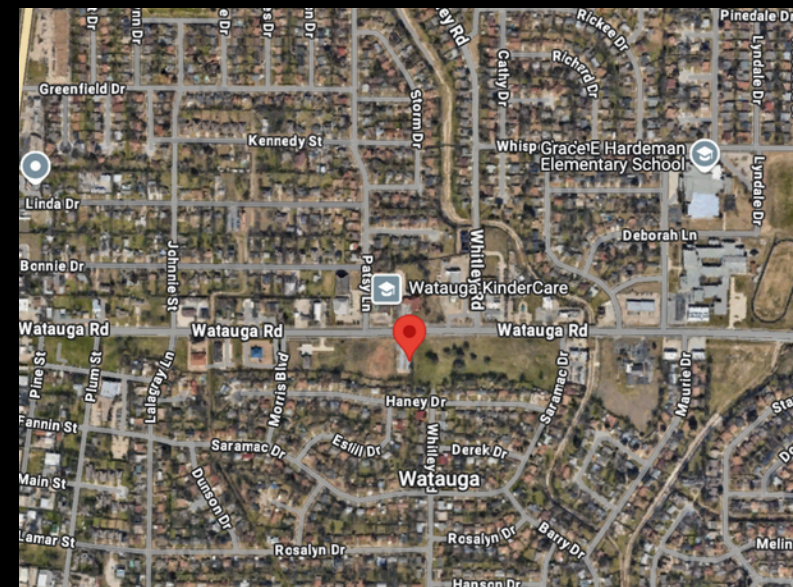


Self Storage Facility for Sale

5824 Watauga Rd., Watauga, TX 76148



Casey Turner
(940) 230-4921
turnerluxegroup.com

Mike Ziober
(817) 343-3779



BERKSHIRE HATHAWAY PREMIER PROPERTIES
HOMESERVICES



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INVESTMENT HIGHLIGHTS

5824 Watauga Rd., Watauga, TX 76148

- Located in the DFW MSA – The 4th largest and fastest growing MSA in the U.S.
- Dense surrounding population with over 92,000 people living in a 3-mile radius, and over 215,000 people living in a 5-mile radius
- Value add opportunity through capital improvements and professional management
- Extremely affluent surrounding population with average household incomes above \$146,000 in a 3-Mile Radius
- Strong population growth since 2010 at an annual rate of 1.80%, with projected population growth of 0.50% annually for the next 5 years
- Excellent visibility, sees over 48,640 VPD
- Attractive stabilized yields in the 8%-9%+ range



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INVESTMENT UPDATES

5824 Watauga Rd., Watauga, TX 76148

- Buildings and Doors painted in Oct 2025 - Paint specifically for Storage to prevent oxidation and fading from the sun.
- New Lift Master Gate Motor and Keypad (Sept 2025)
- New Lorex Security Cameras (Oct 2025)
- Electric Control Box updated with new switches (Nov 2025)
- Gutters cleaned and sealed - April 2026
- New Ballards installed (Sept 2025)



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ASSET OVERVIEW

5824 Watauga Rd., Watauga, TX 76148



Units:

5 X 10 Units - 11

10 X 10 Units - 28

10 X 20 Units - 13

Facility Name	Tex Storage (www.texstoreusa.com)
Address	5824 Watauga Rd.,
City, State	Watauga, TX
County	Tarrant County
Parcel Numbers	00355577
Lot Size (Acres)	0.6186 Acres
Year Built	1981
Year Expanded	N/A
Number of Buildings	2
Number of Stories	1
Net Rentable SF	6,000
Total Units	52
Climate Controlled Units	0
Non-Climate Controlled Units	52
Parking Spaces	10
Unit Occupancy	91%
Management	Self Managed
Foundation	Slab
Framing	Steel
Roof	Metal
Fencing	Wrought Iron, Chain-Link
Parking Surface	Concrete
Entry	Code accessible electric gate
Security	Cameras
Traffic Counts	±48,640 VPD
Flood Zone	No
On-Site Apartment	No

