TEXAS HOLD 'EM STORAGE

1609 N Main | Gladewater, TX

OFFERING MEMORANDUM

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GULF COMMERCIAL GROUP
DEVELOPMENT | INVESTMENT | BROKERAGE

Texas Hold 'Em Storage

CONTENTS

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Brokerage License No.: 9001219
www.gulfcommgroup.com

5300 Memorial Dr., Suite 1100, Houston, TX 77007

TEXAS HOLD 'EM STORAGE

01 Executive Summary

Investment Summary
Unit Mix Summary

OFFERING SUMMARY

ADDRESS	1609 N Main Gladewater TX 75647
COUNTY	Upshur
MARKET	East Texas
SUBMARKET	Longview - Marshall
RENTABLE SQUARE FEET	18,700
GROSS SQUARE FEET	21,040
LAND ACRES	2.63
NUMBER OF UNITS	117
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	$975,000
PRICE PSF	$52.14
PRICE PER UNIT	$8,333
OCCUPANCY	100.00%
NOI (CURRENT)	$73,002
CAP RATE (CURRENT)	7.49%

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	2,025	8,583	18,375
2026 Median HH Income	$54,004	$52,711	$60,785
2026 Average HH Income	$79,026	$75,224	$86,791

Investment Summary – Texas Hold 'Em Storage

- Unlock the potential of Texas Hold 'Em Storage, a well-established self-storage gem boasting a solid track record of success. With a robust 98% occupancy rate and 117 units of various sizes, this fully fenced and gated property offers secure storage solutions to the local community.
- Boasting a 2025 NOI of approximately $64,560, this property has thrived without formal marketing efforts, showcasing its innate demand. Elevate its performance further by introducing cutting-edge management systems and tapping into online leasing platforms for increased efficiency and profitability.

Unit Type	SF	Monthly Rent	Total Units	Total Rent	Units Occupied	Units Vacant	% of Property	Rent/SF	Total SF
8 X 10	80	$60	48	$2,880	44	4	40.3%	$0.75	3,840
10 X 15	150	$90	54	$4,860	40	14	45.4%	$0.60	8,100
8 X 20	160	$100	1	$100	1	0	0.8%	$0.63	160
10 X 20	200	$105	16	$1,680	16	0	13.4%	$0.53	3,200
Totals/Avgs	**590**	**$89**	**119**	**$9,520**	**101**	**18**		**$0.62**	**15,300**

TEXAS HOLD 'EM STORAGE

02 Location

Location Summary – Texas Hold 'Em

- Texas Hold 'Em Storage is strategically positioned in Gladewater, Texas, a growing East Texas community located on U.S. Highway 271, providing exceptional regional accessibility throughout the Longview–Tyler corridor. The property benefits from convenient access to major transportation routes connecting Longview (12 miles east), Tyler (25 miles southwest), Gilmer (14 miles north), and Big Sandy (10 miles west), placing it within one of East Texas' most active trade areas.

  Gilmer and the greater Upshur County area continue to experience steady population trends supported by local industry, small businesses, and regional employment centers. The area's affordability and accessibility contribute to sustained demand for self-storage, particularly among residents requiring flexible space solutions.

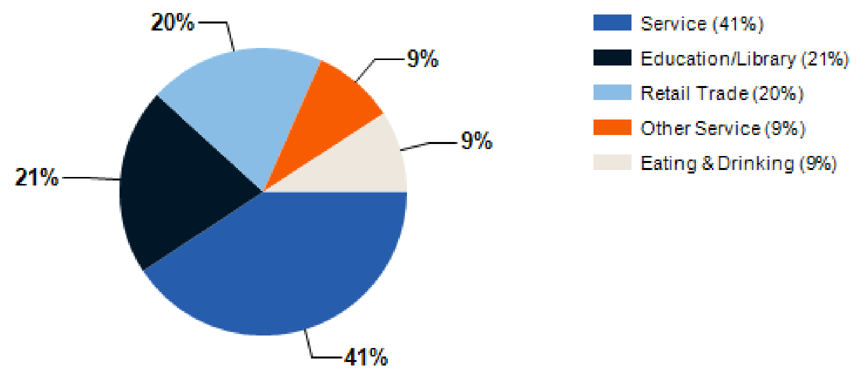
- he facility serves a diverse customer base that includes residential households, small businesses, contractors, recreational vehicle owners, and commercial users throughout Gregg, Upshur, and surrounding counties. Gladewater's position between the larger employment centers of Longview and Tyler creates consistent demand for self-storage from commuters, families relocating within the region, and businesses requiring additional inventory and equipment storage.

