

SELF STORAGE FOR SALE

ESTABLISHED SELF STORAGE NEAR US 75

612 - 614 E. 16TH ST. - PLANO, TX 75074

CAREY COX
A REAL ESTATE COMPANY

PROPERTY SUMMARY

PROPERTY SIZE	1.08 AC
OFFICE / RETAIL SF	+/- 1,089 SF (612 E 16TH) +/- 1,200 SF (614 E. 16TH)
INDOOR STORAGE	+/- 10,450 SF
OUTDOOR STORAGE	+/- 14,500 SF
SALE PRICE	\$1,570,000

FEATURES

ZONING	CC - CORRIDOR COMMERCIAL (WITH SUP FOR PUBLIC STORAGE)
CAP RATE	7.1%
YEAR BUILT	1980
NUMBER OF UNITS	59
2020 EXPECTED NOI	\$111,858.44 (\$146,572.80 GROSS - \$34,714 EXPENSES)
2019 EXPENSES	\$34,714
OCCUPANCY RATE	98%
HIGHLIGHTS	LOCATION IN A REDEVELOPING AREA OF PLANO, TX ALL ROOFING HAS BEEN REPLACED IN LAST 5 YEARS



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PLANO, TX SELF STORAGE FOR SALE

Excellent investment opportunity with upside potential:

- Property has seen no rent increases in 3-8 years on any tenants, current rates are well below market.
- Current owners are absentee ownership, hands on management could increase revenue significantly. No advertising is being done, nor has been done.
- Nearby Collin Creek Mall has begun its massive mixed use redevelopment. City of Plano has contributed millions to this project.



DEMOGRAPHICS

2019 - Source CoStar	1-Mile	3-Mile	5-Mile
Total Population	4,466	43,938	117,724
Median Household Income	\$49,037	\$73,259	\$80,943

