



To The Point Self Storage

118 U.S. Highway 69, Point, TX 75472



78-Unit Recently Upgraded Self-Storage Facility
±6 Acres of Surplus Land

The **Ambrose** Group

BROKER CONTACT (CALL FOR PRICING):

Brandon Brooks
brandon@theambrosegroup.com
(817) 253-8362





Executive Summary

To The Point Storage offers investors the opportunity to acquire a stabilized, 78-unit self-storage facility in Point, Texas, with ± 6 acres of surplus land for expansion. Positioned along US Highway 69 with ± 556 feet of frontage, the property combines steady income with meaningful long-term upside in one of East Texas's growth corridors.

The facility totals 19,410 net rentable square feet and features steel construction, gravel and concrete drives, security cameras, keypad entry, and an on-site management office. Last year, ownership invested in substantial upgrades including new gates, signage, surveillance, and a remodeled manager's residence.

Importantly, there have been no formal marketing efforts to date. Lease-up to this point has been driven entirely by passive inquiries and signage, leaving room for meaningful upside through digital campaigns and local outreach. The facility is family-operated, offsite managed using ESS software and has strong visibility in a market with limited competition.

This is a rare chance to acquire a high-visibility storage facility with in-place income, expansion land, and untapped marketing potential, all in a market with double-digit population growth projected through 2030.

AG Improvements

★ EST. 1994 ★

Property Name

To The Point Self Storage

Year Built

1999-2002/2025 (Renovated)

NRSF - Enclosed

19,410

Total Units

74 Enclosed / 4 Covered Trailer/Boat Parking

Construction

Steel Units with Concrete and Gravel Drives

Avg. Unit Size

262 Sq. Ft. (Excluding Parking)

Security

Gated, Chain Fencing, Keypad Entry, Security Cameras

Management

On-Site Office / Family Operated / ESS Software

Unit Types

Ambient, Drive-Up

Website

www.tothepointstorage.com

Recent Upgrades

New doors, interior managers office and bedroom remodel, new signage, new security gates and key pads, new cameras



AG Site Details

★ EST. 1994 ★

Address

118 U.S. Highway 69, Point, TX 75472

Land Size

8.991 Acres (391,948 Sq. Ft.)

Coordinates

32.928642679621696, -95.8696378654057

Zoning

Commercial

Tax Parcel (APN)

5908 (Rains CAD)

Tax Rate

1.682765%

Schools

Rains ISD

Legal

R. Sunigas Survey, Abstract No. 206, Point, Rains County, Texas

Frontage

556 FF: U.S. Highway 69







2024 Demographics

Income

	1 mile	3 miles	5 miles
Avg. Household Income	\$76,889	\$77,171	\$77,000
Median Household Income	\$56,931	\$58,231	\$57,892

