



VALUE-ADD SELF STORAGE · REAL ESTATE + BUSINESS INCLUDED

SELF STORAGE · VALUE-ADD INVESTMENT · PARIS, TX

1825 Bonham Street, Paris, TX 75460.

A ±5,240 SF, 40-unit self-storage facility across three (3) buildings at the SEQ of Bonham St & 19th St SW — ~1 mile from the center of Paris. 85% occupied value-add opportunity; real estate and operating business included.

SALE PRICE

Call Agent

FOR PRICING & DETAILS

TOTAL SF

5,240 SF

UNITS

40

OCCUPIED

85%

YEAR BUILT

1999

↓ SCHEDULE A PRIVATE TOUR

LISTING BROKER

Daniel Segreto

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CAPSTONE COMMERCIAL

Real Estate Group

Leasing · Sales · Acquisitions

Dallas · Fort Worth, TX

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1825 BONHAM STREET · PARIS, TX 75460

Property Details.

PROPERTY OVERVIEW

1825 Bonham Street is a ±5,240 SF self-storage facility comprising forty (40) units across three (3) buildings, positioned at the southeast quadrant of Bonham Street and 19th Street SW — roughly one mile from the center of Paris, Texas. Built in 1999, the facility is currently 85% occupied and benefits from strong local demand and on-corridor visibility.

Offered as a value-add investment, the sale includes both the real estate and the operating business, with local management available to a new owner. The property presents clear upside through lease-up of remaining units, rate adjustments to market, and hands-on ownership of an established, cash-flowing storage operation in a stable Northeast Texas market.

PROPERTY HIGHLIGHTS

- ±5,240 SF · 40 units across three (3) buildings
- SEQ of Bonham St & 19th St SW · ~1 mile from downtown Paris
- 85% occupied · value-add lease-up & rate upside
- Real estate & operating business included in sale
- Local management available · turnkey ownership
- Built 1999 · established storage operation

PROPERTY SPECS

PROPERTY TYPE	Self Storage
TOTAL SF	±5,240 SF
UNITS	40
BUILDINGS	3
YEAR BUILT	1999
OCCUPANCY	~85%
COUNTY	Lamar
MARKET	Paris, TX
ZONING	Commercial
SALE PRICE	Call Agent

TRADE AREA & MARKET

Radius rings centered on 1825 Bonham St

28,116

5-Mile Population
Lamar County seat · NE Texas hub

Trade Area	1 Mile	3 Miles	5 Miles
Population	5,263	19,082	28,116
Households	2,147	7,798	11,561
Median HH Income	\$32,591	\$38,526	\$47,052

Demographics per CoStar (2025 estimates), 1/3/5-mile radius rings centered on the subject property. Paris is the seat of Lamar County and the primary retail and employment hub for Northeast Texas.

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1825 BONHAM STREET · PARIS, TX 75460

Photos · Location

PROPERTY PHOTOS

±5,240 SF · 40 UNITS · 3 BUILDINGS



LOCATION & TRADE AREA

BONHAM ST & 19TH ST SW · PARIS, TX



Aerial is approximate and for marketing illustration only; parcel boundaries and distances must be independently verified.

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation. Square footage, unit count, year built, occupancy, zoning and distances are approximate and must be independently confirmed. © 2026 Capstone Commercial Real Estate Group.

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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.

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.

Capstone Commercial Real Estate Group, LLC <i>Name of Sponsoring Broker (Licensed Individual or Business Entity)</i>	480574 <i>License No.</i>	sburris@capstonecommercial.com <i>Email</i>	(972) 250-5800 <i>Phone</i>
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 <i>Name of Licensed Supervisor of Sales Agent/Associate, if applicable</i>	 <i>License No.</i>	 <i>Email</i>	 <i>Phone</i>
Daniel Segreto <i>Name of Sales Agent/Associate</i>	554295 <i>License No.</i>	dsegreto@capstonecommercial.com <i>Email</i>	(214) 566-9052 <i>Phone</i>
Buyer/Tenant/Seller/Landlord Initials		Date	