



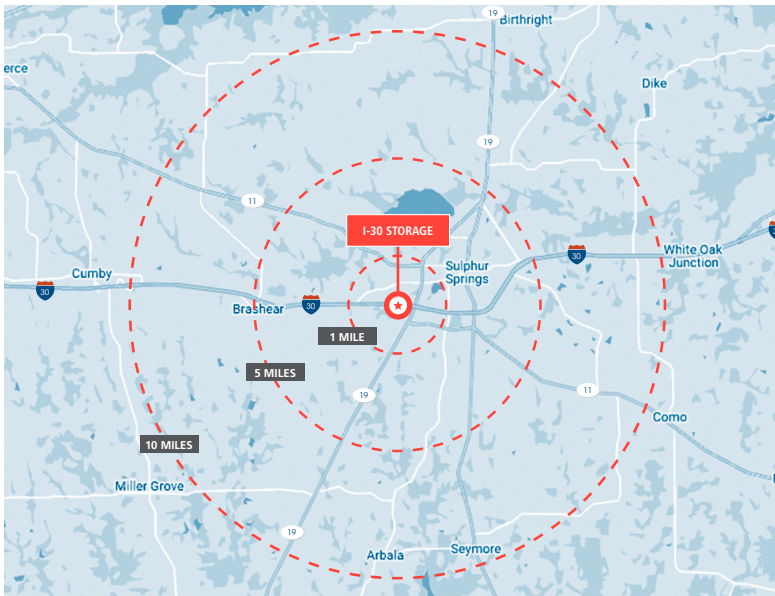
I-30 Storage

253 I-30 | Sulphur Springs, TX 75482

OFFERING SUMMARY

Highlights

- 9.9 acre site.
- 67 Non-CC units (98% occupied): 2002 construction. TPO Roof
- 4,000 sqft. Warehouse: 1987 construction. TPO Roof
- 1,200 sqft. 1bed/1bath/loft Log Cabin/House with Office
- Remodeled in 2018. New metal roof and new wiring 2019.
- Additional Income: U-Haul, Billboard, & Peoples Communication
- 458 feet of frontage I-30 (36,763 vpd)



Investment Summary

Year Built	1987 - 2002
Storage Units	67
AIN/Parcel ID	R000023087
Construction	Metal Building
Zoning	F1
Total Rentable SF	13,900 SF
Lot Size	430,678 SF
Average Unit Size	204 SF
Occupancy (Feb/21)	98%



458 FEET OF FRONTAGE

I-30 - 36,763 VPD



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