- Known as the "Antique Capital of East Texas," Gladewater attracts year-round visitors while maintaining a stable local economy supported by manufacturing, energy, retail, agriculture, and small business. The city has continued to diversify beyond its historic oil industry, providing a dependable economic foundation that supports long-term storage demand.

- The property's location along a primary commercial corridor offers strong visibility and easy ingress/egress for customers while benefiting from the area's steady residential growth and relatively affordable housing market. With a city population of approximately 6,300 residents and a broader ZIP Code population exceeding 13,000, the facility draws from a regional customer base that extends well beyond the city limits.

- Overall, Texas Hold 'Em Storage is well positioned to capitalize on East Texas' stable population base, regional highway connectivity, and the continued demand for secure, conveniently located self-storage facilities.

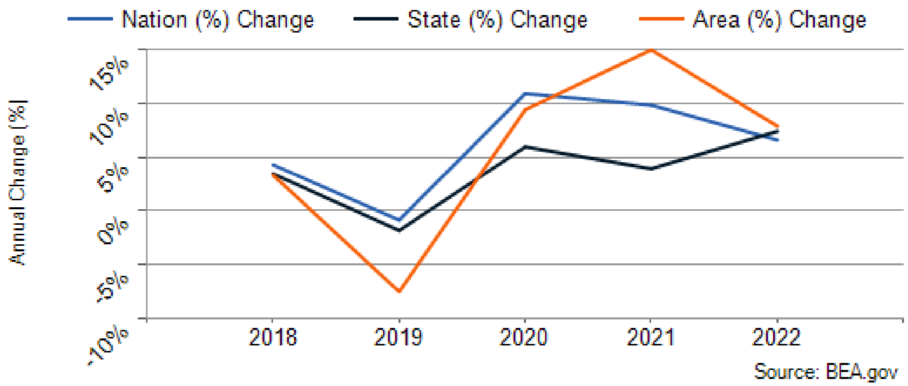
Major Industries by Employee Count

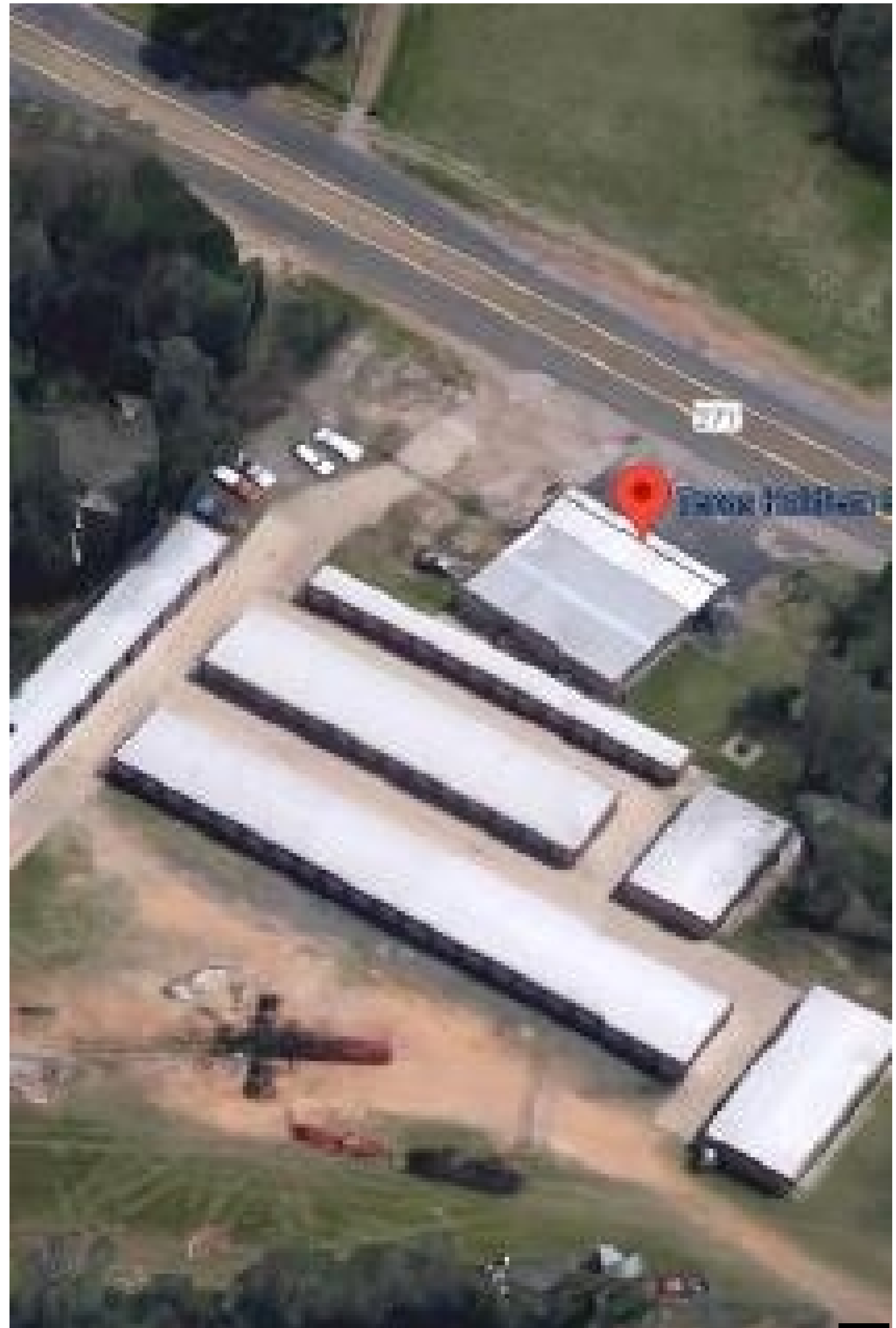


Largest Employers

Walmart Supercenter	Approximately 200 employees
Mayhan Fabricators Inc	Approximately 35 employees
Exxon	Approximately 10 employees
Phillips 66	Approximately 10 employees
Seymour's Country Store	Approximately 5 employees
Diamond D Lube	Approximately 5 employees
Gilmer Self Storage	Approximately 5 employees
Kirby Spencer Ag. Products	Approximately 5 employees

Gregg County GDP Trend





TEXAS HOLD 'EM STORAGE

03 **Property Description**

Property Features

PROPERTY FEATURES

NUMBER OF UNITS	117
NUMBER OF BUILDINGS	7
RENTABLE SQUARE FEET	18,700
GROSS SQUARE FEET	21,040
LAND ACRES	2.63
YEAR BOUGHT	2005
# OF PARCELS	1
ADDITIONAL EXPANSION SF	20,000 Approx.
ZONING TYPE	Commercial
PRODUCT CLASS	Class B
STREET FRONTAGE	212' Hwy 271
SOFTWARE	Storable Easy

