

FOR SALE

INVESTMENT OR
OWNER/USER W/INCOME

LAKELAND DR

PROPOSED PAVING & 14 OUTDOOR PARKING SPACES

EXISTING
2,400 SF
WAREHOUSE

PROPOSED
DETENTION
AREA

EXISTING
900 SF
OFFICE

PROPOSED 2,000 SF STORAGE

PROPOSED 2,400 SF STORAGE

EXISTING 2,000 SF STORAGE

PROPOSED 2,400 SF STORAGE

EXISTING 2,000 SF STORAGE

SECURITY
FENCED WITH
CONTROLLED
ACCESS

STORAGE FACILITY ON 2 ACRES W/APPROVED PLANS FOR EXPANSION

ADDvantage Storage | 1609 Lakeland Drive | Liberty, TX



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Managing Principal



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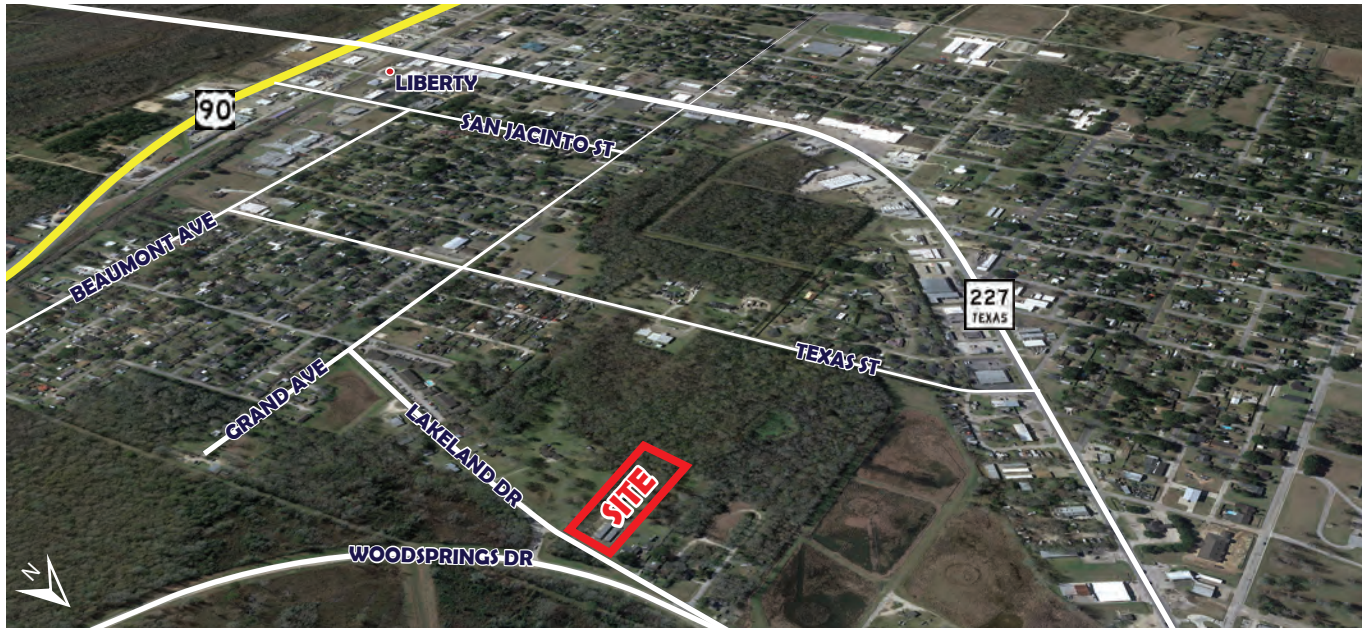
Juan@SenderoGroup.net



SENDERO
REAL ESTATE

PROPERTY INFO

ADDvantage Storage
1609 Lakeland Dr
Liberty, TX



PROPERTY DETAILS

This 2 acre storage facility nestled in the heart of the City of Liberty. The property consists of two existing self storage buildings (32 units), plus a free standing 2,400 SF recently constructed shell warehouse building, and a 900 SF stand-alone office building. There are fully approved civil construction drawings for an expansion that includes three proposed storage buildings totaling 6,800 SF. There is a proposed outdoor parking area that could be replaced with a proposed 4th storage building as large as 2,800 SF. Property is fully fenced with automated gate entry with secure, pin pad access. The facility is currently being run remotely.