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FINANCIAL OVERVIEW

5824 Watauga Rd., Watauga, TX 76148

Income May 2025 - April 2026

May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	March	April	TOTAL
\$3,829	\$3,229	\$3,484	\$3,200	\$3,737	\$3,490	\$3,494	\$3,716	\$3,125	\$4,187	\$3,510	\$4,048	\$43,049

Expenses

Legal & Professional	\$203
Total Utilities	\$700
Total Admin & Other	\$887
Total Taxes	\$7,820
Total Insurance	\$750
Total Repairs & Maintenance	\$1,655

Total Expenses 12,015

From May 1, 2025 through April 30, 2026

NET OPERATING INCOME \$31,034



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DEMOGRAPHIC ANALYSIS



POPULATION

	1 - MILE	3-MILE	5 - MILE
2020 Population	9,346	90,166	215,662
2024 Population	10,653	92,012	218,568
2029 Population Projection	11,433	96,967	231,271
Annual Growth 2020-2024	3.5%	0.5%	0.3%
Annual Growth 2024-2029	1.5%	1.1%	1.2%
Median Age	37	37.2	37.6



HOUSEHOLD

	1 - MILE	3-MILE	5 - MILE
2020 Households	3,376	29,337	72,291
2024 Households	3,808	29,888	73,180
2029 Household Projection	4,085	31,520	77,542
Annual Growth 2020-2024	3.8%	1.4%	1.4%
Annual Growth 2024-2029	1.5%	1.1%	1.2%
Owner Occupied Households	2,455	24,069	57,972
Renter Occupied Households	1,630	7,451	19,571



INCOME

	1 - MILE	3-MILE	5 - MILE
Avg Household Income	\$122,844	\$146,318	\$140,798
Median Household Income	\$92,257	\$119,378	\$113,143
< \$25,000	234	1,449	3,813
\$25,000 - 50,000	369	2,611	6,988
\$50,000 - 75,000	1,038	4,032	10,051
\$75,000 - 100,000	381	4,018	11,061
\$100,000 - 125,000	491	3,656	8,895
\$125,000 - 150,000	255	3,066	7,916
\$150,000 - 200,000	464	4,539	9,531
\$200,000+	576	6,517	14,924