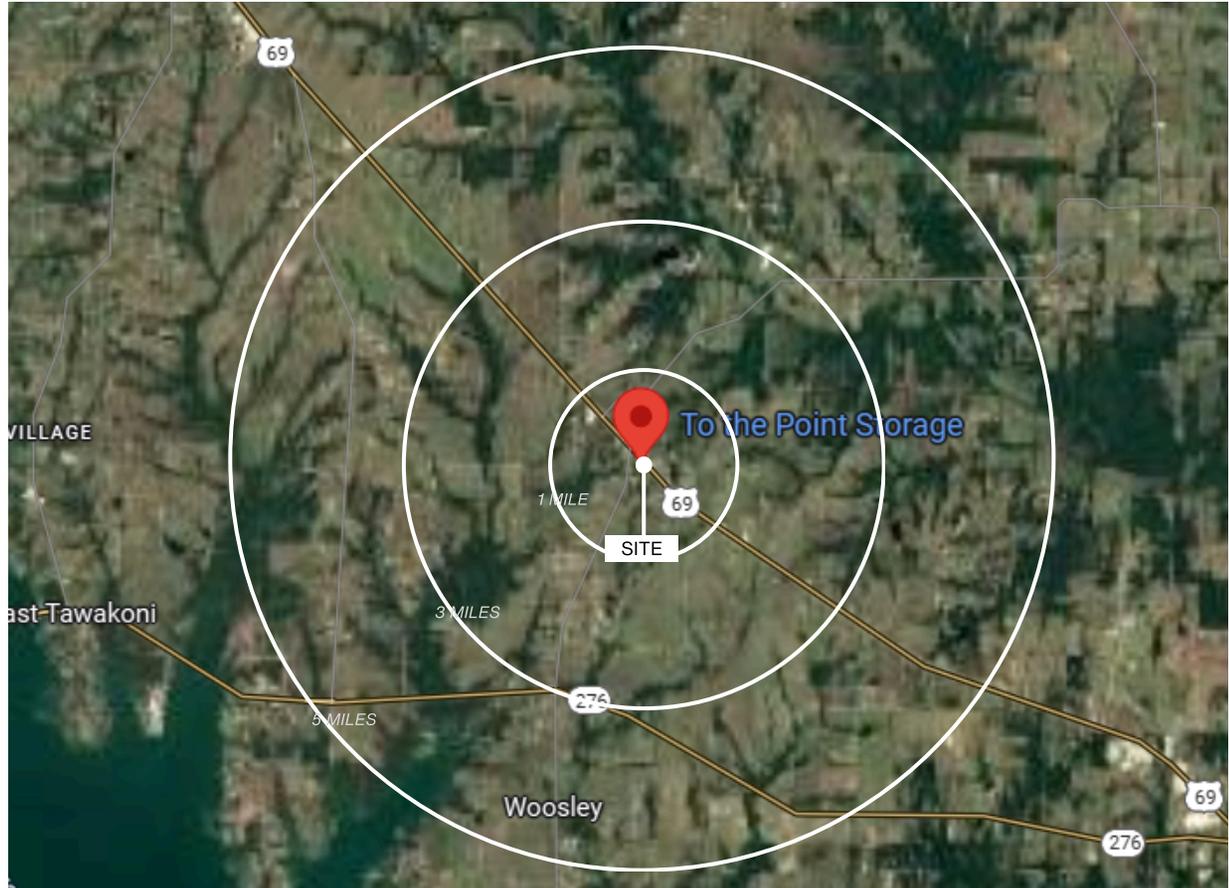
Population

	1 mile	3 miles	5 miles
2024 Population	833	1,698	3,751
2020 Population	729	1,467	3,270
2029 Population Projection	945	1,930	4,262
Annual Growth 2020-2024	3.6%	3.9%	3.7%
Annual Growth 2024-2029	2.7%	2.7%	2.7%

Housing

	1 mile	3 miles	5 miles
Median Home Value	\$148,130	\$146,759	\$155,285
Median Home Year Built	1987	1987	1987