FEES & DEPOSITS

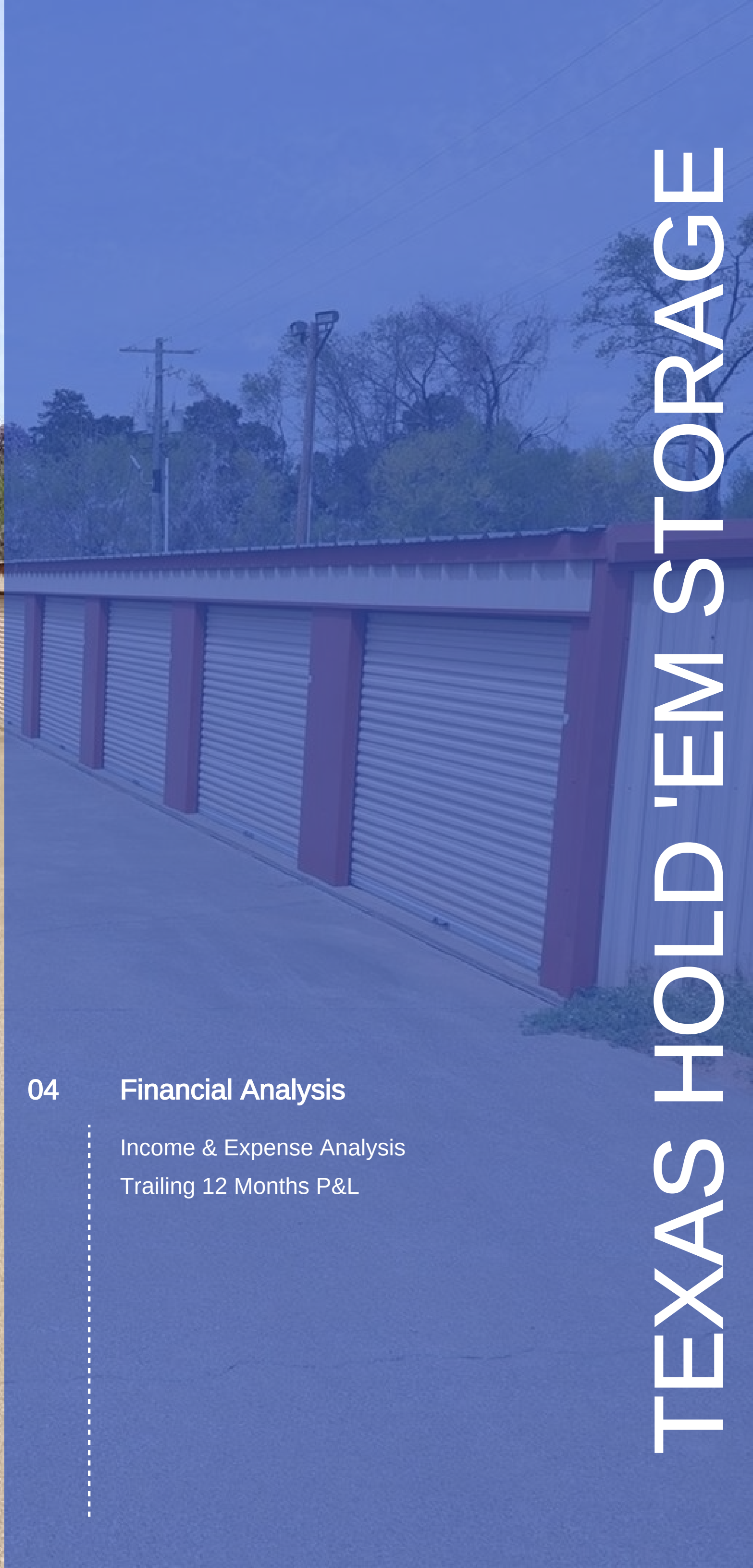
APPLICATION FEE	Yes
INSURANCE	No

CONSTRUCTION

FOUNDATION	Concrete
EXTERIOR	Metal Building
PARKING SURFACE	Concrete
ROOF	Metal
FENCING	Chain Link
SECURITY	Ask
CONTROLLED ACCESS	Yes
CLIMATE CONTROLLED UNITS	No

UTILITIES

WATER	NA
SEWER	NA
TRASH	Yes
GAS / PROPANE	NA
ELECTRIC	Yes



TEXAS HOLD 'EM STORAGE

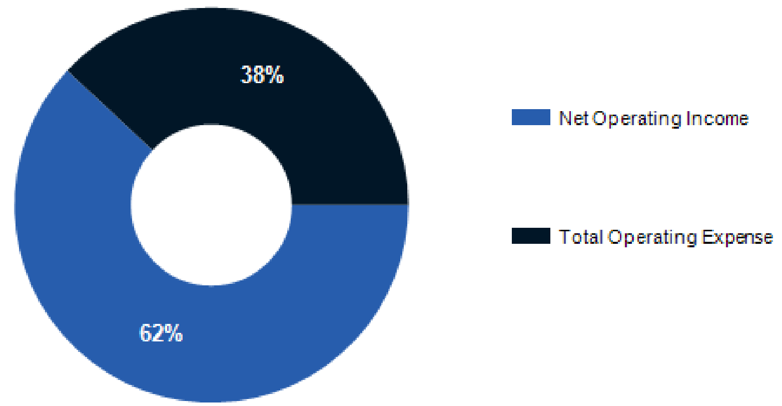
04 Financial Analysis

- Income & Expense Analysis
- Trailing 12 Months P&L

INCOME	CURRENT
Gross Rent	$116,459
Late Fees	$1,405
Effective Gross Income	**$117,864**
Less Expenses	$44,862
Net Operating Income	**$73,002**