LOCATION INFORMATION

LOCATION	Lakeland Dr, North of Hwy 90, West of TX 146
SUBMARKET	Liberty
SIZE	2 ACRES
PRICE	\$550,000
TAX RATE	2.275%
UTILITIES	City electric, water & sewer
APN	R94550
EXISTING BLDGS	4000sf storage, 2400 warehouse
ENTITLEMENTS	Full architectural & civil drawings approved through City of Liberty

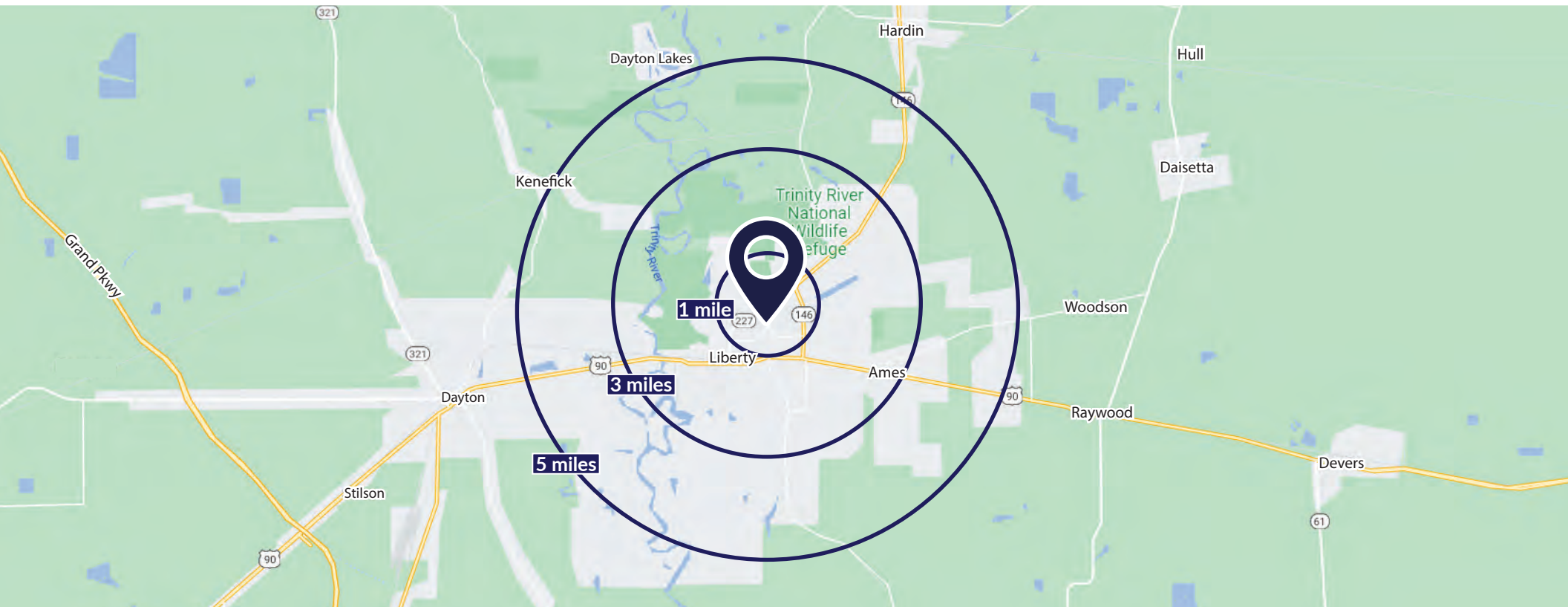
PROPERTY HIGHLIGHTS

- ⊕ CONVENIENTLY LOCATED JUST 1 MILE FROM HWY 90 AND 0.8 MILE FROM TX-146
- ⊕ 4,000 SF STORAGE FACILITY ALSO COMES WITH A 2,400 SF RECENTLY CONSTRUCTED WAREHOUSE AND A 900 SF FREE STANDING OFFICE BUILDING
- ⊕ FULLY APPROVED PLANS FOR A 6,800 SF PROPOSED STORAGE EXPANSION WITH AN OUTDOOR PARKING AREA
- ⊕ SECURITY FENCED & GATED WITH CONTROLLED ACCESS
- ⊕ FACILITY IS CURRENTLY REMOTELY OPERATED.

INVESTMENT HIGHLIGHTS

PROPERTY CAN BE EXPANDED FOR ADDITIONAL REVENUE MAKING IT A VALUE ADD OPPORTUNITY OR WOULD BE WELL SUITED FOR AN OWNER/USER UTILIZING THE FREE STANDING OFFICE PLUS THE 2,400 SF WAREHOUSE WITH THE STORAGE BUILDINGS PRODUCING INCOME.

