 | \$0.64 | \$ 1,397 | \$ 16,764 | 11 | 2,200 | \$110.45 | \$1,215 | \$ (182) | 0 | - | \$ - |
| 10x25 | 20 | 10 x 25 | 250 | 5,000 | \$139 | \$0.56 | \$ 2,780 | \$ 33,360 | 20 | 5,000 | \$124.40 | \$2,488 | \$ (292) | 0 | - | \$ - |
| 13x35 | 15 | 13 x 35 | 455 | 6,825 | \$248 | \$0.55 | \$ 3,720 | \$ 44,640 | 15 | 6,825 | \$232.80 | \$3,492 | \$ (228) | 0 | - | \$ - |
| 14x45 | 5 | 14 x 45 | 630 | 3,150 | \$329 | \$0.52 | \$ 1,645 | \$ 19,740 | 5 | 3,150 | \$313.60 | \$1,568 | \$ (77) | 0 | - | \$ - |
| 14x45 Open Parking | 2 | 14 x 45 | 630 | 1,260 | \$99 | \$0.16 | \$ 198 | \$ 2,376 | 2 | 1,260 | \$99.50 | \$199 | \$ 1 | 0 | - | \$ - |
| 12x35 Open Parking | 18 | 12 x 35 | 420 | 7,560 | \$79 | \$0.19 | \$ 1,422 | \$ 17,064 | 18 | 7,560 | \$73.94 | \$1,331 | \$ (91) | 0 | - | \$ - |
| TOTAL/AVG PERCENT | 72 | | 362 | 26,045 | \$ 156 | \$0.43 | \$ 11,212 | \$ 134,544 | 72 | 26,045 | \$142.96 | \$10,293 | \$ (919) | 0 | - | \$ - |
| | | | | | | | | | 100% | 100% | | 92% | -8% | 0% | 0% | 0% |

