



PRICE: \$1,300,000

2213 N QUAKER AVE

Lubbock, TX 79416

Jack Oduro

Agent

512.977.8596

jack@moriahrealestate.com

PRICE: \$1,300,000

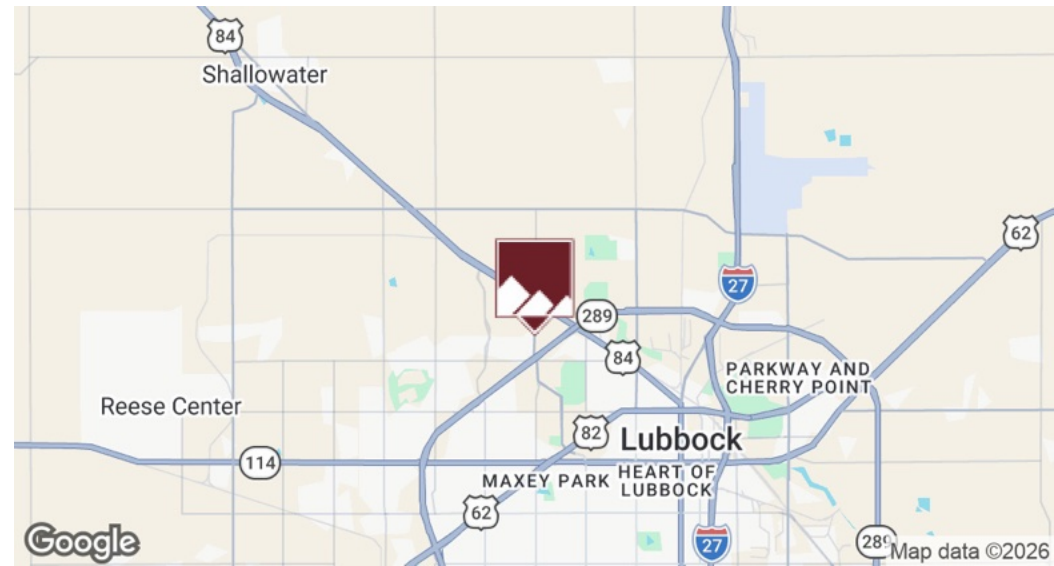
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Property Description

AAA Self Storage is a 20,345 SF self-storage facility situated on 2.26 acres in Lubbock, Texas. The property consists of seven storage buildings with 206 units, including 120 drive-up units and 86 climate-controlled units. The facility features an on-site office, fenced and gated keypad access, 24-hour video surveillance, security cameras, and wide drive aisles. Currently operating at 57.8% physical occupancy, the property offers a diverse unit mix in a well-established Lubbock market.



Location Description

Located along Quaker Avenue, the property benefits from approximately 9,753 vehicles per day and is centrally positioned near Texas Tech University, major healthcare employers, and regional retail destinations. The surrounding area continues to experience residential growth, with more than 1,400 new housing units planned or under construction within a seven-mile radius, supporting long-term demand for self-storage.

Offering Summary

Sale Price:	\$1,300,000
Lot Size:	2.26 Acres
Building Size:	20,345 SF

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Property Highlights

- 20,345 NRSF Self-Storage Facility | 2.26 Acres
- 206 Total Units | 120 Drive-Up & 86 Climate-Controlled Units
- 7 Storage Buildings
- 57.8% Physical Occupancy | Value-Add Investment Opportunity
- Below-Market Rental Rates | Significant Rental Growth Potential
- On-Site Office | Wide Drive Aisles
- Fenced & Gated Facility | Keypad Access | 24-Hour Video Surveillance
- Concrete Foundation | Metal Frame Construction
- Metal & Brick Exterior | Metal Roof | Metal & Brick Perimeter Fencing
- Approximately 9,753 VPD on N. Quaker Avenue
- 111,117 Residents Within a 5-Mile Radius | Projected 4.53% Population Growth
- Over 1,400 Planned or Under-Construction Residential Units Within 7 Miles
- Centrally Located Near Texas Tech University, Major Healthcare Employers & Regional Retail

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MORIAH
BROKERAGE SERVICES, LLC

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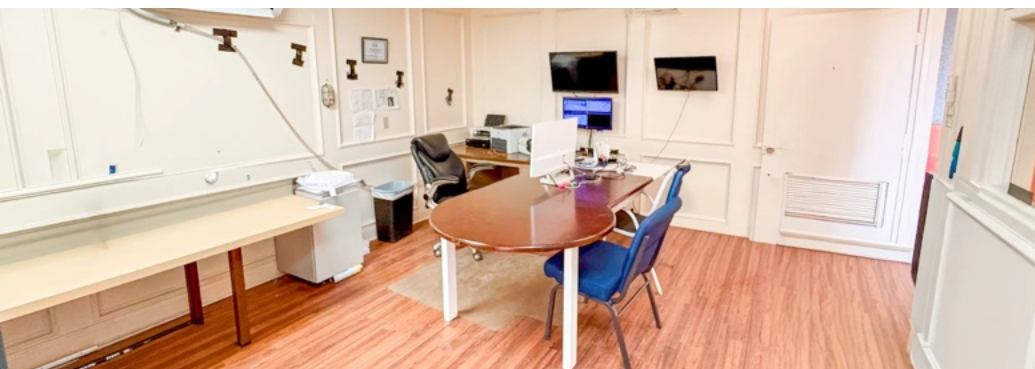


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MORIAH BROKERAGE TEAM

Significant Assignments & Transactions



JOHN ELPHICK, CCIM
BROKER



TREY DENNIS
BROKER



WES GOTCHER
PRESIDENT/MANAGING
BROKER



STEPHANIE GAUTHIER
AGENT



JACK ODURO
AGENT



MIKE GRESBACK
AGENT



TOMMY REYNOLDS
AGENT



MEGAN YANCEY
TRANSACTION COORD.



HUNTER HICKOK
AGENT



JOEY VARELA
AGENT



PRESLEY FLATT
MARKETING SPECIALIST

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Contact Broker:

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