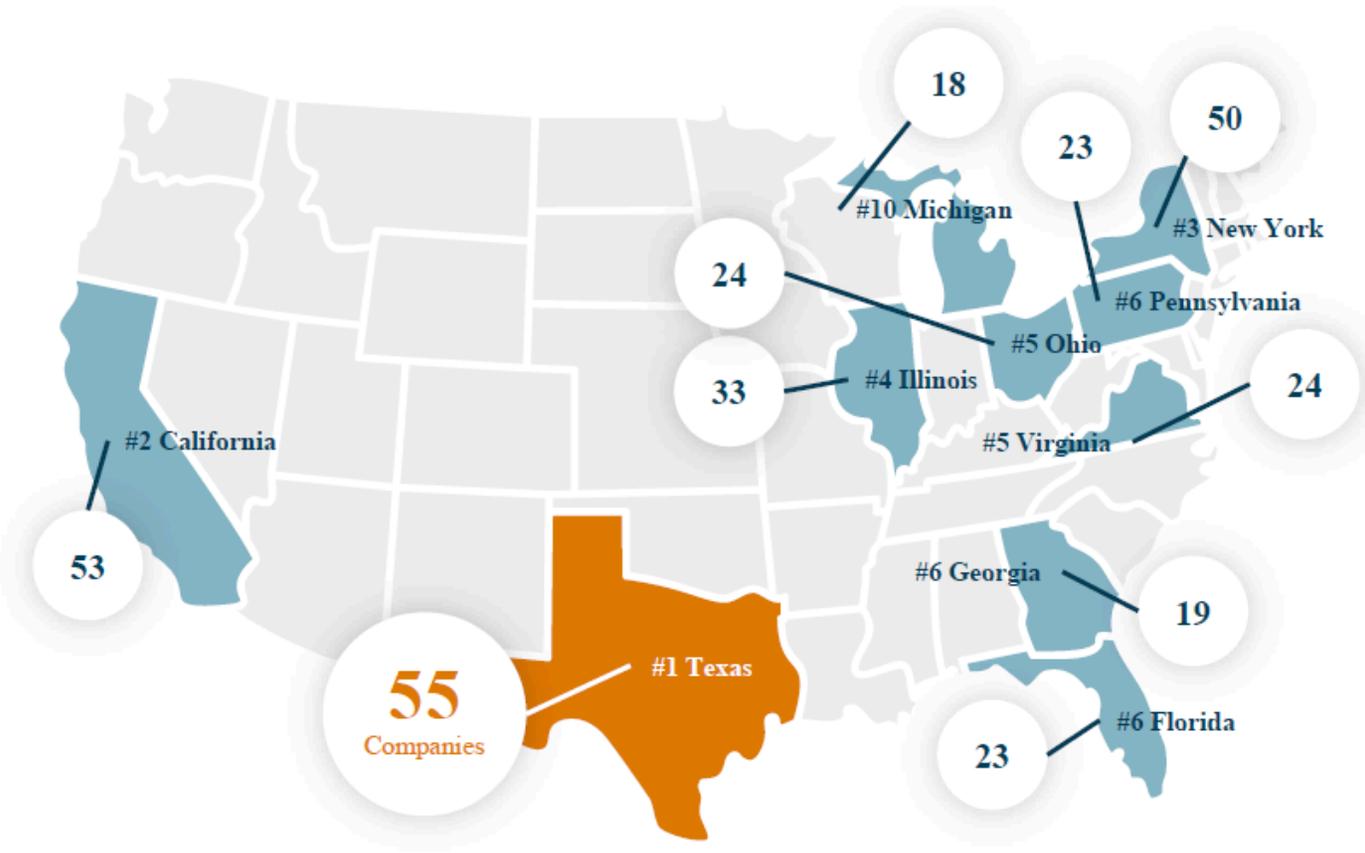
Demographics sourced from **CoStar**



2025 TAX RATES

City of Point	0.339496
Rains County ESD #1	0.075861
Rains County	0.507700
Rains ISD	<u>0.844300</u>
Total	1.682765

Texas Employment



TOP MARKETS FOR EMPLOYMENT GROWTH		
	MARKET	Y-O-Y GROWTH
1	DALLAS-FORT WORTH	165,700
2	New York	146,500
3	Houston	118,900
4	Los Angeles	111,800
5	Philadelphia	88,800
6	Boston	86,693
7	Chicago	83,000
8	Atlanta	79,400
9	Washington, D.C.	67,500
10	Tampa	64,500

TOP MARKETS BY % FOR EMPLOYMENT GROWTH		
	MARKET	Y-O-Y CHANGE
1	Charleston	5.7%
2	Las Vegas	4.6%
3	San Antonio	4.4%
4	Tampa	4.4%
5	Miami	4.2%
6	Austin	4.2%
7	Jacksonville	4.1%
8	DALLAS-FORT WORTH	4.1%
9	Nashville	4.0%
10	Orlando	3.9%

DALLAS-FORT WORTH FORTUNE 500 HEADQUARTERS





Texas By The Numbers



Texas is the **second-largest state** by land area in the US, with 268,596 square miles.

#1 STATE

↖ ↗ ↘ ↙
 For corporate relocations & expansions



Texas Economy is 8th largest in the world

Around **30.5 million residents**, making it the **second** most populous state after California

GDP

Texas's GDP reached **\$2.694 trillion** in 2023, making it the second-largest economy in the US after California



Texas has a **large** and **diverse** workforce, contributing to its economic strength.



53 Fortune 500 companies that are headquartered there, which include **ExxonMobil, AT&T, American Airlines, and Sysco.**



#1 STATE For Exports



Leading producer of crude oil nationwide



and **hundreds of** publicly traded firms



Texas is home to **3.2 million** small businesses

TAX

Texas **does not** have an **estate tax** or **inheritance tax.**



Number **1** jobs creator in 2023, Texas added **326,700 jobs**



DFW Market Overview

The Dallas/Fort Worth (DFW) area is a vibrant region spanning 12 counties, including the cities of Dallas, Fort Worth, and over 150 other municipalities. As the largest urban agglomeration in Texas and the fourth largest in the United States, DFW covers an area of 9,286 square miles and is home to approximately 7.1 million residents. The region is globally connected through the nation's fourth-busiest airport, which offers 55 international flights. North Texas' GDP is estimated at \$486 billion, and if DFW were a standalone state, it would rank as the 9th largest in the U.S. and the 23rd largest country in the world.





★ EST. 1994 ★

Population Highlights

Greenville

28.3% Growth
2020-2025
21.6% Est. increase
2025-2030

Loan Oak

33.9% Growth
2020-2025
26.65% Est. increase
2025-2030

Lake Fork covers 27,690 acres and is nationally renowned as a premier trophy bass fishing destination, with over 315 miles of shoreline.