REVENUE ALLOCATION

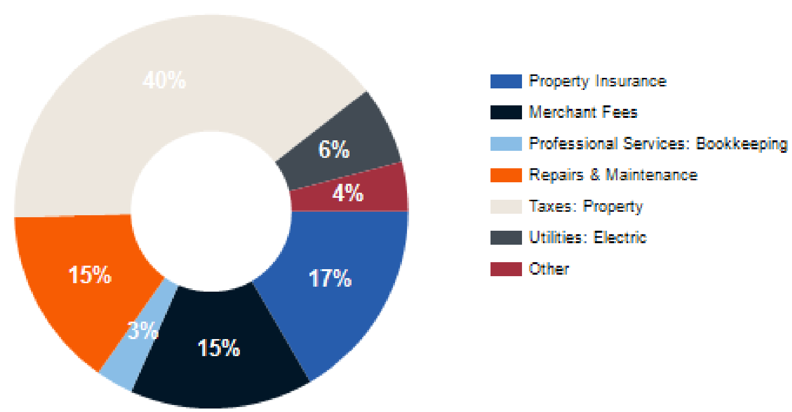
CURRENT



EXPENSES	CURRENT	Per Unit
Property Insurance	$7,453	$64
Merchant Fees	$6,754	$58
Office Supplies	$11	
Postage & Delivery	$72	$1
Professional Services: Bookkeeping	$1,380	$12
Repairs & Maintenance	$6,640	$57
Software	$133	$1
Supplies	$60	$1
Taxes: Property	$17,918	$153
Utilities: Electric	$2,894	$25
Utilities: Telephone	$649	$6
Utilities: Water	$898	$8
Total Operating Expense	**$44,862**	**$383**
Expense / SF	$2.40	
% of EGI	38.06%	

DISTRIBUTION OF EXPENSES

CURRENT



Texas Hold'em Storage - Trailing 12 Actuals (Jun 2025 - May 2026)													
Account	**Jun-25**	**Jul-25**	**Aug-25**	**Sep-25**	**Oct-25**	**Nov-25**	**Dec-25**	**Jan-26**	**Feb-26**	**Mar-26**	**Apr-26**	**May-26**	**TTM Total**
Income													
Rents	$9,818.00	$9,930.00	$9,668.00	$9,302.00	$9,412.00	$9,470.00	$9,400.00	$9,560.00	$9,709.00	$10,045.00	$10,117.00	$10,028.00	$116,459.00
Late Fees	$180.00	$155.00	$105.00	$100.00	$165.00	$160.00	$40.00	$135.00	$105.00	$100.00	$100.00	$60.00	$1,405.00
Total Income	**$9,998.00**	**$10,085.00**	**$9,773.00**	**$9,402.00**	**$9,577.00**	**$9,630.00**	**$9,440.00**	**$9,695.00**	**$9,814.00**	**$10,145.00**	**$10,217.00**	**$10,088.00**	**$117,864.00**
Operating Expenses													
Advertising & Marketing	-	-	-	-	-	-	-	-	-	-	-	-	-
Contract Labor	-	-	-	-	-	-	-	-	-	-	-	-	-
Insurance	-	-	-	-	-	$4,813.89	$1,193.17	$1,445.73	-	-	-	-	$7,452.79
Lawn Care	-	-	-	-	-	-	-	-	-	-	-	-	-
Merchant Fees	$623.04	$558.23	$578.52	$584.79	$545.92	$565.14	$504.47	$542.06	$535.46	$575.65	$588.06	$552.86	$6,754.20
Office Supplies	-	-	-	-	$10.68	-	-	-	-	-	-	-	$10.68
Postage & Delivery	-	$10.48	$10.48	$10.48	-	$9.68	$9.68	$20.96	-	-	-	-	$71.76
Professional Services: Bookkeeping	$115.00	$115.00	$115.00	$115.00	$115.00	$115.00	$115.00	$115.00	$115.00	$115.00	$115.00	$115.00	$1,380.00
Repairs & Maintenance	-	-	-	$3,838.59	$2,205.59	-	-	-	-	-	-	$595.38	$6,639.56
Software	$19.00	$19.00	$19.00	$19.00	$19.00	$19.00	$19.00	-	-	-	-	-	$133.00
Supplies	-	-	-	-	-	$43.29	-	-	-	-	-	$16.24	$59.53
Taxes: Property	-	-	-	-	-	-	-	$17,918.31	-	-	-	-	$17,918.31
Utilities: Electric	$246.50	$245.67	$250.96	$253.07	$260.76	$250.75	$252.02	$246.34	$183.03	$224.53	$228.90	$251.11	$2,893.64
Utilities: Telephone	$54.09	$54.09	$54.09	$54.09	$54.09	$54.09	$54.09	$54.09	$54.09	$54.09	$54.09	$54.09	$649.08
Utilities: Water	$72.05	$72.05	$72.05	$72.05	$74.76	$74.76	$74.76	$97.89	$97.89	$63.11	$63.11	$63.11	$897.59
Total Operating Expenses	**$1,129.68**	**$1,074.52**	**$1,100.10**	**$4,947.07**	**$3,285.80**	**$5,945.60**	**$2,222.19**	**$20,440.38**	**$985.47**	**$1,032.38**	**$1,049.16**	**$1,647.79**	**$44,860.14**
Net Operating Income	**$8,868.32**	**$9,010.48**	**$8,672.90**	**$4,454.93**	**$6,291.20**	**$3,684.40**	**$7,217.81**	**($10,745.38)**	**$8,828.53**	**$9,112.62**	**$9,167.84**	**$8,440.21**	**$73,003.86**
NOI Margin	88.7%	89.3%	88.7%	47.4%	65.7%	38.3%	76.5%	-110.8%	90.0%	89.8%	89.7%	83.7%	61.9%