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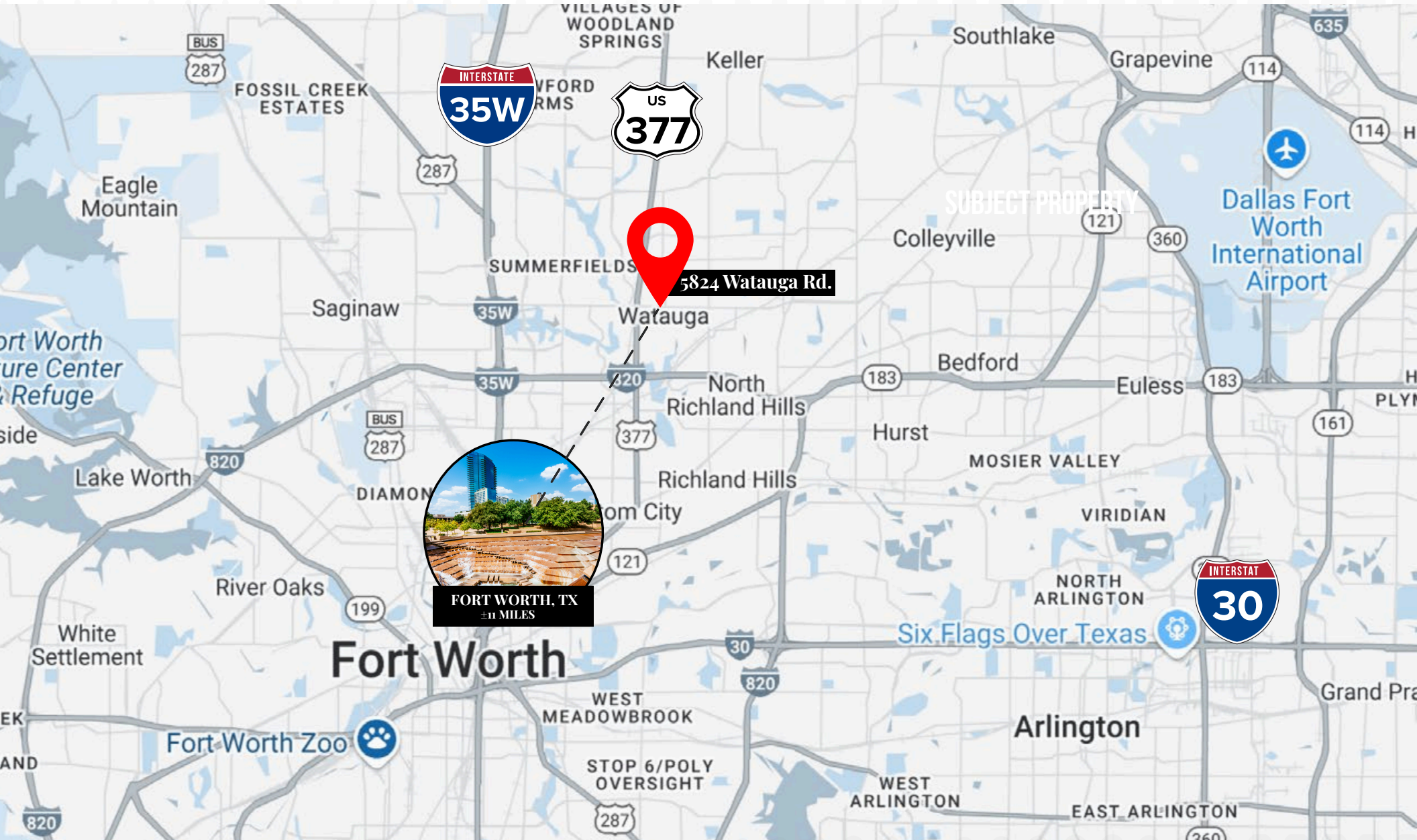
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PROXIMITY MAP



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DALLAS - FORT WORTH, TX

The Dallas-Fort Worth area ranks among the largest metropolitan regions in the United States, home to approximately 1.3 million people in Dallas alone. This dynamic city combines urban sophistication with the unmistakable charm of Texas, offering a vibrant mix of cultures, styles, and flavors.

Known as the DFW Metroplex, the region spans 11 counties and serves as both the cultural and economic center of North Texas. It's the most populous metro area in Texas and the Southern U.S., and the fourth largest nationwide.

DFW's diverse economy thrives on industries like banking, commerce, telecommunications, healthcare, energy, logistics, and technology. As of 2022, it boasts 23 Fortune 500 headquarters—making it one of the top business hubs in the country, just behind New York, Chicago, and Houston.

#2 IN BEST PLACES TO LIVE IN TEXAS (U.S. NEWS, 2022)

#20 in 25 Best Places for Young Professionals (U.S. News, 2022)

