



Greysteel



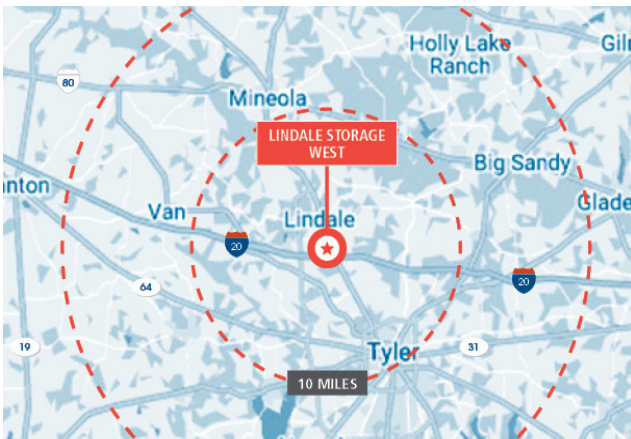
Lindale Storage West

14623 County Road 463 | Lindale, TX 75771

OFFERING SUMMARY

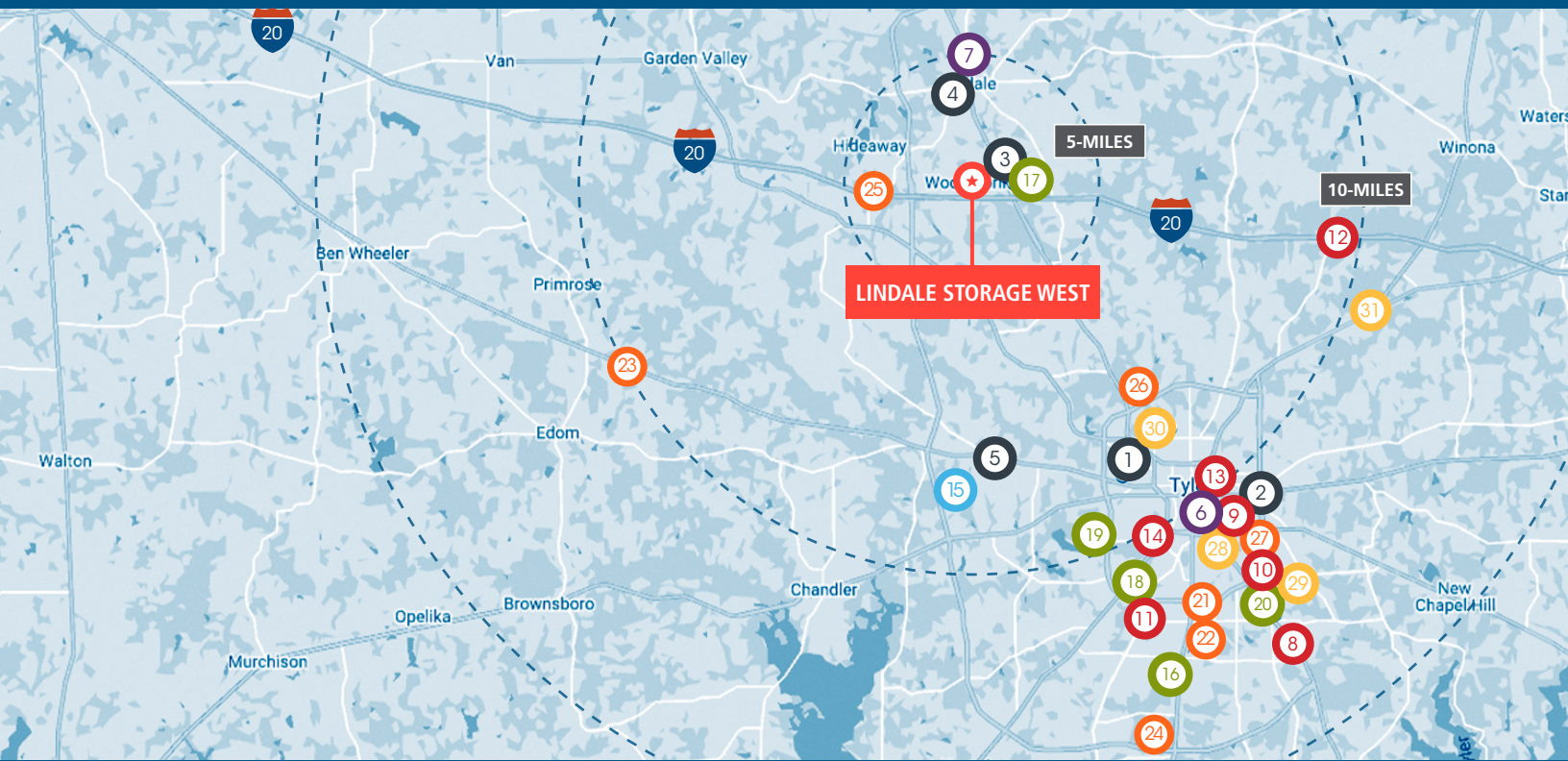
Investment Highlights

- 98% Occupied with a waiting list for most units.
- 2019 Construction.
- Low management & operating cost.
- No on-site management.



Investment Summary

Price	\$1,650,000
Year Built	2017–2019
Storage Units	130
AIN/Parcel ID	1-00000-0116-00-008022
Construction	Steel Frame Metal Building
Total Rentable SF	20,072 SF
Lot Size	65,476 SF (1.5 Acres)
Average Unit Size	154 SF
Occupancy (Oct/20)	98%



AREA MAP

ENTERTAINMENT

- ① Caldwell Zoo
- ② Center for Earth and Space Science
- ③ Old Mill Museum
- ④ Lindale Eagles Stadium
- ⑤ Historic Aviation Memorial Museum

HEALTHCARE

- ⑥ UT Health Tyler
- ⑦ Lindale Healthcare Center

EMPLOYERS

- ⑧ The Trane Company
- ⑨ UT Health East Texas
- ⑩ Altice USA

- ⑪ Brookshire Grocery Co
- ⑫ Sanderson Farms
- ⑬ Christus Trinity Mother Francis
- ⑭ Tyler Independent School District

AVIATION

- ⑮ Tyler Pounds Regional Airport

SHOPPING

- ⑯ Walmart Supercenter
- ⑰ Lowes Home Improvement
- ⑱ The Home Depot
- ⑲ Sam's Club
- ⑳ At Home

PARKS & RECREATION

- ⑲ Rose Rudman Park
- ⑳ Southside Park
- ㉑ Buffalo Creek Trap Club
- ㉒ Faulkner Park
- ㉓ Hideaway Lake Club
- ㉔ Northside Park
- ㉕ Golden Road Park

EDUCATION

- ㉖ The University of Texas at Tyler
- ㉗ Tyler Junior College
- ㉘ Texas College
- ㉙ UT Health Science Center



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