
VACANCY
TALL OAKS STORAGE
979.823.5434
VACANCY
VERSAL

TALL OAKS STORAGE

2306 CAVITT AVE, BRYAN, TX 77801

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FINANCIAL ANALYSIS

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THE OPPORTUNITY

Tall Oaks Storage is located in Bryan, Texas. Bryan is part of the Bryan – College Station metropolitan area, which has a population approaching 290,000.

The property features 31 non-climate units for a total of 4,900 NRSF. The average unit size is 158 NRSF. The facility is currently 80% occupied, giving a future owner in-place cash flow with remaining upside potential.

The facility is well located, being only 0.6 miles from major retailers like H-E-B, Starbucks, and Whataburger. It is also only 1.8 miles from downtown Bryan, and 2.4 miles from the Texas A&M University campus. A 5-mile radius around the property includes a population of 162,179 with an average household income of $69,010.

Construction highlights include metal and steel construction, concrete drive, security cameras, and gated keypad access.

Tall Oaks Storage is being listed for sale at $400,000.

THE PROPERTY

LOCATION

- Bryan, TX
- 162,179 Population Within 5 Miles
- $69,010 Average Household Income Within 5 Miles
- 0.6 Miles from Major Retailers (H-E-B, Starbucks, Whataburger)
- 1.8 Miles from Downtown Bryan
- 2.4 Miles from Texas A&M University

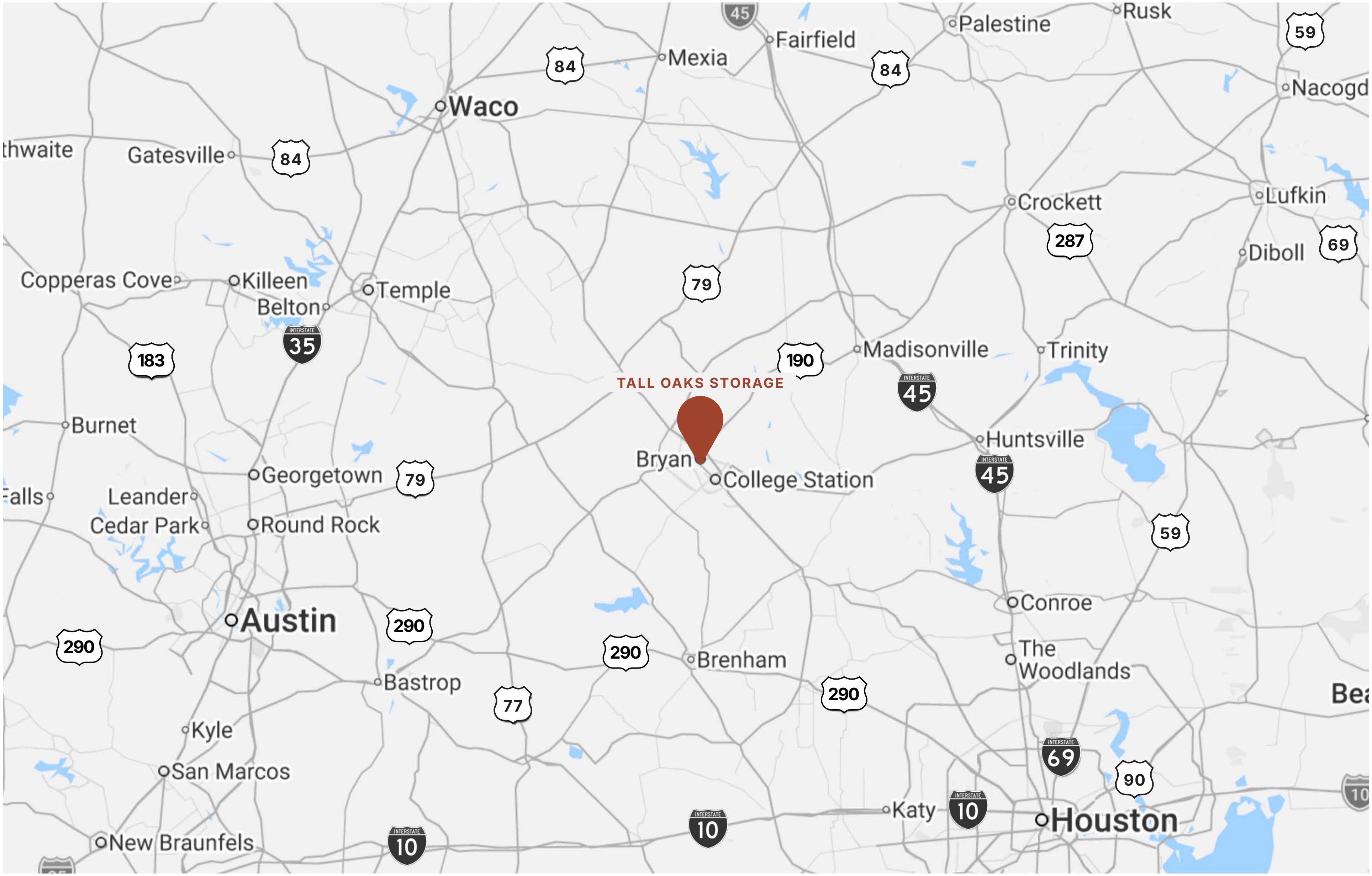
FEATURES

- $400,000
- 4,900 NRSF
- 31 NC Units
- 80% Occupancy
- Gated Access
- Concrete Drive