Union Valley

31.6% Growth
2020-2025
58.4% Est. increase
2025-2030

West Tawakani

15.17% Growth
2020-2025
14.31% Est. increase
2025-2030

15 Miles

Emory

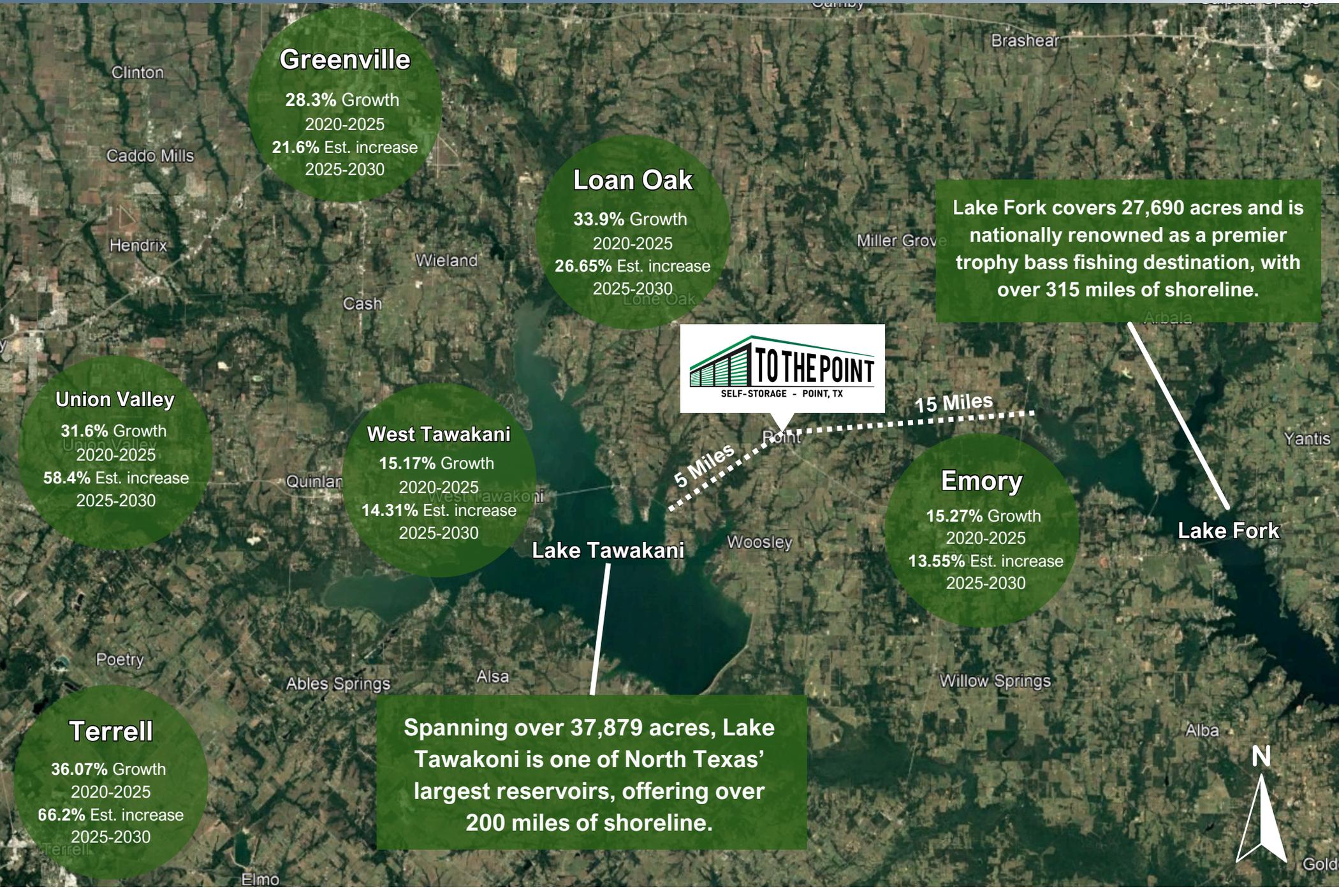
15.27% Growth
2020-2025
13.55% Est. increase
2025-2030

Lake Tawakani

Spanning over 37,879 acres, Lake Tawakani is one of North Texas' largest reservoirs, offering over 200 miles of shoreline.

Terrell

36.07% Growth
2020-2025
66.2% Est. increase
2025-2030





Listing Agent



Brandon Brooks

bbrooks@theambrosegroup.com

(817) 253-8362



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

David Michael Ambrose	382964-B	david@theambrosegroup.com	713.688.7733
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
David Michael Ambrose	382964-B	david@theambrosegroup.com	713.688.7733
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Brandon Miles Brooks	639787-SA	brandon@theambrosegroup.com	817.253.8362
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1

This Offering Memorandum contains confidential information and is intended solely for the person to whom it is delivered. It may not be reproduced, distributed, or used for any purpose other than evaluating the potential acquisition of the property. All information contained herein is believed to be reliable, but no warranty or representation is made as to the accuracy or completeness of any information, projections, or estimates. Prospective purchasers should conduct their own independent investigation and analysis of the property, including physical inspections, financial review, and verification of zoning and legal matters.

