

Texas 2-Property Portfolio

1900 N. Tool Dr., Tool, TX 75143 | 131 Luther Ln., Gun Barrel City, TX 75156

ARGUS
SELF STORAGE ADVISORS

SELF STORAGE PORTFOLIO OPPORTUNITY

PRESENTED BY

TYLER TRAHANT

Dominus Commercial

817-901-7600

ttrahant@dominuscommercial.com

CHAD SNYDER

Dominus Commercial

817-980-7276

csnyder@dominuscommercial.com



LIST PRICE: Call Broker for Pricing

INVESTMENT HIGHLIGHTS

- Two well-occupied, locally owned and operated self-storage facilities in the Cedar Creek Lake market (Tool and Gun Barrel City, TX)
- Combined 641 storage units totaling approximately 116,420 rentable square feet, plus 43 outside boat/RV and vehicle parking spaces at the Tool location
- Portfolio occupancy 77.8% (Tool) and 75.2% (Gun Barrel City) - offers upside to stabilize remaining vacancy through professional lease-up and rate management
- Current ownership does not charge for Tenant Insurance or have ECRI system in place
- Diverse unit mix including climate-controlled, insulated, and standard drive-up units serving a broad customer base around the lake

PROPERTY DETAILS

RSF: 116,420

Units: 641

Occupancy: 76.5%

Watch Drone Tour: [Tool](#) | [Gun Barrel City](#)