TRAFFIC COUNTS

HWY 75 @ W PARK	216,384 VPD
HWY 75 @ W 15TH	209,808 VPD

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1,200 SF OFFICE



1,089 SF OFFICE





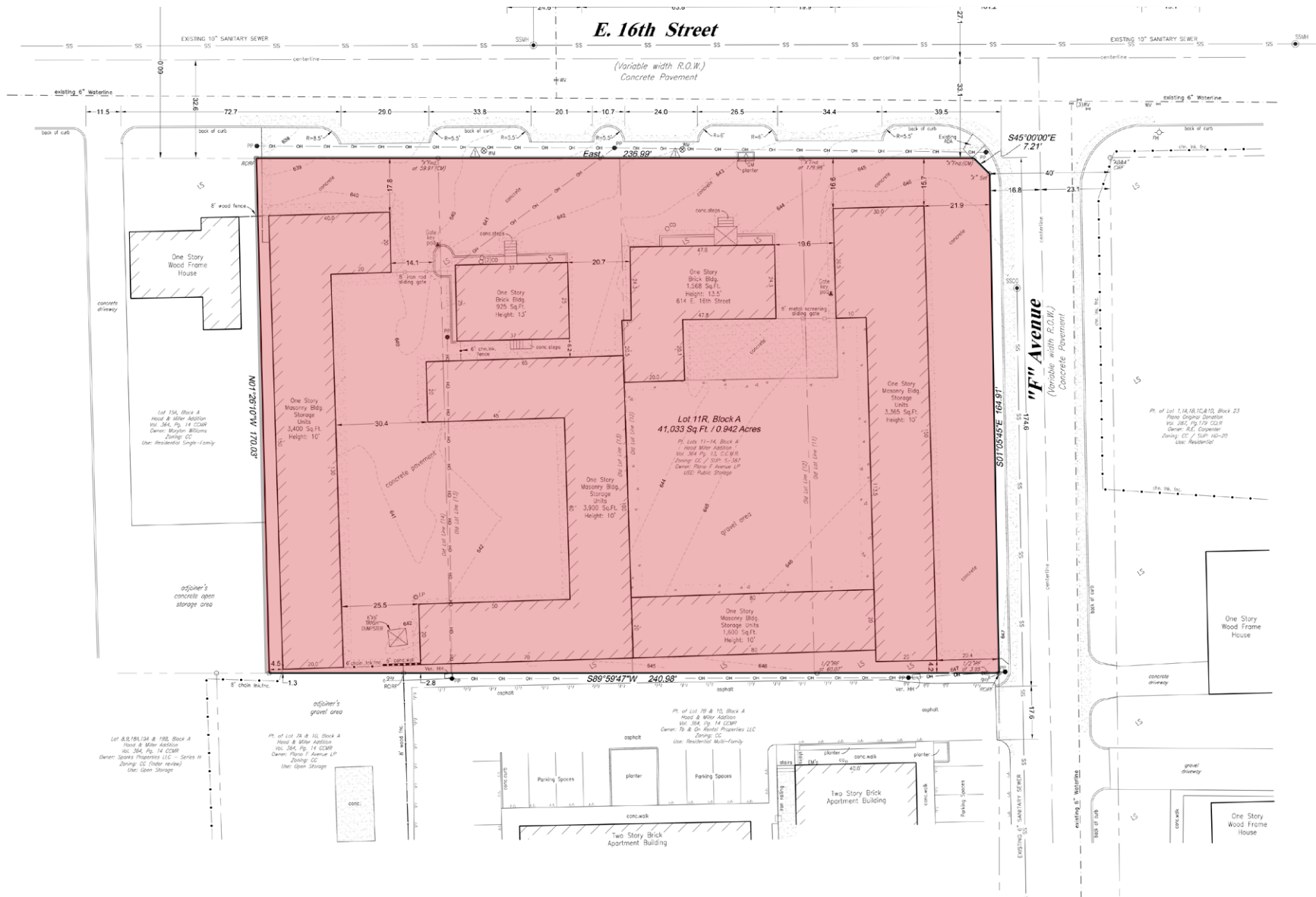
RENT ROLL

RENT ROLL

UNIT TYPE	NUMBER OF UNITS	TOTAL SF	AVG. UNIT RENT / MO.	TOTAL RENT / MO.
612 E 16th (Office)	1	1,089	-	\$1,175
614 E 16th - A (Office)	1	800	-	\$975
614 E 16th - B (Office)	1	400	-	\$425
10 x 20	44 (1 VACANT)	8,800	\$144	\$6,158
10 x 10	4 (1 VACANT)	400	\$96	\$288
10 x 5	5 (3 VACANT)	200	\$65	\$130
20 x 20	1	400	-	\$240
20 x 30	1	600	-	\$348
East Storage Yard	1	7,000	-	\$1,500
West Storage Yard	1	7,500	-	\$975
TOTAL	60	27,239	-	\$12,214

PROPERTY SURVEY - 0.942 AC

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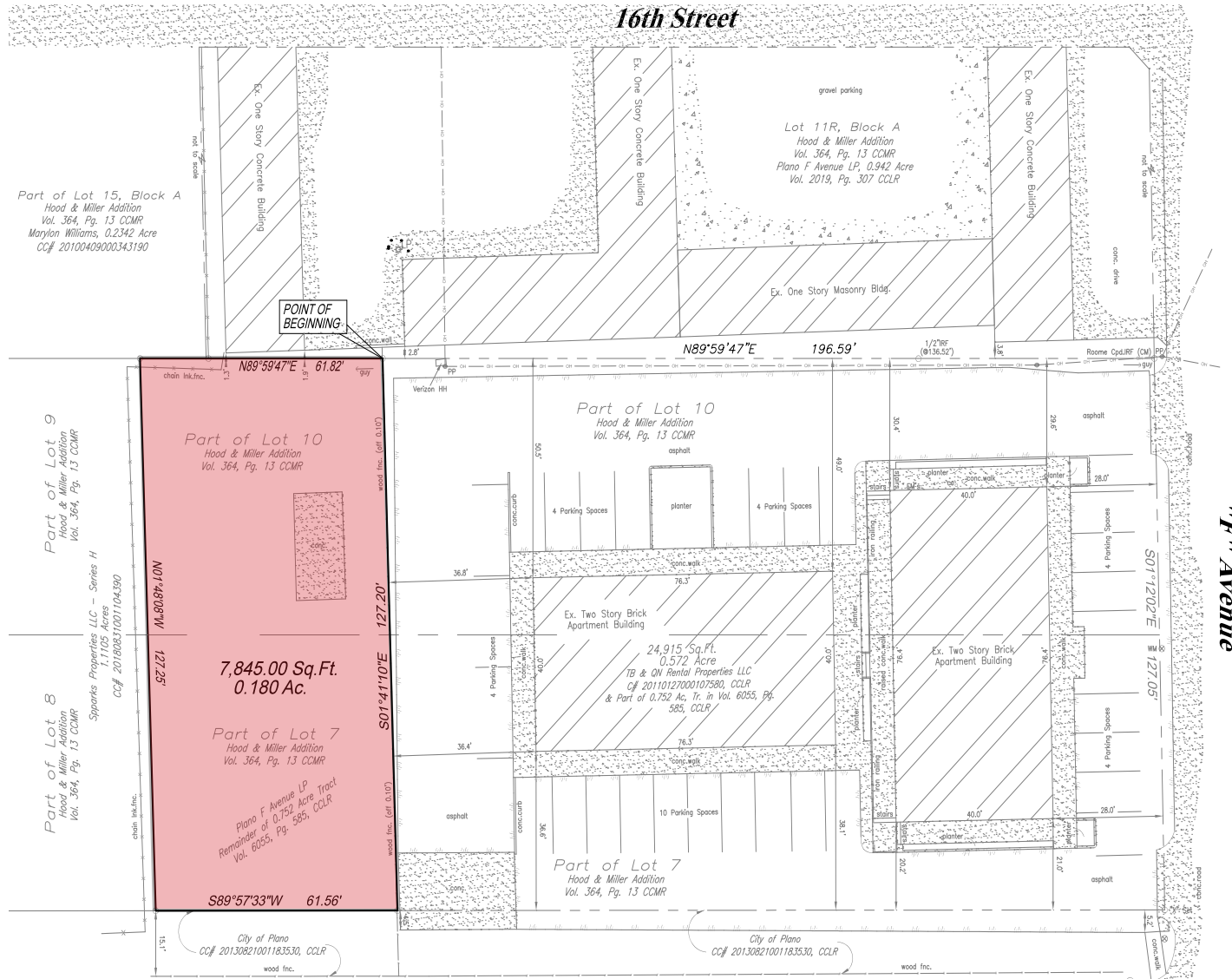
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PROPERTY SURVEY - 0.180 AC