EXECUTIVE SUMMARY

PROPERTY NAME	TALL OAKS STORAGE
OFFERING PRICE:	$400,000
ADDRESS:	2306 CAVITT AVE
CITY / STATE / ZIP:	BRYAN, TX 77801
COUNTY:	BRAZOS
PARCEL:	31286
YEAR BUILT:	1995
NRSF:	4,900
TOTAL UNITS:	31
PARKING:	NONE
BUILDINGS:	3
ELEVATORS:	NONE
AVG. UNIT SIZE NC:	158 SF
AVG. UNIT SIZE CC:	NONE
ECONOMIC OCCUPANCY:	72%
PHYSICAL OCCUPANCY (SQ. FT.):	80%
PHYSICAL OCCUPANCY (UNITS):	61%
ACRES:	0.32
CONSTRUCTION MATERIALS:	METAL, STEEL, CONCRETE
EXPANSION ROOM:	NONE
OFFICE:	NONE
APARTMENT:	NONE
PERSONNEL:	OWNER REMOTE MANAGED
SPAREFOOT:	NONE
1 MILE POPULATION:	9,672
1 MILE MEDIAN HHI:	$47,420
1 MILE AVERAGE HHI:	$61,062
3 MILE POPULATION:	85,861
3 MILE MEDIAN HHI:	$46,124
3 MILE AVERAGE HHI:	$66,950
5 MILE POPULATION:	162,179
5 MILE MEDIAN HHI:	$46,251
5 MILE AVERAGE HHI:	$69,010

AREA MAP


TALL OAKS STORAGE
Waco
Mexia
Fairfield
Palestine
Rusk
Nacogd
Gatesville
thwaite
Crockett
Lufkin
Diboll
Copperas Cove
Killeen
Belton
Temple
Madisonville
Trinity
Burnet
Huntsville
Bryan
College Station
Georgetown
Leander
Cedar Park
Round Rock
Austin
Conroe
The Woodlands
Brenham
Bastrop
Kyle
San Marcos
New Braunfels
Katy
Houston
Bea
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10

RETAILER MAP

PHOTOS


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Family Owned & Operated

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UNIT MIX

SIZE	TYPE	STREET RATE	SQ. FT./ UNIT	PRICE/ SQ. FT.	TOTAL UNITS	TOTAL SQ. FT.	OCCUPIED	VACANT	UNIT OCCUPANCY	OCCUPIED SQ. FT.	SQ. FT. OCCUPANCY	GPR / MONTH	GPR / YEAR
5 X 10	NC	$57	50	$1.14	13	650	3	10	23%	150	23%	$741	$8,892
10 X 10	NC	$169	100	$1.69	2	200	2	0	100%	200	100%	$338	$4,056
10 X 20	NC	$175	200	$0.88	7	1,400	7	0	100%	1,400	100%	$1,225	$14,700
10 X 25	NC	$200	250	$0.80	7	1,750	5	2	71%	1,250	71%	$1,400	$16,800
20 X 20	NC	$435	400	$1.09	1	400	1	0	100%	400	100%	$435	$5,220
20 X 25	NC	$525	500	$1.05	1	500	1	0	100%	500	100%	$525	$6,300

UNIT MIX SUMMARY

TYPE	TOTAL UNITS	TOTAL SQ. FT.	OCCUPIED	VACANT	UNIT OCCUPANCY	TOTAL SQ. FT. OCCUPIED	SQ. FT. OCCUPANCY	GPR / MONTH	GPR / YEAR	$ / NRSF	AVG. UNIT SIZE (SQ. FT.)
NC	31	4,900	19	12	61%	3,900	80%	$4,664	$55,968	$11.42	158
TOTAL	**31**	**4,900**	**19**	**12**	**61%**	**3,900**	**80%**	**$4,664**	**$55,968**	**$11.42**	**158**