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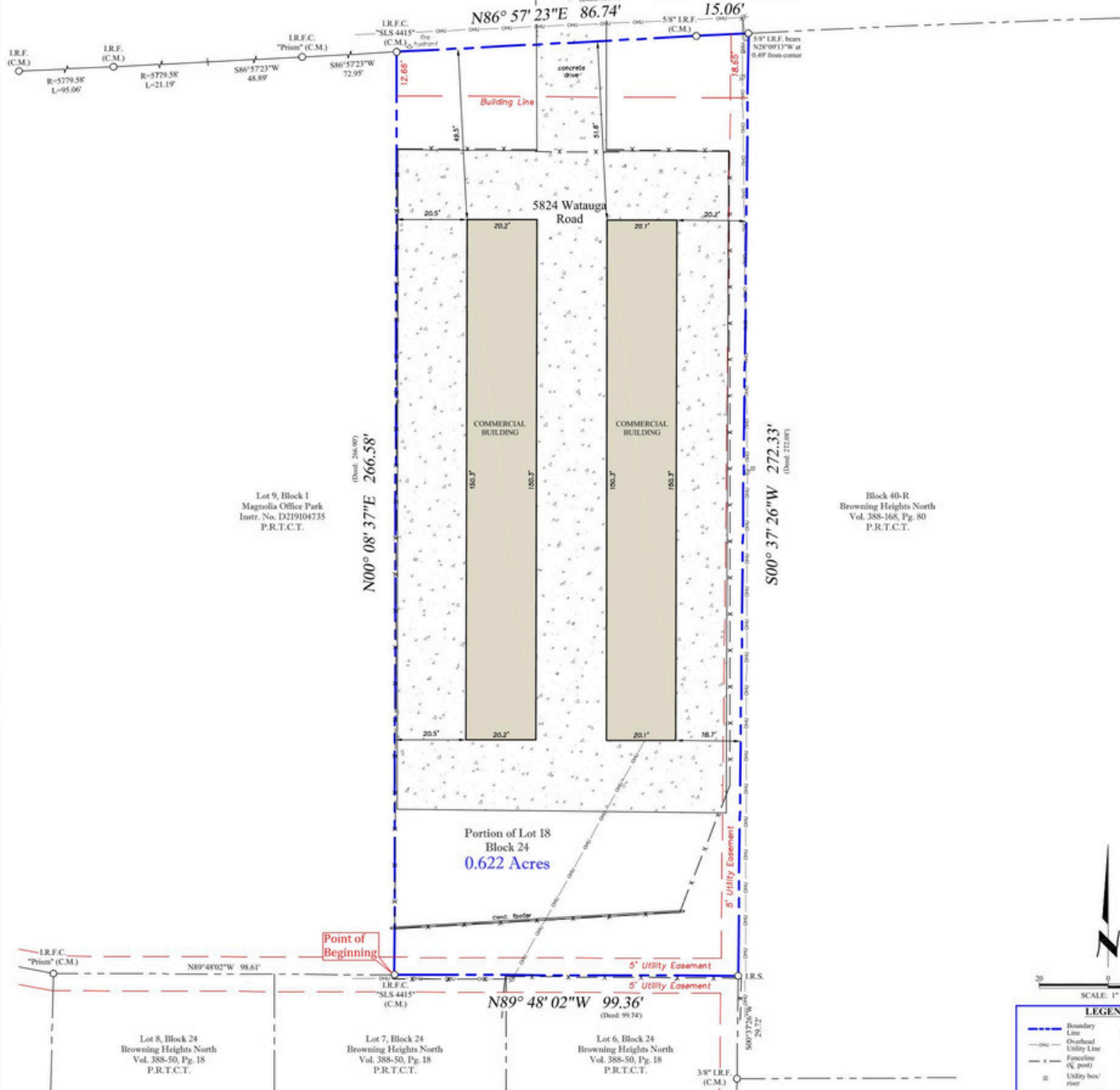


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WATAUGA ROAD
(variable width R.O.W.)

$R = 5679.58'$ $L = 15.06'$
 $\Delta = 00^{\circ}09'07''$
Chd. = $N87^{\circ}01'56''E$



FIELD NOTES DESCRIPTION:

BEING a 0.622 acre portion of Lot 18, Block 24 of Browning Heights North Addition, Section 22, an addition to the City of Watauga, Tarrant County, Texas, according to the plat recorded in Volume 388-50, Page 18, Plat Records, Tarrant County, Texas (P.R.T.C.T.), and being all that certain tract of land described by deed to Kevin Ray Lancaster and Joyce Marie Lancaster, recorded under Instrument Number D216022867, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "SLS 4415" found for corner being the southwest corner of the herein described tract, same point being in the south line of said Lot 18, and being in the north line of Lot 7, of said Block 24, and being the southeast corner of Lot 9, Block 1 of Magnolia Office Park, an addition to the City of Watauga, Tarrant County, Texas, according to the plat recorded under Instrument Number D219104735, P.R.T.C.T.;

THENCE North 00 degrees 08 minutes 37 seconds East, over and across said Lot 18, and with the east line of said Lot 9, a distance of 266.58 feet to a 1/2 inch iron rod found with cap stamped "SLS 4415" found for corner being in the south right-of-way line of Watauga Road, same point being the northeast corner of said Lot 9;

