



SELF STORAGE SALES NETWORK

SELF STORAGE

LEASE UP & EXPANSION OPPORTUNITY

Big League Storage

26526 Hufsmith Conroe Road
Magnolia, TX 77354

Bill Brownfield, CRE, CCIM

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BROWNFIELD & ASSOCIATES, LLC
— REAL ESTATE ADVISORY —

MLB COMMERCIAL
REAL ESTATE

LISTING PRICE: \$1,500,000

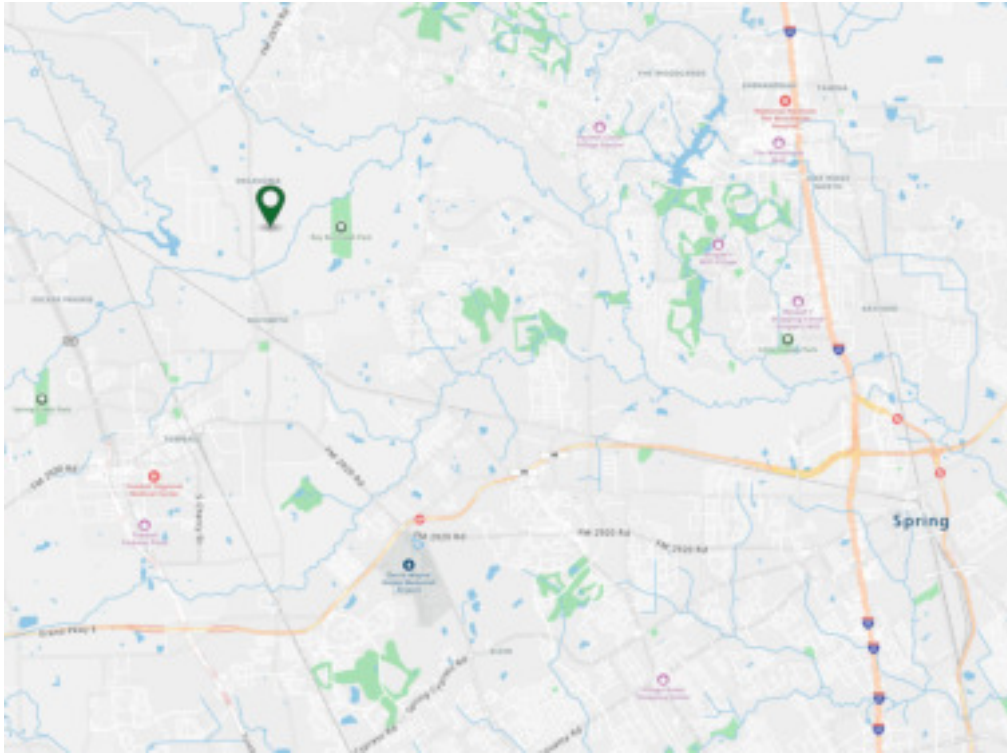
INVESTMENT HIGHLIGHTS

- New construction, priced below replacement cost
- Surrounding residential market is growing quickly (North Grove by Toll Brothers)
- Average HHI is \$134,368 (3-mile)
- Can be easily expanded to ~ 40,000 SF
- Perfect expansion property for storage owners in The Woodlands, Conroe, Tomball and Magnolia area

PROPERTY DETAILS

- 22,800 RSF
- 3 Acres
- 136 Units
- Built in 2017
- Land for expansion





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