

**12,000 +/- SF**  
**15175 Hwy 205 in Terrell**

**FOR SALE**

**~~\$275,000~~**

**Attractive Self-Storage Facility Outside Terrell**

**PRICE REDUCED!**  
**\$225,000**



**RE/MAX Landmark**  
**113 N. Frances St.**  
**Terrell, TX 75160**

[www.frankrobertslandteam.com](http://www.frankrobertslandteam.com)



For additional information, please contact:

**Frank J. Roberts** REALTOR, Owner

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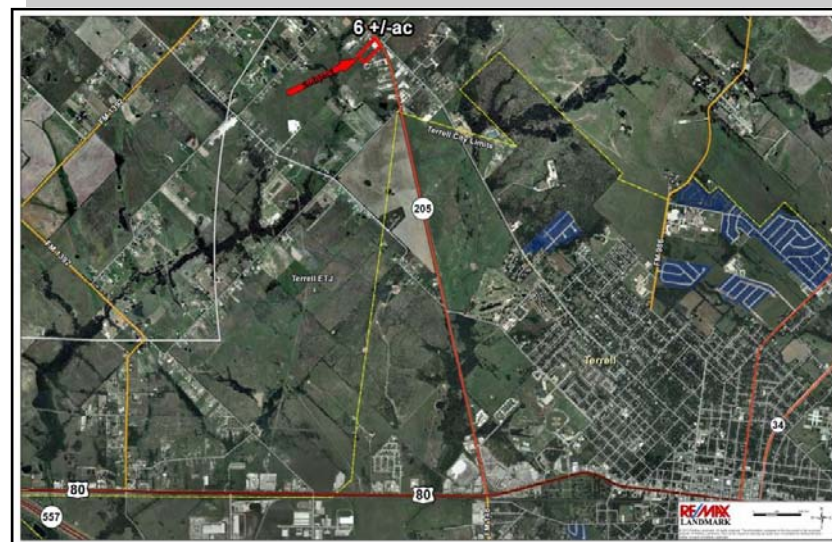
# 12,000 +/- SF Self Storage Facility

Frank Roberts  
**LAND TEAM**



## DIRECTIONS:

From Dallas take US Hwy 80 20 miles to Terrell, Left (N) on SR 205 for 3 mi, Self Storage on Left (W) side of highway. Sign on Property



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**\$225,000**

**LOCATION:** From Dallas take US Hwy 80 20 miles to Terrell, Left (N) on SR 205 for 3 mi, Self Storage on Left (W) side of highway

**ACREAGE SIZE:** 6 +/- Acres

**PRICE:** \$275,000 CASH or CONVENTIONAL

**COMMENTS:** Attractive Self Storage Facility in excellent location on SR 205 just outside of the Terrell City Limits. Excellent location only 23 miles East of Dallas. This Self Storage facility offers an apartment, office, 59 storage units of varying sizes. Terrell was one of the USA fastest growing suburbs in 2007 according to Forbes Magazine. This property is an excellent opportunity for investment in this rapidly growing industry and priced to sell quickly. Built in 2007, site is in good condition and just needs on site leasing and property manager. Additional acreage included could triple current size of facility.



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**59 attractive storage units of varying sizes**



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