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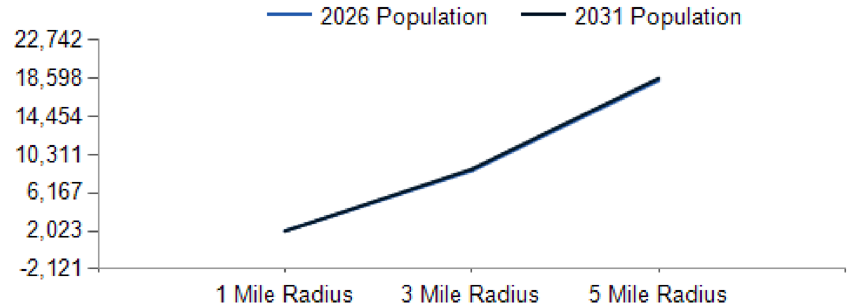
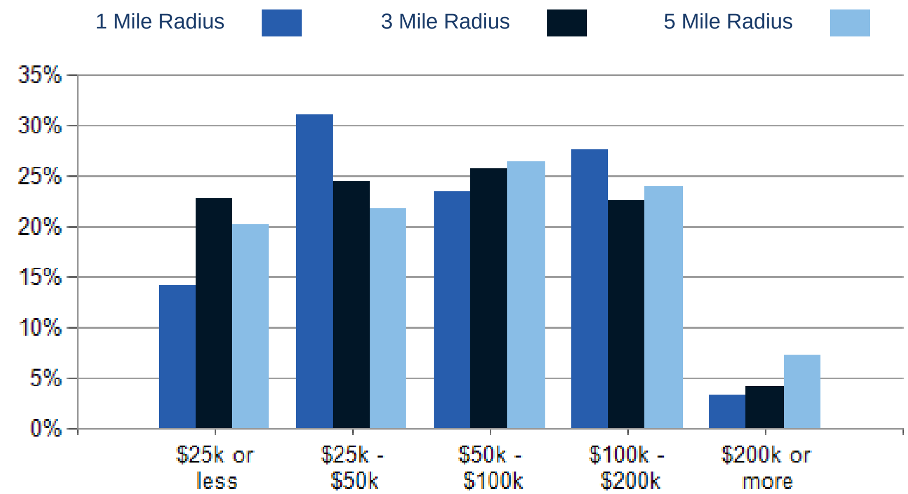
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,904	7,867	16,295
2010 Population	2,178	8,395	18,168
2026 Population	2,025	8,583	18,375
2031 Population	2,023	8,743	18,598
2026 African American	243	1,348	1,748
2026 American Indian	10	62	149
2026 Asian	16	70	125
2026 Hispanic	211	858	1,724
2026 Other Race	96	295	567
2026 White	1,464	5,990	14,108
2026 Multiracial	195	812	1,663
2026-2031: Population: Growth Rate	-0.10%	1.85%	1.20%

