



CONFIDENTIAL INFORMATION ON
SOUTHSIDE STORAGE

LOCATED AT
819 BELMONT DRIVE
ATHENS, TEXAS 75751



Offered Exclusively By:

STEVE GRANT REAL ESTATE LLC

Steve Grant, Listing Broker

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GENERAL INFORMATION:

Southside Storage is a long established storage/office center located in a highly populated area of Athens, Texas. Zoned "Commercial", the location is close in proximity to the Athens Country Club, Trinity Valley Community College, UT Health East Texas and doctor offices.

The property has 32 units including an office with restroom situated on 0.50 acre site. The building are steel based constructed on a slab foundation.

The site frontage on Belmont Drive and FM 59 (aka Cayuga Drive) - both being highly traveled thoroughfares. There is an asphalt drive and parking.

The Owner reserves the right to convey the property using a 1031 Tax Deferred Exchange at no additional expense to the Buyer.

LOCATION:

Directions: From the intersection of Highway 59 (aka Cayuga Drive) and Palestine Street, go west on Cayuga Drive to Belmont Drive. Turn right onto Belmont Drive and the property is on the right.

Latitude 32.1879709

Longitude: -95.8595988

ASKING PRICE: See website for pricing.

IMPROVEMENTS:

- Approximately 7,150 square foot of warehouse/office space constructed on a slab foundation
- Ceiling height— 8'
- Central air (electric)/heat (gas)

OTHER INFORMATION:

- Site—Approximately 0.50 acre
- Terrain—Level terrain with sandy loam soil

- Lot Dimensions—208' x 149' x 164' x 144' per the Henderson County Appraisal District
- Road Frontage—Approximately 135' of road frontage on Belmont Drive
- Asphalt parking lot with 20+ parking spaces

UTILITIES AVAILABLE:

- Electric—Oncor (888-313-6862)
- Water, Sewer & Trash—City of Athens (903-677-6621)
- Gas—Atmos (888-286-6700)
- Telephone—Brightspeed (844-595-0525)
- Cable—Optimum (877-694-9474)

*****Note: Broker does not warrant utilities. Broker advises any prospective Buyer to Verify availability of utilities with various utility companies.***

- Traffic Count—Approximately 2,461 per day per the Texas Department of Transportation
- Zoning—Commercial per the City of Athens Zoning Code

TAXES AND TAXING ENTITIES:

- Henderson County
- Athens Independent School District
- Total Estimated Taxes—Approximately \$2,444.05 per year without exemptions per the Henderson County Appraisal District

***** Note: This material is based upon information which we, Steve Grant Real Estate LLC, consider reliable, but because it has been supplied by third parties, we cannot represent that it is accurate or complete, and it should not be relied upon as such. This offering is subject to errors, omissions, change of price or withdrawal without notice.***

UNIT #	SIZE	RENT
1	10 X 20	\$70
2	10 X 20	\$60
3	10 X 20	\$60
4	10 X 20	\$70
5	10 X 20	\$60
6	10 X 20	\$60
7	10 X 20	\$60
8	10 X 20	\$50
9	10 X 20	\$60
10	10 X 12	\$55
11	10 X 12	\$45
12	10 X 12	\$50
13	10 X 12	\$50
14	10 X 12	\$50
15	10 X 12	\$50
16	10 X 12	\$50
17	10 X 12	\$55
18	10 X 12	\$45
19	10 X 12	\$45
20	10 X 20	\$70
21	10 X 20	\$70
22	10 X 20	\$65
23	10 X 20	\$70
24	10 X 20	\$60
A	Office - 20 X 30	\$450
B	20 X 30	\$150
C	10 X 30	\$100
D	10 X 30	\$100
E	12 X 30	\$50
F	12 X 30	\$100
G	10 X 30	\$80
H	15 X 30	\$130
		\$2,490 @ Full Capacity



SOUTHSIDE STORAGE
Estimated Proforma Statement with Full Occupancy
at Current Rate as of April 15, 2024
and Actual Expenses
819 Belmont Drive
Athens, Texas 75751

I. GROSS POTENTIAL INCOME:

A.	\$2,490/Month x 12	-	\$29,880.00
B.	Less Vacancy Rate	-	< <u>0.00</u> >
	Effective Gross Income	-	\$29,880.00

II. EXPENSES:

A.	Property Taxes	-	\$ 2,821.00
B.	Insurance	-	\$ 2,309.00
C.	Maintenance/Repairs	-	\$ 230.00
D.	Management	-	\$ 2,513.00
E.	Utilities	-	\$ 720.00
F.	Office Expenses	-	\$ <u>155.00</u>

Total Estimated Expenses - < 8,748.00 >

III. ESTIMATED NET OPERATING INCOME

(Before Taxes and Deprecation): - \$21,132.00

Capitalization Rate Based on Offer Price of \$390,000 - 5.42% ®

**Assumes No Increased Rents or Expenses.*