DEMOGRAPHICS



2022 SUMMARY	1 MILE	3 MILES	5 MILES
Population	4,218	8,652	11,969
Daytime Employees	1,857	4,601	4,843
Households	393	1,444	6,668
Businesses	262	587	633
Average Household Size	2.7	2.7	2.7
Owner Occupied Housing Units	1,380	2,907	4,121
Renter Occupied Housing Units	787	1,337	1,579
Median Age	35.4	35.1	35.5
Average Household Income	\$87,637	\$94,050	\$99,341



11,410
POPULATION



35.5 MEDIAN
AGE



2.7 AVERAGE
HH SIZE

\$88,546
AVG HH INCOME



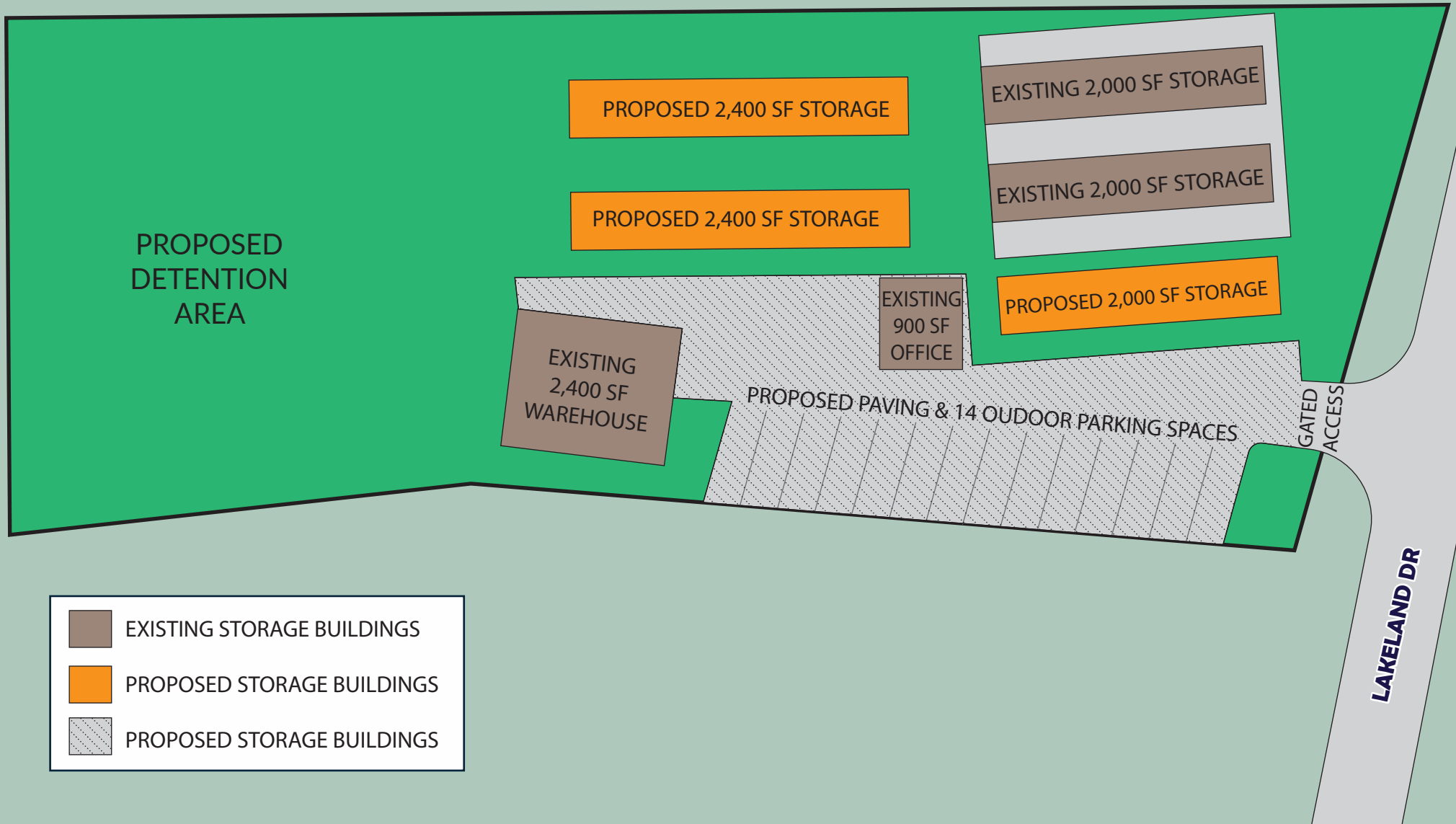
633
TOTAL
BUSINESSES






4,843
TOTAL
EMPLOYEE

SITE PLAN W/EXISTING BUILDINGS SHOWING PROPOSED EXPANSION

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Liberty, TX



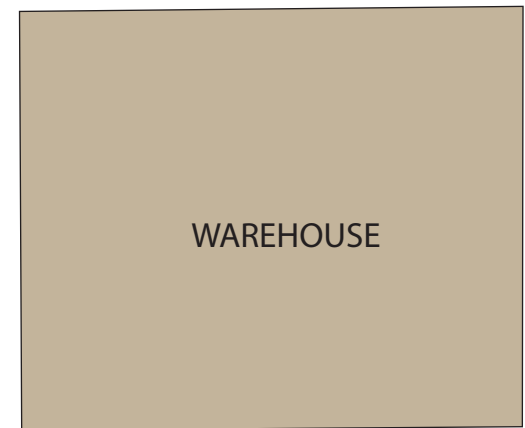
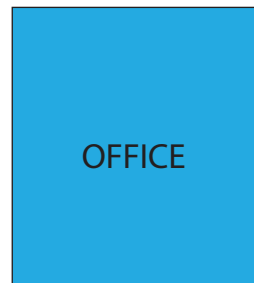
	EXISTING STORAGE BUILDINGS
	PROPOSED STORAGE BUILDINGS
	PROPOSED STORAGE BUILDINGS

EXISTING STORAGE UNIT MIX

UNIT	SIZE
1-8	5x10
11	10x20
12	10x15
13	10x20
14-16	10x10
17	10x20
18	10x10
19	10x20
21	10x5
23-25	10x10
27	10x10
31	10x5
32-38	10x20
OFFICE	900 SF
WAREHOUSE	2,400SF

8	41	42	32	33	34	35	36	37	38
7									
6		31							
5									

4	11	21	13	23	24	25	17	27	19
3		12		14	15	16		18	
2									
1									



PROPERTY IMAGES

ADDvantage Storage
1609 Lakeland Dr
Liberty, TX



PROPERTY SITS ON 2 ACRES



EXISTING TWO 2,000 SF STORAGE BUILDINGS



EXAMPLE 10X20' SELF STORAGE UNIT



EXISTING TWO 2,400 SF WAREHOUSE

RESIDENTIAL MAP

ADDvantage Storage
1609 Lakeland Dr
Liberty, TX



**2,700+ HOMES IN
A 3 MILE RADIUS**

MULTI-FAMILY MAP

ADDvantage Storage
1609 Lakeland Dr
Liberty, TX



STORAGE MAP

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1609 Lakeland Dr
Liberty, TX



LIBERTY CENTRAL STORAGE
10X5 \$90 / 10X7 \$95
10X10 \$125/10X15 \$150

MILENTZ SELF STORAGE
10X10 \$75
10X20 \$120