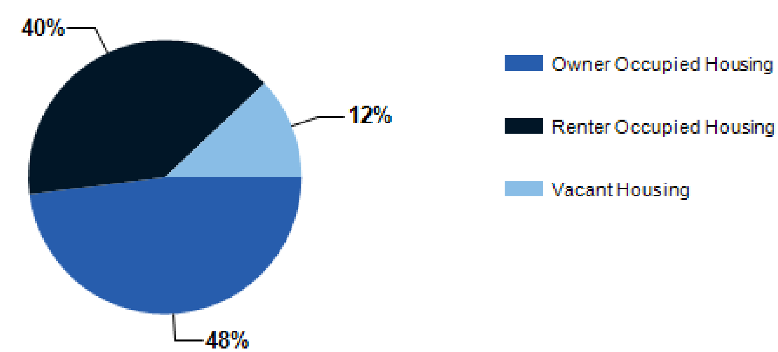
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than $15,000	42	383	851
$15,000-$24,999	79	372	578
$25,000-$34,999	73	249	542
$35,000-$49,999	191	566	996
$50,000-$74,999	155	626	1,113
$75,000-$99,999	44	227	751
$100,000-$149,999	189	531	1,224
$150,000-$199,999	46	220	465
$200,000 or greater	29	142	519
Median HH Income	$54,004	$52,711	$60,785
Average HH Income	$79,026	$75,224	$86,791



2026 Household Income



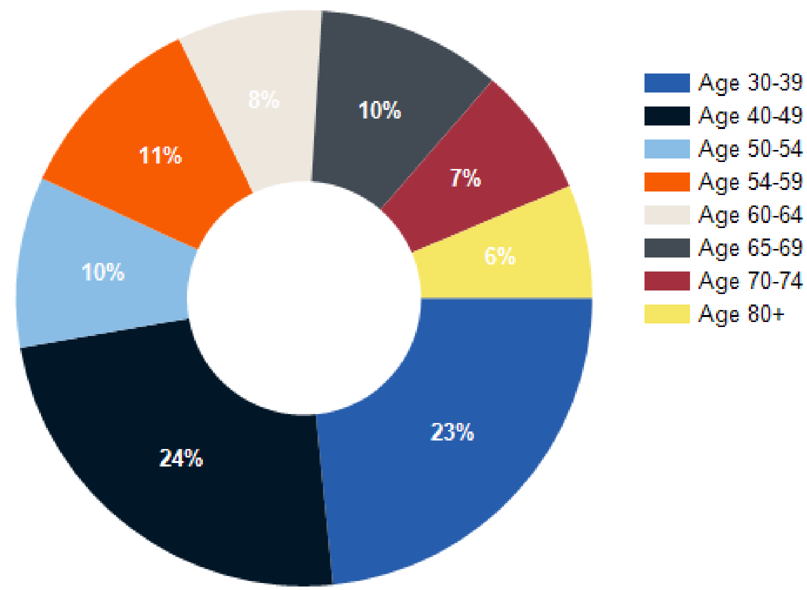
2026 Own vs. Rent - 1 Mile Radius



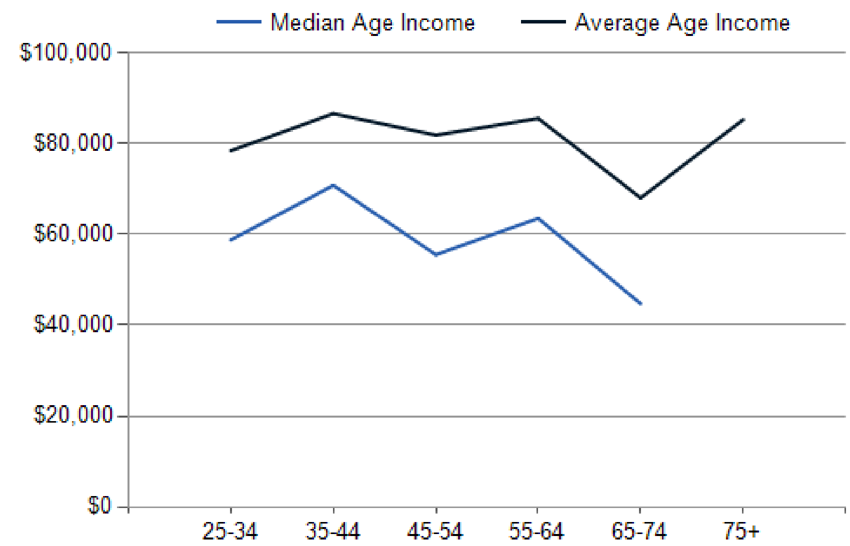
Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	151	565	1,133
2026 Population Age 35-39	125	539	1,210
2026 Population Age 40-44	134	602	1,291
2026 Population Age 45-49	147	543	1,134
2026 Population Age 50-54	113	478	1,115
2026 Population Age 55-59	130	474	1,037
2026 Population Age 60-64	96	503	1,104
2026 Population Age 65-69	122	533	1,128
2026 Population Age 70-74	86	466	943
2026 Population Age 75-79	75	293	622
2026 Population Age 80-84	45	202	404
2026 Population Age 85+	30	145	310
2026 Population Age 18+	1,568	6,582	14,082
2026 Median Age	39	40	40
2031 Median Age	40	41	41