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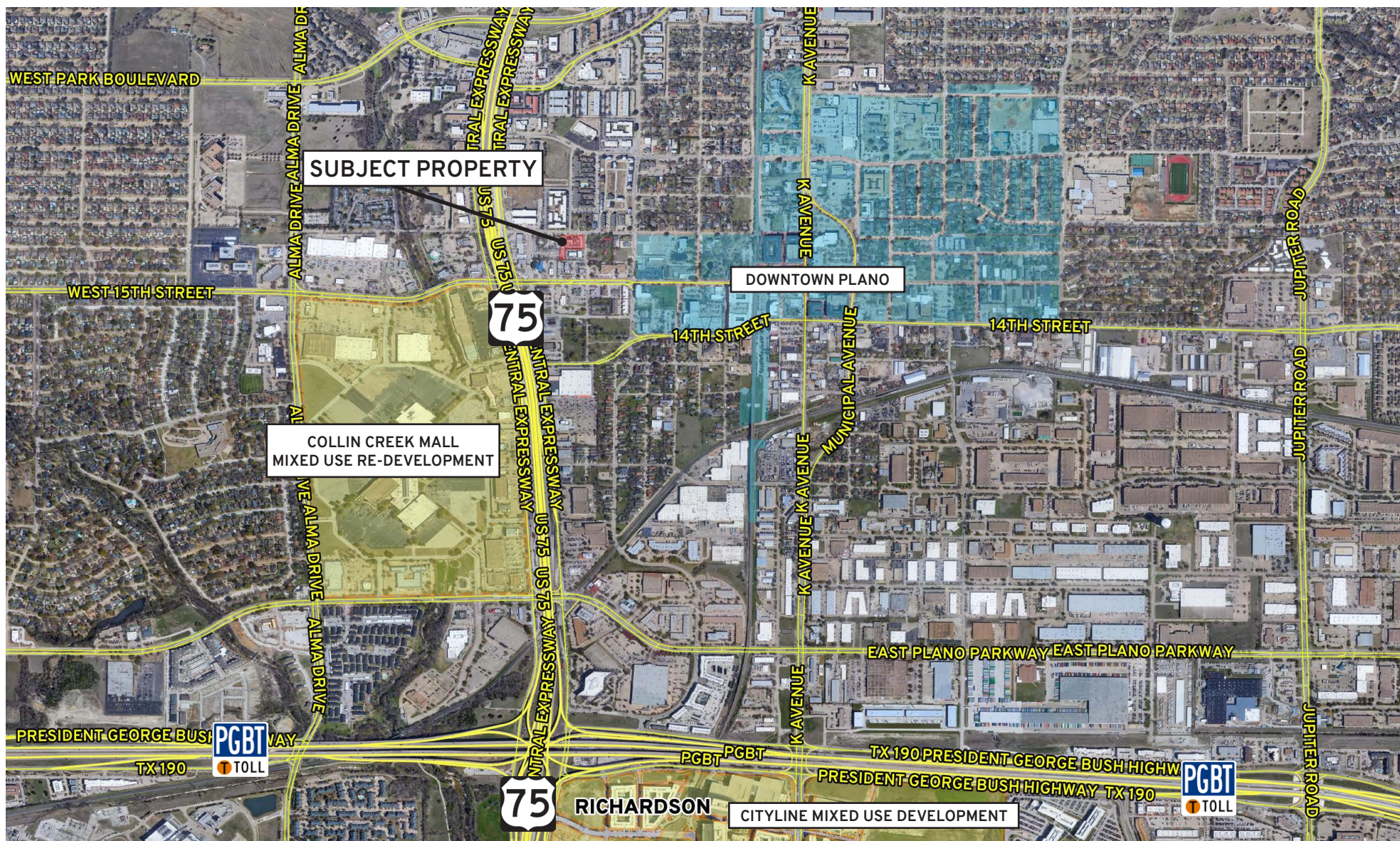
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PROPERTY SURROUNDINGS