FIRST CHOICE STORAGE
10X10 \$75
10X20 \$115

SITE

RETAIL MAP

ADDvantage Storage
1609 Lakeland Dr
Liberty, TX



Brookshire Brothers	HIBBETT ESTABLISHED 1988	DOLLAR GENERAL
sears HOMETOWN STORE	burkes OUTLET	ANYTIME FITNESS
Domino's	SHERWIN WILLIAMS	cricket
TRACTOR SUPPLY CO	SALLY BEAUTY	WELLS FARGO
		H&R BLOCK
		Jackson Hewitt TAX SERVICE

LIBERTY INDEPENDENT SCHOOL DISTRICT
HIGH SCHOOL & MIDDLE SCHOOL

TEXAS FIRST BANK
SUBWAY

Jack in the box
Pizza Hut

TX-146

Walmart+	chili's
GameStop	Marcos Pizzeria
Great Clips IT'S GONNA BE GREAT	DOLLAR TREE
COATS JEWELERS A TRUSTED NAME SINCE 1932	TAKE 5
Workforce Solutions	AT&T
T-Mobile	CAFO
metroPCS	

enterprise
BOOT BARN
FAMILY DOLLAR

LIBERTY INDEPENDENT SCHOOL DISTRICT
SAN JACINTO & LIBERTY ELEMENTARY SCHOOLS

McDonald's
Wendy's
Auto Zone
O'Reilly
SONIC
CHICKEN BUFFET
TACO BELL
POPEYES

LIBERTY COUNTY COURT HOUSE

CVS pharmacy
7 ELEVEN

SITE

MAIN ST

LAKELAND DR

BEAUMONT AVE

146 TEXAS

90

90

CITY MAP

ADDvantage Storage
1609 Lakeland Dr
Liberty, TX





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.

11-2-2015



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.

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 or subagent by the buyer or buyer's agent.

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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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.

SENDERO REAL ESTATE Licensed Broker /Broker Firm Name or Primary Assumed Business Name	9010551 License No.	INFO@SENDEROGROUP.NET Email	281-407-0601 Phone
JUAN C. SANCHEZ Designated Broker of Firm	520895 License No.	JUAN@SENDEROGROUP.NET Email	281-407-0601 ext 1 Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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