Population By Age



2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	$58,792	$57,678	$71,335
Average Household Income 25-34	$78,464	$70,081	$77,043
Median Household Income 35-44	$70,841	$65,159	$82,412
Average Household Income 35-44	$86,667	$89,026	$112,363
Median Household Income 45-54	$55,556	$57,691	$74,784
Average Household Income 45-54	$81,930	$81,122	$103,590
Median Household Income 55-64	$63,553	$55,107	$69,552
Average Household Income 55-64	$85,610	$78,089	$99,525
Median Household Income 65-74	$44,742	$46,147	$46,213
Average Household Income 65-74	$68,084	$62,903	$61,612
Average Household Income 75+	$85,316	$75,345	$63,836



TEXAS HOLD 'EM STORAGE

06 Additional Information

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.

EQUAL HOUSING OPPORTUNITY

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. **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.

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.

Gulf Commercial Brokerage, LLC			
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials   Date

THE TEXAS REAL ESTATE COMMISSION (TREC) REGULATES

REAL ESTATE BROKERS AND SALES AGENTS, REAL ESTATE INSPECTORS,

EASEMENT AND RIGHT-OF-WAY AGENTS,

AND TIMESHARE INTEREST PROVIDERS

YOU CAN FIND MORE INFORMATION AND

CHECK THE STATUS OF A LICENSE HOLDER AT

WWW.TREC.TEXAS.GOV

YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO TREC

A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE

TREC ADMINISTERS THE REAL ESTATE RECOVERY TRUST ACCOUNT WHICH MAY BE USED TO SATISFY A CIVIL COURT JUDGMENT AGAINST A BROKER, SALES AGENT, OR EASEMENT OR RIGHT-OF-WAY AGENT, IF CERTAIN REQUIREMENTS ARE MET.

REAL ESTATE INSPECTORS ARE REQUIRED TO MAINTAIN ERRORS AND OMISSIONS INSURANCE TO COVER LOSSES ARISING FROM THE PERFORMANCE OF A REAL ESTATE INSPECTION IN A NEGLIGENT OR INCOMPETENT MANNER.

PLEASE NOTE: INSPECTORS MAY LIMIT LIABILITY THROUGH PROVISIONS IN THE CONTRACT OR INSPECTION AGREEMENT BETWEEN THE INSPECTOR AND THEIR CLIENTS. PLEASE BE SURE TO READ ANY CONTRACT OR AGREEMENT CAREFULLY. IF YOU DO NOT UNDERSTAND ANY TERMS OR PROVISIONS, CONSULT AN ATTORNEY.

IF YOU HAVE QUESTIONS OR ISSUES ABOUT THE ACTIVITIES OF A LICENSE HOLDER, THE COMPLAINT PROCESS, OR THE RECOVERY TRUST ACCOUNT, PLEASE VISIT THE WEBSITE OR CONTACT TREC AT

TEXAS REAL ESTATE COMMISSION

P.O. BOX 12188

AUSTIN, TEXAS 78711-2188

(512) 936-3000

Texas Hold 'Em Storage

CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Gulf Commercial Brokerage, LLC and it should not be made available to any other person or entity without the written consent of Gulf Commercial Brokerage, LLC.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Gulf Commercial Brokerage, LLC. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Gulf Commercial Brokerage, LLC has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Gulf Commercial Brokerage, LLC has not verified, and will not verify, any of the information contained herein, nor has Gulf Commercial Brokerage, LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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