THENCE North 86 degrees 57 minutes 23 seconds East, over and across said Lot 18, and with the south right-of-way line of said Watauga Road, a distance of 86.74 feet to a 5/8 inch iron rod found for the beginning of a curve to the right, having a radius of 5679.58 feet;

THENCE continuing on over and across said Lot 18, and with said curve to the right, through a central angle of 00 degrees 09 minutes 07 seconds, whose chord bears North 87 degrees 01 minutes 56 seconds East at 15.06 feet, an arc length of 15.06 feet to the west line of Block 40-R of Browning Heights North, an addition to the City of Watauga, Tarrant County, Texas, according to the plat recorded in Volume 388-168, Page 80, P.R.T.C.T., same point being in the east line of said Lot 18, from which a 5/8 inch iron rod found bears North 28 degrees 09 minutes 13 seconds West at 0.49 feet;

THENCE South 00 degrees 37 minutes 26 seconds West, with the east line of said Lot 18 and the west line of said Block 40-R, a distance of 272.33 feet to a 1/2 inch iron rod with blue cap stamped "OLD TOWN SURVEYING" set for corner being the southeast corner of said Lot 18, same point being the northeast corner of Lot 6, of said Block 24;

THENCE North 89 degrees 48 minutes 02 seconds West, passing the northwest corner of said Lot 6 and the northeast corner of said Lot 7, and continuing on for a total distance of 99.36 feet to the **POINT OF BEGINNING** and containing 0.622 acres of land, more or less.

NOTES

- Bearings shown herein are based on the Texas State Plane Coordinate System, North Central Zone 4202, NAD83 (U.S. Feet).

LEGEND:

- Boundary Line (dashed blue)
- Overhead Utility Line (dashed orange)
- Fence Line (dashed green)
- Utility box/ meter (circle with 'x')
- Water Meter (circle with 'W')
- Utility Pole (circle with 'P')
- CM. Controlling Monument (circle with 'C')
- 1/2" Iron Rod Found (circle with 'I')
- 1/2" Iron Pipe Found (circle with 'P')
- 1/2" Iron Rod Set (circle with 'R')
- Old Town Surveying (circle with 'S')

Boundary Survey

5824 Watauga Road, Watauga, Texas

AlamoTITLE
423 E. Southlake Boulevard, Southlake, TX 76082, Ph: 817-953-1500

Alamo Title Co. G.P. No. ATD-16-00001629025542M
Fieldwork Date: 05/30/2025 Party Chief: JJ
Job No.: 202505240 Tech: JJ

THOMAS WILLIAM MAUK
Surveyor License No. 5119

Old Town Surveying, LLC.
Professional Land Surveyors
810 Olden Park Circle, Suite 130, Lewisville, Texas, 75077
Ph: 480-293-8079 info@oldtownsurveying.com
TFRN Number: 10994613

FLOOD NOTE: It is my opinion that the property described herein is not within the 100-year floodplain as scaled per the Federal Emergency Management Agency Flood Insurance Rate Map, Community-Plan No. 480613 0185 L, present Effective Date of Map, March 21, 2019, herein property lies within Zone "X" Unshaded.

SURVEYORS CERTIFICATION: The undersigned do hereby certify that this survey was this day made on the ground of the property legally described herein and is correct and to the best of my knowledge there are no visible discrepancies, conflicts, changes in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights-of-way that I have been advised of except as shown herein. The building lines and easements shown herein are per record map or plat unless otherwise noted. Use of this document is solely intended for the transactions reflected by the G.P. Number referenced herein. Any other use is prohibited and at user's risk.

June 18, 2025

CONTACT US

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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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Berkshire Hathaway HomeServices Premier Properties	598491	stacy@stacymathews.com	817-806-4100
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Stacy Mathews	297864	stacy@stacymathews.com	713-301-2997
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Tami Ellis	505503	tami.ellis@preproperties.com	817-456-7391
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Casey Turner	702050	casey@caseylturner.com	940-230-4921
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date