

# Self Storage Investment Opportunity



**Avid Storage**



553 Derrs Chapel Rd.  
Italy, TX 76651

Presented by:

**TYLER TRAHANT & CHAD SNYDER**

Dominus Commercial

(817) 813-5631 | csnyder@dominuscommercial.com

(817) 901-7600 | ttrahant@dominuscommercial.com

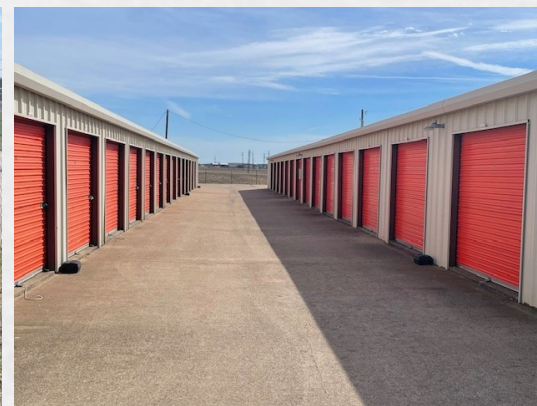
**LIST PRICE: \$750,000**

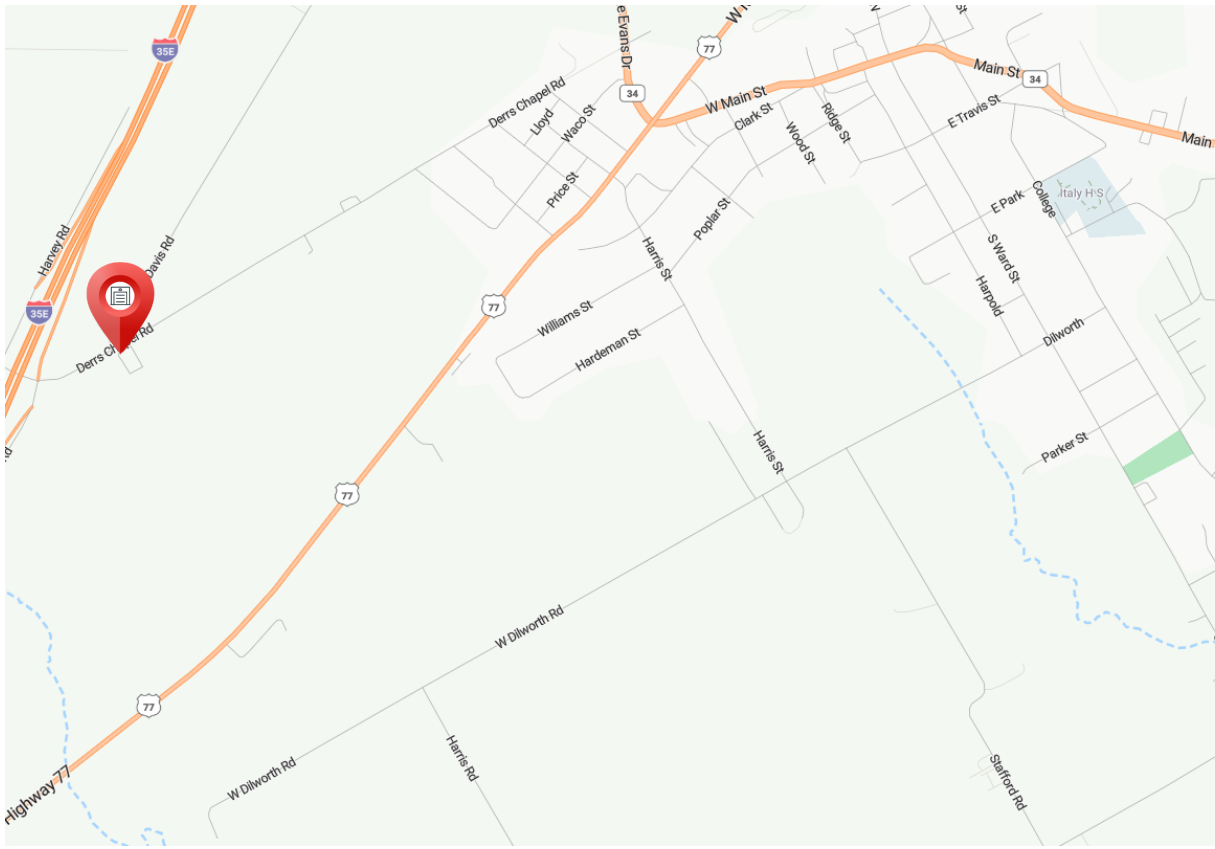
## INVESTMENT HIGHLIGHTS

- **Site Size:** 4.686 acres providing room for expansion
- **Occupancy:** 71% as of March 2026 (growth upside)
- **Opportunity Zone:** The property is located in a Texas Opportunity Zone
- **Management:** Professionally operated by Avid Storage
- **Upside:** Expansion potential and lease up opportunity for increased NOI

## PROPERTY DETAILS

RSF:	11,360
Year Built:	2000 (per County)
Acreage:	4.686
Units:	105
Physical Occ.:	71% (as of 3-26)





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