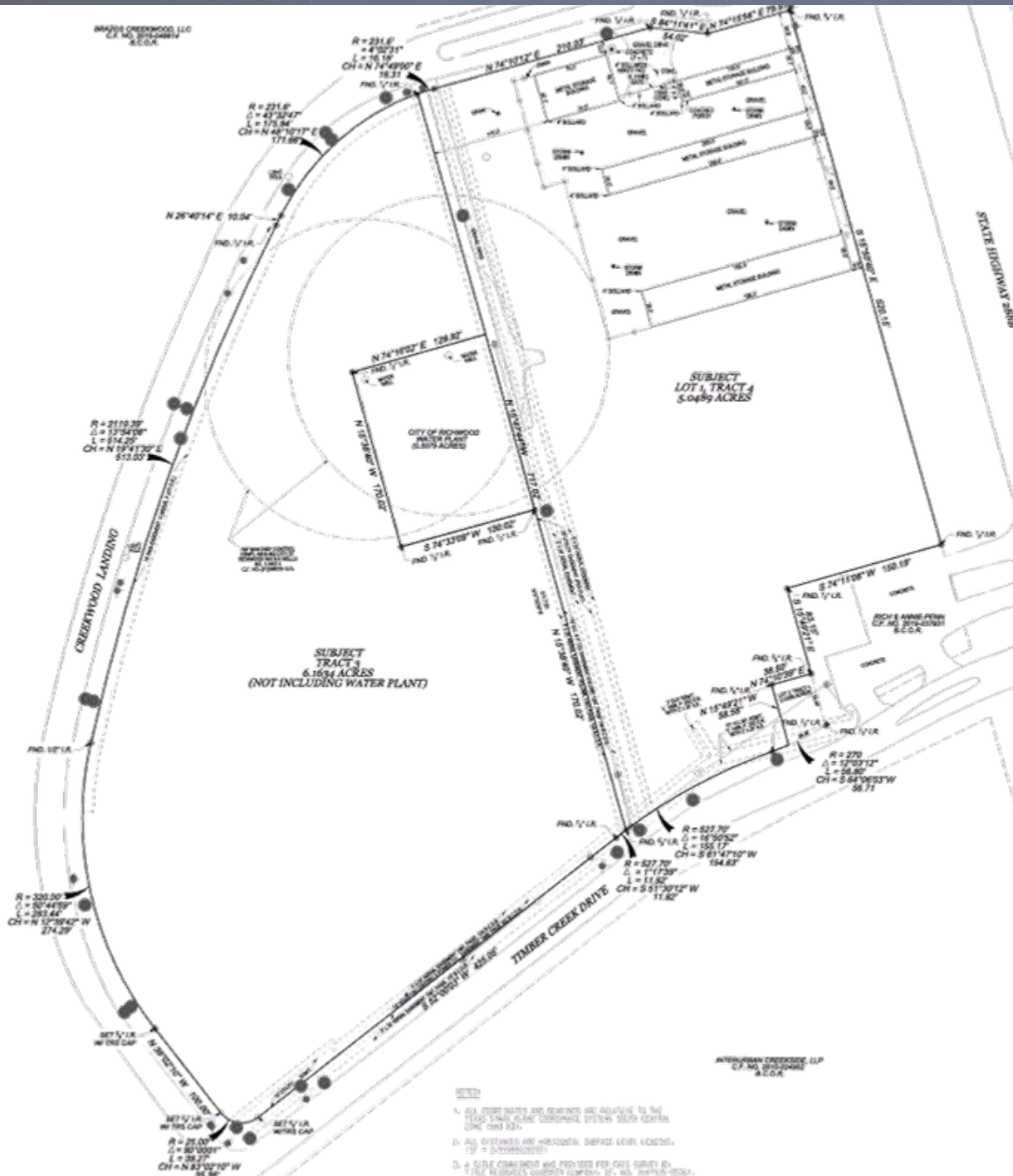
INCOME & EXPENSE

| Revenue | 2025 Actual | | Year 1 Projected | | Year 2 Projected | |
|--------------------------|-------------|-------------------|------------------|-------------------|------------------|-------------------|
| Annual Potential Rent | | \$ 127,956 | | \$ 140,752 | | \$ 147,789 (1) |
| Average Economic Vacancy | -9% | \$ (11,058) | -2% | \$ (2,815) | -2% | \$ (2,956) |
| Rental Revenue | | \$ 116,898 | | \$ 137,937 | | \$ 144,833 |
| Other Income | 4% | \$ 4,767 | 4% | \$ 5,000 | 4% | \$ 5,400 |
| EFFECTIVE GROSS | 95% | \$ 121,665 | 102% | \$ 142,937 | 102% | \$ 150,233 |

| Operating Expenses | 2025 | | Estimated | | Estimated | |
|-------------------------------|------------|------------------|------------|------------------|------------|------------------|
| Property Taxes (Brazoria CAD) | 26.4% | \$ 32,062 | 23.1% | \$ 33,062 | 22.7% | \$ 34,062 |
| Property Insurance | 12.0% | \$ 14,619 | 10.2% | \$ 14,619 | 10.4% | \$ 15,619 |
| Dues & Subscriptions | 7% | \$ 7,976 | 5.6% | \$ 7,976 | 5.3% | \$ 7,976 |
| Utilities | 3.5% | \$ 4,243 | 3.0% | \$ 4,343 | 3.0% | \$ 4,443 |
| Repairs/Maintenance | 7.2% | \$ 8,708 | 0.8% | \$ 1,200 | 1.2% | \$ 1,800 |
| Rep/Maint Insurance Proceeds | -7.9% | \$ (9,598) | 0.0% | \$ - | 0.0% | \$ - (2) |
| Phone & Internet | 1.0% | \$ 1,200 | 0.8% | \$ 1,200 | 1.0% | \$ 1,500 |
| Bank Costs - Credit Card | 3.3% | \$ 4,029 | 3.3% | \$ 4,700 | 3.3% | \$ 5,000 |
| Total Expenses | 52% | \$ 63,239 | 47% | \$ 67,100 | 47% | \$ 70,400 |

| | | | | | | |
|------------|--|------------------|--|------------------|--|------------------|
| NOI | | \$ 58,426 | | \$ 75,837 | | \$ 79,833 |
|------------|--|------------------|--|------------------|--|------------------|

SURVEY & EXPANSION LAND



The property consists of two tracts totaling 11.21 acres. The owners estimate that there are 2 undeveloped acres remaining on the 5.04 acre tract which fronts Highway 288.

The second tract totals 6.16 undeveloped acres and is ideal for additional Boat & RV storage or climate controlled mini storage.