INCOME & EXPENSES

TALL OAKS STORAGE		2025 ACTUAL	MARKET ADJUSTED	PRO FORMA
GPR/NRSF		$11.42	$11.42	$11.42
RENTAL INCOME/NRSF		$8.17	$8.17	$9.71
EGI/NRSF		$8.17	$8.17	$10.30
ACHIEVED RENT / NRSF		$0.68	$0.68	$0.81
REVENUE				
GROSS POTENTIAL RENT		**$55,968**	**$55,968**	**$55,968**
GPR %		0%	0%	0%
ECONOMIC VACANCY %		28%	28%	15%
ECONOMIC VACANCY		($15,918)	($15,918)	($8,395)
TOTAL RENTAL INCOME		**$40,050**	**$40,050**	**$47,573**
INSURANCE COMMISSION (NET)	$12.00	$0	$0	$1,726
LATE FEES	2.0%	$0	$0	$951
ADMIN FEES	0.5%	$0	$0	$238
OTHER INCOME		**$0**	**$0**	**$2,916**
EFFECTIVE GROSS INCOME		**$40,050**	**$40,050**	**$50,489**
MONTHLY AVERAGE EGI		$3,338	$3,338	$4,207
EGI GROWTH				26%
EXPENSES				
PROPERTY TAXES (% CHANGE FROM 2026)	0.0%	$8,150	$7,139	$7,139
COMPUTER HARDWARE & SOFTWARE		$1,865	$3,360	$3,360
INSURANCE ($ / NRSF)	$0.50	$2,697	$2,450	$2,450
PAYROLL		$1,886	$1,886	$1,886
UTILITIES		$1,553	$1,553	$1,553
CREDIT CARD FEES (% OF EGI)	2.3%	$0	$921	$1,161
REPAIRS & MAINTENANCE ($ / NRSF)	$0.15	$0	$735	$735
ADVERTISING		$0	$500	$500
LANDSCAPING		$0	$500	$500
PROFESSIONAL FEES		$200	$500	$500
DUES & SUBSCRIPTIONS		$3,268	$200	$200
OTHER		$1,662	$0	$0
TOTAL EXPENSES		**$21,280**	**$19,743**	**$19,983**
NOI		**$18,770**	**$20,307**	**$30,505**

7 YEAR ANALYSIS

TALL OAKS STORAGE		MARKET ADJUSTMENTS	YEAR 1 PROJECTED	YEAR 2 PROJECTED	YEAR 3 PROJECTED	YEAR 4 PROJECTED	YEAR 5 PROJECTED	YEAR 6 PROJECTED	YEAR 7 PROJECTED
GPR/NRSF		$11.42	$11.42	$11.76	$12.12	$12.48	$12.86	$13.24	$13.64
RENTAL INCOME/NRSF		$8.17	$8.57	$10.00	$10.30	$10.61	$10.93	$11.26	$11.59
EGI/NRSF		$8.17	$9.09	$10.60	$10.91	$11.23	$11.55	$11.89	$12.23
YOY GPR GROWTH		**0.0%**	**0.0%**	**3.0%**	**3.0%**	**3.0%**	**3.0%**	**3.0%**	**3.0%**
REVENUE									
GROSS POTENTIAL RENT		$55,968	$55,968	$57,647	$59,376	$61,158	$62,992	$64,882	$66,829
ECONOMIC VACANCY		($15,918)	($13,992)	($8,647)	($8,906)	($9,174)	($9,449)	($9,732)	($10,024)
TOTAL RENTAL INCOME		**$40,050**	**$41,976**	**$49,000**	**$50,470**	**$51,984**	**$53,544**	**$55,150**	**$56,804**
INSURANCE COMMISSION (NET)	$12.00	$0	$1,523	$1,726	$1,726	$1,726	$1,726	$1,726	$1,726
LATE FEES	2.0%	$0	$840	$980	$1,009	$1,040	$1,071	$1,103	$1,136
ADMIN FEES	0.5%	$0	$210	$245	$252	$260	$268	$276	$284
OTHER INCOME		**$0**	**$2,573**	**$2,951**	**$2,988**	**$3,026**	**$3,065**	**$3,105**	**$3,147**
EFFECTIVE GROSS INCOME		**$40,050**	**$44,549**	**$51,951**	**$53,458**	**$55,010**	**$56,609**	**$58,255**	**$59,951**
MONTHLY AVERAGE EGI		$3,338	$3,712	$4,329	$4,455	$4,584	$4,717	$4,855	$4,996
EXPENSES	3%	**← INFLATION FACTOR**							
PROPERTY TAXES (% CHANGE FROM 2026)	0.0%	$7,139	$7,353	$7,573	$7,801	$8,035	$8,276	$8,524	$8,780
COMPUTER HARDWARE & SOFTWARE		$3,360	$3,461	$3,565	$3,672	$3,782	$3,895	$4,012	$4,132
INSURANCE ($ / NRSF)	$0.50	$2,450	$2,524	$2,599	$2,677	$2,757	$2,840	$2,925	$3,013
PAYROLL		$1,886	$1,942	$2,001	$2,061	$2,122	$2,186	$2,252	$2,319
UTILITIES		$1,553	$1,599	$1,647	$1,697	$1,748	$1,800	$1,854	$1,910
CREDIT CARD FEES (% OF EGI)	2.3%	$921	$1,025	$1,195	$1,230	$1,265	$1,302	$1,340	$1,379
REPAIRS & MAINTENANCE ($ / NRSF)	$0.15	$735	$757	$780	$803	$827	$852	$878	$904
ADVERTISING		$500	$515	$530	$546	$563	$580	$597	$615
LANDSCAPING		$500	$515	$530	$546	$563	$580	$597	$615
PROFESSIONAL FEES		$500	$515	$530	$546	$563	$580	$597	$615
DUES & SUBSCRIPTIONS		$200	$206	$212	$219	$225	$232	$239	$246
OTHER		$0	$0	$0	$0	$0	$0	$0	$0
TOTAL EXPENSES		**$19,743**	**$20,411**	**$21,163**	**$21,797**	**$22,450**	**$23,122**	**$23,814**	**$24,528**
NOI		**$20,307**	**$24,137**	**$30,788**	**$31,661**	**$32,560**	**$33,487**	**$34,441**	**$35,423**