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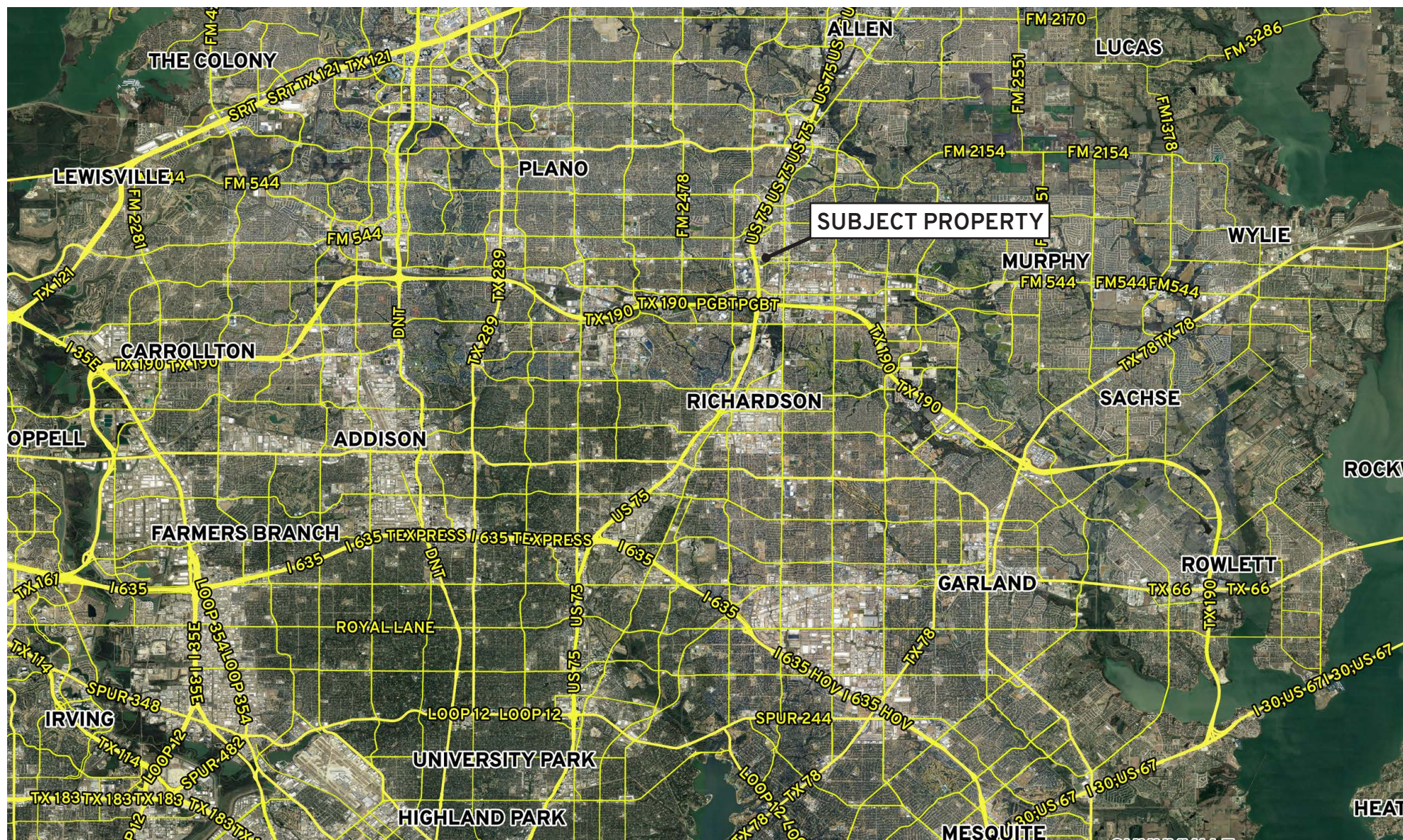
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METROPLEX LOCATION

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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.

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:
 - 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.

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.

Carey Cox Company	385233	bc Cox@careycoxcompany.com	972-562-8003
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
William "Bill" Cox	341788	bc Cox@careycoxcompany.com	972-562-8003
Designated Broker of Firm	License No.	Email	Phone
William "Bill" Cox	341788	bc Cox@careycoxcompany.com	972-562-8003
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