The City of Richwood owns and maintains the water treatment facility located within both tracts. There is a 25 foot utility easement which runs through the property, as well as a water control easement. You cannot build structures on the easement, but it is ideal for additional detention or open parking spaces.

EXPANSION LAND POTENTIAL



The Park at Bellagio Apartments

200 UNITS

South Texas Boat and RV Storage

RICHWOOD WATER PLANT

5.04 ACRES

17,000 VPD

6.16 ACRES

256 UNITS

248 UNITS

The Lodge at Timbercreek...

The Landing Apartment Homes

Tony's HighQuality Detailing

PROPOSED EXPANSION:

(All building sizes and locations are approximations and not to scale)



(15) 13X35
ENCLOSED
(6,825sqft)

(15) 13X35
ENCLOSED
(6,825sqft)

(15) 13X35
ENCLOSED
(6,825sqft)

(15) 13X35
ENCLOSED
(6,825sqft)

(15) 13X35
ENCLOSED
(6,825sqft)

ADDITIONAL DETENTION POND

RICHWOOD WATER PLANT

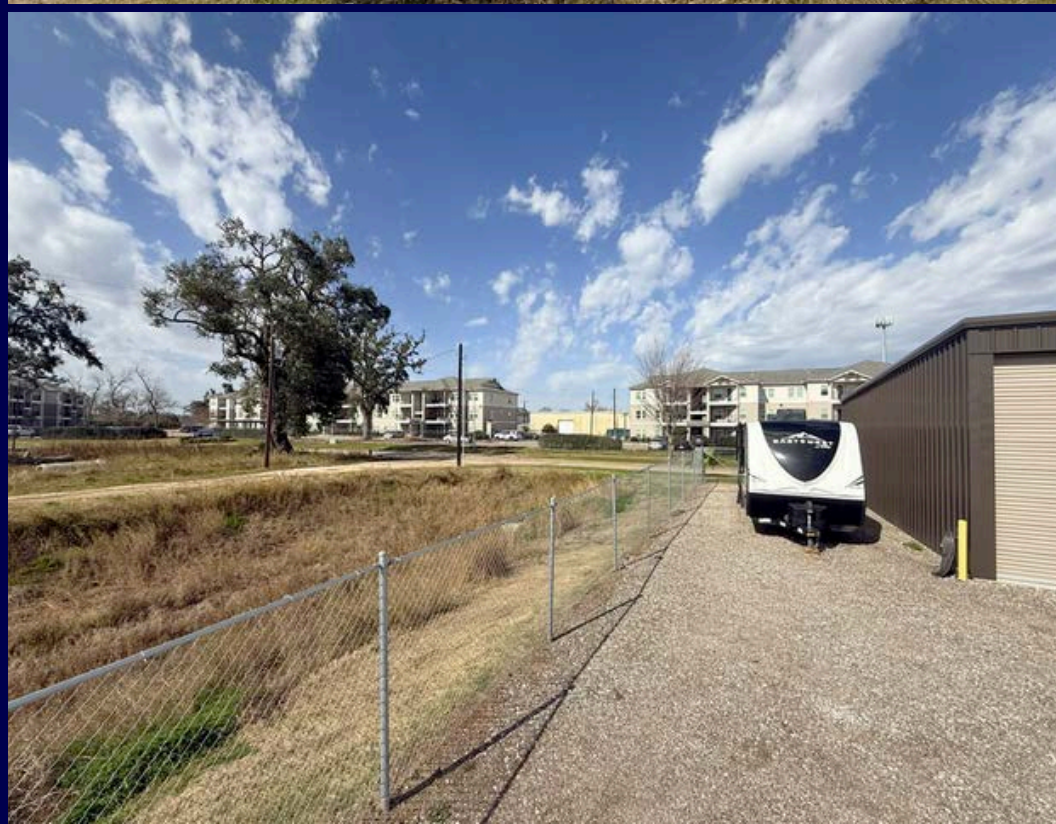
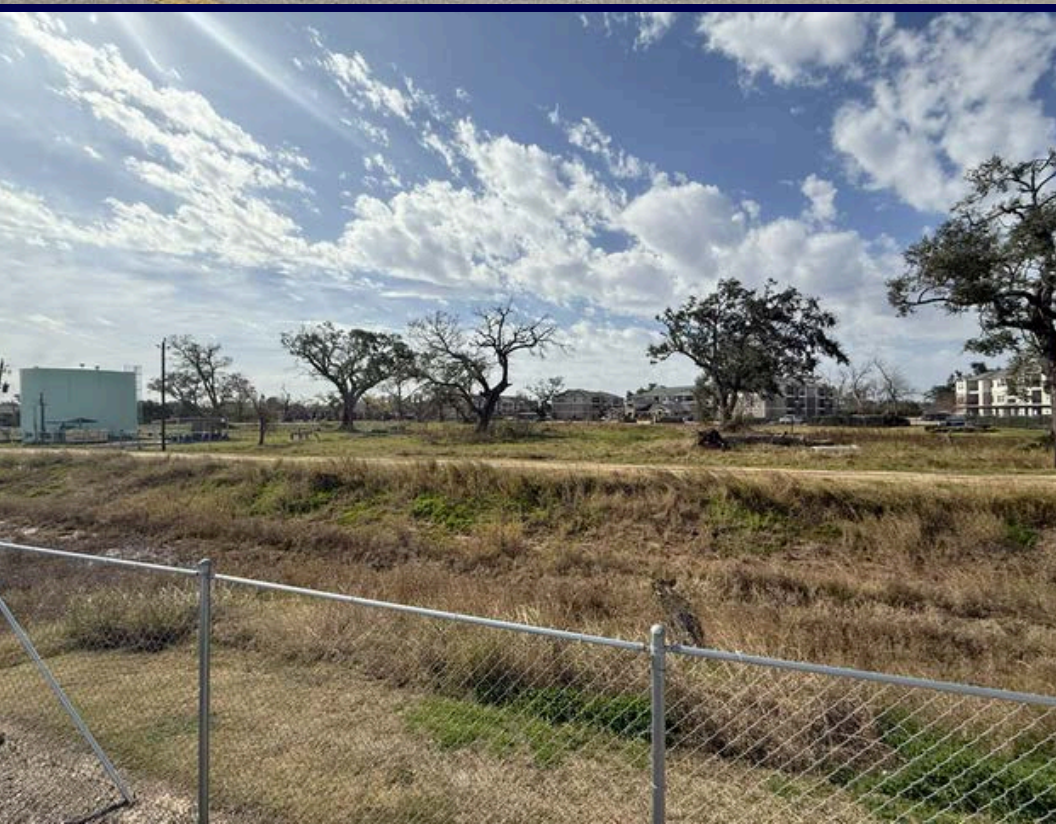
DETENTION POND