COMPETITIVE SET ANALYSIS

PROPERTY #	PROPERTY NAME	ADDRESS	ESTIMATED RENTABLE SQ. FT.	DISTANCE (MILES)	1 MILE SUPPLY	3 MILE SUPPLY	5 MILE SUPPLY
1	TALL OAKS STORAGE	2306 CAVITT AVENUE	4,900	0.0 MILES	4,900	4,900	4,900
2	SECURCARE SELF STORAGE	2306 SOUTH COLLEGE AVENUE	23,170	0.2 MILES	23,170	23,170	23,170
3	FINFEATHER INDUSTRIAL PARK & STORAGE	2600 FINFEATHER ROAD	54,529	0.8 MILES	54,529	54,529	54,529
4	CUBBY HOLE TEXAS SELF - STORAGE	1821 EAST 29TH STREET	50,252	0.8 MILES	50,252	50,252	50,252
5	FINFEATHER SELF STORAGE	2206 FINFEATHER ROAD	47,541	0.9 MILES	47,541	47,541	47,541
6	STORAGE SENSE	741 NORTH HARVEY MITCHELL PKWY	66,405	1.4 MILES		66,405	66,405
7	UPLIFT SELF STORAGE	3168 EAST 29TH STREET	74,250	1.4 MILES		74,250	74,250
8	AVID STORAGE	1429 WEST VILLA MARIA ROAD	75,311	1.5 MILES		75,311	75,311
9	SECURCARE SELF STORAGE	1109 BAKER AVENUE	14,677	1.5 MILES		14,677	14,677
10	MORNINGSTAR STORAGE	425 NORTH HARVEY MITCHELL PKWY	64,290	1.8 MILES		64,290	64,290
11	STORE HOUSE STORAGE	971 NORTH EARL RUDDER FWY	90,210	2.2 MILES		90,210	90,210
12	MORNINGSTAR STORAGE	1079 NORTH EARL RUDDER FWY	78,451	2.5 MILES		78,451	78,451
13	MORNINGSTAR STORAGE	2704 BOONVILLE ROAD	80,869	2.7 MILES		80,869	80,869
14	A & B SELF STORAGE	1711 NORTH EARL RUDDER FWY	75,192	3.6 MILES			75,192
15	LOCK N ROLL STORAGE	1501 EARL RUDDER FWY	54,625	3.8 MILES			54,625
16	CUBESMART SELF STORAGE	219 MANUEL DRIVE	62,723	3.8 MILES			62,723
17	CUBESMART SELF STORAGE	104 HOLLEMAN DRIVE	25,127	4.0 MILES			25,127
18	LUXE 20X50 STORAGE	1820 NORTH EARL RUDDER FWY	68,400	4.1 MILES			68,400
19	LOCKTITE STORAGE	2672 HORSE HAVEN LANE	29,225	4.4 MILES			29,225
20	EXTRA SPACE STORAGE	2474 EARL RUDDER FWY SOUTH	76,867	4.5 MILES			76,867
21	THE STORAGE CENTER	3820 HARVEY ROAD	56,825	4.7 MILES			56,825
22	TEXAS 21 STORAGE	6024 EAST HWY 21	25,296	4.8 MILES			25,296
23	U - HAUL MOVING & STORAGE	2813 TEXAS AVENUE SOUTH	57,715	4.9 MILES			57,715
				TOTAL	**180,392**	**724,855**	**1,256,850**

	1 MILE SUPPLY	3 MILE SUPPLY	5 MILE SUPPLY
TOTAL SUPPLY	180,392	724,855	1,256,850
POPULATION	9,672	85,861	162,179
NRSF/CAPITA	18.65	8.44	7.75

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