



SELF STORAGE ADVISORS

SELF STORAGE

INVESTMENT OPPORTUNITY

Twin City Storage

106 Industrial Avenue

Nash, TX 75569

Chad Snyder & Tyler Trahant

Dominus Commercial

csnyder@dominuscommercial.com

817-813-5631

ttrahant@dominuscommercial.com

817-901-7600



LISTING PRICE: \$995,000

INVESTMENT HIGHLIGHTS

- Occupancy has been steadily increasing over the past 12 months
- Potential revenue increase through rental increases
- Located off of Hwy 82 which is a main east / west artery that runs through Downtown Texarkana
- Priced below replacement cost

PROPERTY DETAILS

- 24,100 GSF
- 172 Units
- 1.743 Acres
- 83% Unit Occupancy