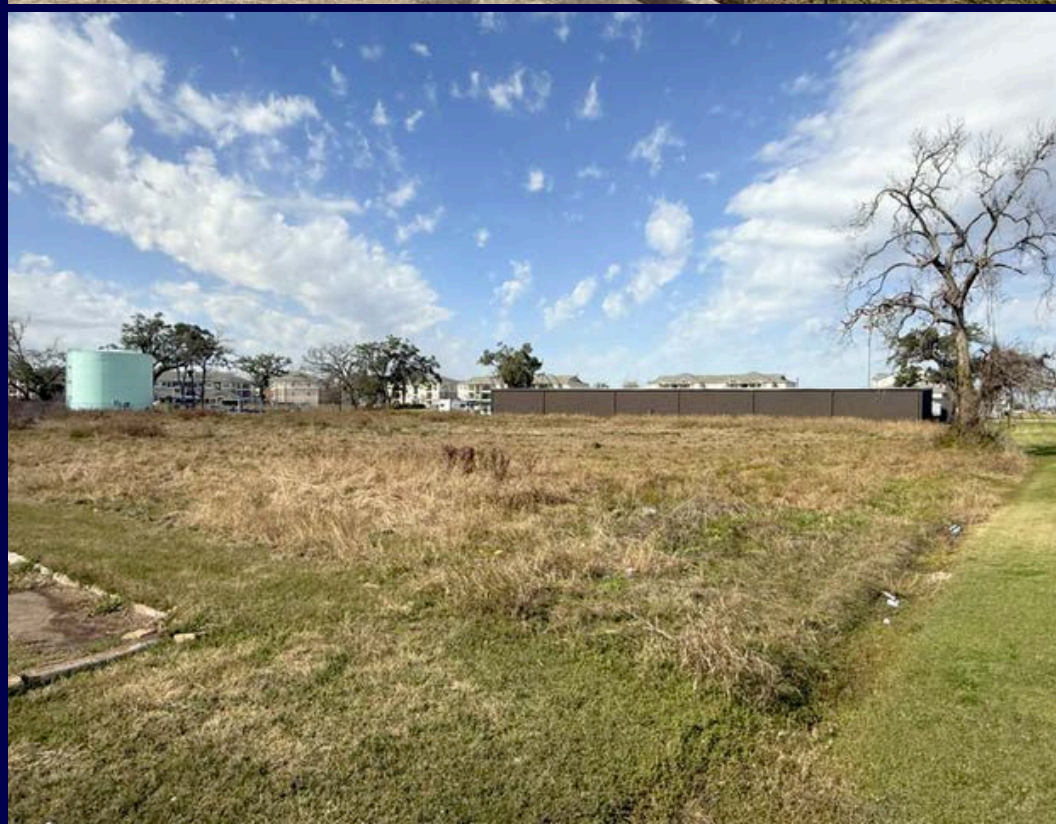
CLIMATE
CONTROLLED
STORAGE

South Texas Boat
and RV Storage









DISCLAIMER, RELEASE, INDEMNITY & CONFIDENTIALITY AGREEMENT

IMPORTANT

**EMPLOYEES, TENANTS AND OTHERS MAY NOT KNOW THIS PROPERTY IS FOR SALE.
PLEASE KEEP THIS INFORMATION CONFIDENTIAL! PLEASE DO NOT GO TO THE PROPERTY OR CONTACT
THE PROPERTY REGARDING THE SALE WITHOUT FIRST CALLING CRAIG RICE AT (713) 417-1626.
CSD REALTY COMPANY IS A LICENSED REAL ESTATE BROKERAGE IN THE STATE OF TEXAS, SPECIALIZING
IN COMMERCIAL REAL ESTATE.**

As material inducement and an essential condition to CSD Realty Company providing you the accompanying information and by use of the information you and your clients for yourselves and anyone holding or claiming by, through, or under you, agree to the following:

(1) The information contained herein or communicated to you verbally or otherwise by CSD Realty Company or from any other source is provided as an accommodation to you and your client in order to facilitate your examination of the property described herein. CSD Realty Company does not guarantee the completeness or accuracy of the information contained herein or otherwise supplied to you and expressly disclaims any duty, warranty, or representation, express or implied, related to this or any other information or the property described herein. It is your responsibility to independently confirm the accuracy and completeness of this and any other information and determine the suitability and condition of the property.

(2) CSD Realty Company represents the Seller and shall have no duty to you or anyone claiming, by through, or under you to make any inspection or disclosure. You and your clients must perform whatever tests and investigations are necessary to determine the suitability and condition of the property. You and your clients, for yourselves and anyone claiming or holding by, through, or under you, agree to release, indemnify, hold harmless, and defend CSD Realty Company and its representatives from any claim, liability, or loss which may occur directly or indirectly from any failure to disclose any information or your use of this and any other information or the property whether or not such loss, cost, or damage may result in whole or in part from any theory of strict liability or the negligence of CSD Realty Company or their representatives.

(3) You and your clients agree to hold all information concerning the property confidential and use it solely in connection with your independent evaluation of the purchase of the property and not for any other reason. If any information is used by you or anyone gaining information from you for any other purpose, then you, for yourself and anyone holding by, through, or under you, agree to indemnify CSD Realty Company, the Seller, and their successors and assigns for any and all losses, costs, and damages which result directly or indirectly from such prohibited use, including without limitation legal costs, consequential damages, and lost profits.

(4) This information may not be duplicated or redistributed without the written consent of CSD Realty Company. The original and copies, excerpts, summaries, or other information derived here from must be returned upon request by CSD Realty Company.



Information About Brokerage Services

Texas law requires all real estate licensees 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

| | | | |
|--|---------------|----------------------------------|----------------------|
| CSD Realty Company | 378993 | info@cstdrealty.com | (281)398-4588 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Sherry Rice | 378993 | sherryrice@cstdrealty.com | (713)302-7273 |
| Designated Broker of Firm | License No. | Email | Phone |
| Cole Rice | 688975 | colerice@cstdrealty.com | (281)221-5542 |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Craig Rice | 398667 | craigrice@cstdrealty.com | (713)417-1626 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov