



O F F E R I N G M E M O R A N D U M

U-STOR-IT WAREHOUSING

229 N BEACH ST,
FORT WORTH, TEXAS 76111



PRESENTED BY
GRANDSTONE
INVESTMENT
SALES

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SECTION 1

INVESTMENT OVERVIEW

U-STOR-IT WAREHOUSING



O F F E R I N G S U M M A R Y

U-STOR-IT WAREHOUSING | 229 N BEACH ST, FORT WORTH, TEXAS 76111

PURCHASE PRICE **\$2,450,000**

PRICE PER RENTABLE SQUARE FOOT **\$56.98**

CURRENT PHYSICAL OCCUPANCY **79.53%**

CURRENT ECONOMIC OCCUPANCY **71.29%**

YEAR 2 CAP RATE **6.86%**

YEAR 3 CAP RATE **7.23%**

YEAR 4 CAP RATE **7.57%**

YEAR 5 CAP RATE **7.92%**

NET RENTABLE SQUARE FEET **43,000**

LOT SIZE **2.35**

YEAR BUILT/RENOVATED **1971**

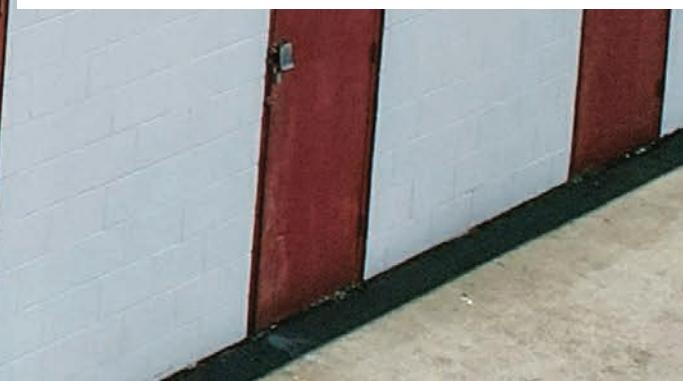


Grandstone Investment Sales is pleased to exclusively present for sale U-Stor-It Warehousing in Fort Worth, TX. This asset features 43,000 NRSF with 247 non-climate-controlled units on a 2.35 acre lot. The facility is surrounded by strong demographics, with 78,519 people within 3 miles and 258,036 people within 5 miles, and median household incomes of \$71,000 and \$72,500 respectively. The asset is also surrounded by a growing population, Fort Worth has grown 9.7% since 2020 and is expected to grow another 13.8% by 2035. While the growth is high, the saturation in the area is relatively low, having a 8.57 SF/capita within 3 miles and a 7.14 SF/capita within 5 miles. This investment opportunity has immediate upside potential through the addition of revenue streams like administrative fees and tenant insurance.



INVESTMENT HIGHLIGHTS

- PURCHASE PRICE - \$2,450,000
- \$56.98/SF
- YEAR 1 CAP RATE: 6.51%
- FORT WORTH IS THE 11TH LARGEST CITY IN THE U.S. AND THE 4TH LARGEST IN TEXAS, WITH A POPULATION THAT HAS GROWN 9.7% SINCE 2020 AND IS PROJECTED TO INCREASE ANOTHER 13.8% BY 2035.
- WITHIN A 3-MILE RADIUS, THE POPULATION IS 78,519 WITH 8.57 SQUARE FEET OF SELF-STORAGE PER CAPITA; WITHIN A 5-MILE RADIUS, THE POPULATION INCREASES TO 258,036 WITH 7.14 SQUARE FEET PER CAPITA
- RECENT CAPEX : 12 NEW SECURITY CAMERAS INSTALLED IN 2024 AND 3 AUTOMATIC GATES INSTALLED IN 2014
- UPSIDE – OPPORTUNITY TO CAPITALIZE ON ADDING ADDITIONAL REVENUE STREAMS: ADMINISTRATIVE FEES, TENANT INSURANCE, ETC.

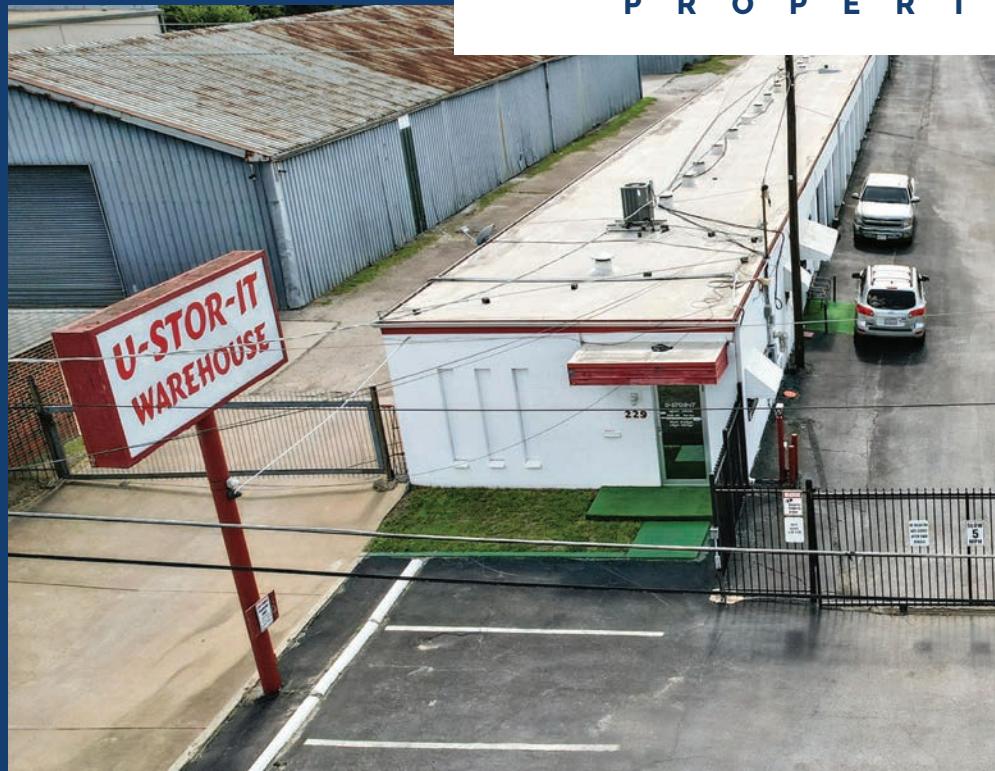


S I T E D E S C R I P T I O N

TRAFFIC COUNT	23,591
COUNTY	TARRANT COUNTY
NON CLIMATE UNITS	247
CLIMATE CONTROLLED UNITS	0
TOTAL NUMBER OF UNITS	247
UNCOVERED PARKING SPACES	0
UNIT SIZES	10X10, 10X20, 10X30, 20X20, 20X30
NRSF	43,000
ONSITE MANAGERS APARTMENT	YES
# OF ACRES	2.35
# OF BUILDINGS	3
YEAR BUILT	1971
ZONING	MEDIUM INDUSTRIAL
PARCEL NUMBER(S)	2199068
# OF STORIES	1
# OF ELEVATORS / STAIRWELLS / ETC.	N/A
FOUNDATION	CONCRETE
FRAMING	METAL
EXTERIOR	CONCRETE BLOCKS
ROOF TYPE	UNKNOWN
FENCING TYPE	EAST: 7' WROUGHT IRON (3 AUTO GATES); NORTH: CHAIN LINK W/ 4 ROWS BARBED WIRE; WEST: 7' WROUGHT IRON + 6' CHAIN LINK W/ BARBED WIRE IN FRONT OF ~15' WALL; SOUTH: BLDG 1 ON PROPERTY LINE.
# OF ENTRIES	3
TYPE OF GATE	3 ELECTRONIC GATES INSTALLED IN 2014
MANAGEMENT SOFTWARE	STORABLE EASY
SECURITY SYSTEMS	12 NEW SECURITY CAMERAS INSTALLED IN 2025
FLOOD ZONE	NO
SIGNAGE	POLE SIGNAGE



P R O P E R T Y I M A G E S



U-STOR-IT WAREHOUSING | 229 N BEACH ST, FORT WORTH, TEXAS 76111

FACILITY NAME	ADDRESS	DISTANCE	CLIMATE CONTROL	NRSF 1-MILE	NRSF 3-MILE	NRSF 5-MILE
U-Stor-It Warehousing	229 N Beach St, Fort Worth, TX 76111	★	No	43,000	-	-
Public Storage	1001 W Beach St, Fort Worth, TX 76111	0.70	No	59,211	-	-
Extra Space Storage	650 North Fwy, Fort Worth, TX 76102	1.76	Yes	-	114,822	-
Public Storage	2400 S Riverside Dr, Fort Worth, TX 76103	1.81	Yes	-	53,601	-
CubeSmart Self Storage	613 North Fwy, Fort Worth, TX 76102	1.84	Yes	-	88,411	-
Beach St Lock-Up	700 S Beach St, Fort Worth, Tx 2.07	No	-	9,514	-	-
Public Storage	4901 Brentwood Stair Rd, Fort Worth, TX 76103	2.37	Yes	-	37,600	-
Aardvark Self Storage	3825 Chesser Boyer Rd, Fort Worth, TX 76111	2.49	No	-	33,086	-
Ferco Self Storage	2502 E Rosedale St, Fort Worth, TX 76105	2.53	No	-	9,521	-
E.Fort Worth U-Haul Self Storage / Self Storage Drive Ups	11101 E Loop, Fort Worth, TX 76102	2.62	No	-	84,288	-
Public Storage	625 Stella St, Fort Worth, TX 76104	2.65	Yes	-	110,664	-
Beach St-East Side Self Storage	1100 Miller Ave , Fort Worth, Tx	2.81	No	-	12,193	-
Public Storage	1015 Henderson St, Fort Worth, TX 76102	3.14	Yes	-	-	73,446
Charley Self Storage Facility	700 S Beach St, Fort Worth, TX 76105	3.48	No	-	-	9,334
U-Store-It	5513 E Lancaster Ave, Fort Worth, TX 76112	3.59	Yes	-	-	21,099
Pollard Self Storage	2309 Pollard St, Fort Worth, TX 76112	3.86	No	-	-	7,225
Cubesmart Self Storage	2721 White Settlement Rd, Fort Worth, TX 76107	3.99	Yes	-	-	44,550
Southwest Auto Storage Canton	1000 Canton Dr, Fort Worth, TX 76112	4.07	No	-	-	8,027
Craddock Moving & Storage Co	2841 Cullen St, Fort Worth, TX 76107	4.10	Yes	-	-	35,211
Extra Space Storage	6750 Mandy Ln, Fort Worth, TX 76112	4.33	Yes	-	-	77,378
Always Open Storage	4621 Anderson Blvd, Haltom City, TX 76117	4.35	No	-	-	13,669
Public Storage	799 E Loop 820, Fort Worth, TX 76120	4.45	Yes	-	-	48,720
U-Haul Moving & Storage	1101 E Loop 820, Fort Worth, TX 76120	4.45	Yes	-	-	60,429
Extra Space Storage	1900 Windsor Pl, Fort Worth, TX 76110	4.51	Yes	-	-	83,166

U-STOR-IT WAREHOUSING | 229 N BEACH ST, FORT WORTH, TEXAS 76111

FACILITY NAME	ADDRESS	DISTANCE	CLIMATE CONTROL	NRSF 1-MILE	NRSF 3-MILE	NRSF 5-MILE
Self-Storage at U-Haul	2936 South Fwy, Fort Worth, TX 76104	4.52	No	-	-	5,130
2115 8th Ave	2115 8th Ave, Fort Worth, TX 76110	4.54	No	-	-	19,657
Self-Storage at U-Haul	6801 Anderson Blvd, Fort Worth, TX 76120	4.55	No	-	-	69,978
Uhaul Self Storage	1400 Terbet Ln, Fort Worth, TX 76112	4.58	Yes	-	-	62,050
FreeUp Storage North Richland Hills	3725 Flory St, North Richland Hills, TX 76180	4.61	Yes	-	-	20,650
Haltom Storage	4926 Old Denton Rd, Haltom City, TX 76117	4.62	No	-	-	107,832
CubeSmart Self Storage	3802 Rufe Snow Dr, North Richland Hills, TX 76180	4.63	No	-	-	26,504
Devon Self Storage Fort Worth, Texas	6465 E Rosedale St, Fort Worth, TX 76112	4.64	Yes	-	-	40,970
Public Storage	2377 E Loop 820 S, Fort Worth, TX 76112	4.88	Yes	-	-	37,160
CubeSmart Self Storage TX Haltom Road	5020 Haltom Road, Fort Worth, TX 76117	4.90	No	-	-	38,872
Aloha Self Storage	5029 Haltom Rd, Fort Worth, TX 76117	4.94	No	-	-	58,408
Storage 365	4925 Denton Hwy, Haltom City, TX 76117	4.95	Yes	-	-	113,213
Storage Depot of Dallas - Fort Worth	2801 E Loop 820 S, Fort Worth, TX 76119	4.98	Yes	-	-	32,350
U-Haul Storage Facility / Haltom City	5101 NE Loop 820, Haltom City, TX 76117	5.01	No	-	-	94,758
TOTAL EXISTING SUPPLY				102,211	655,911	1,865,697
SQ FT PER PERSON				13.99	8.57	7.14

2023 POPULATION | 1-MILE 7,308 | 3-MILE 76,546 | 5-MILE 261,174



5 MILE MULTIFAMILY DEVELOPMENT PIPELINE

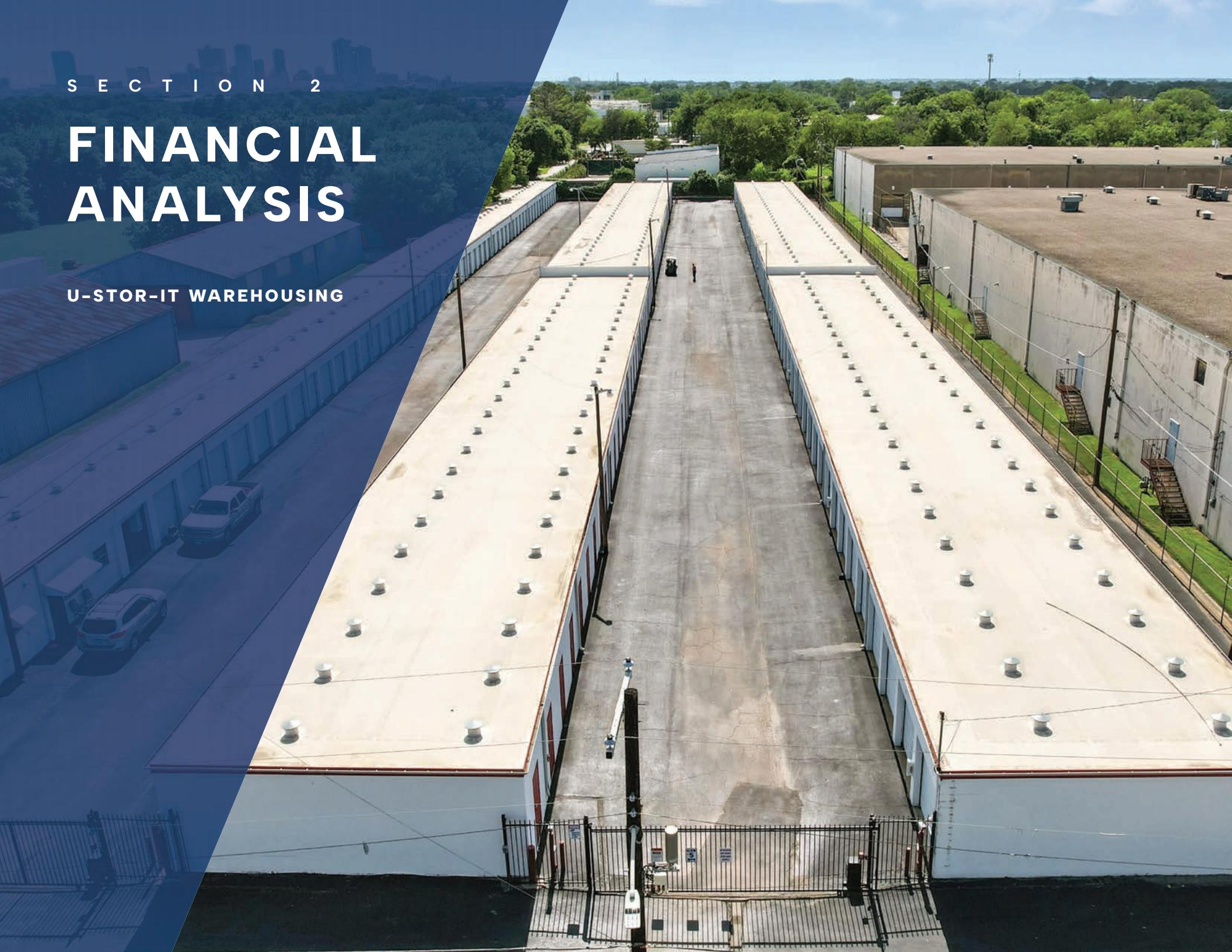
FACILITY NAME	ADDRESS	CITY	# OF UNITS	COST	PROJECT STAGE	DISTANCE
Cielo Place Apartments	3111 Race St	Fort Worth	91	\$8,000,000	Under Construction	0.92
Legacy at Riverside Senior Living	N Riverside Dr	Fort Worth	264	\$20,000,000	Under Construction	1.14
Layton B Apartments	4225 Bernice St	Haltom City	-	\$1,267,000	Final Planning	1.24
Jefferson River East	328 Oakhurst Scenic Dr	Fort Worth	400	\$100,000,000	Under Construction	1.27
Clifton Riverside Apartments	2406 E Belknap St	Fort Worth	94	\$13,500,000	Pre-Construction/Negotiated	1.28
Arcspace	108 Cromwell St	Fort Worth	-	\$1,843,840	Final Planning	1.81
Nance Ranch	Avondale-Haslet Road	Fort Worth	346	\$130,000,000	Design	2.19
The Huntley Multi-Residential	904 E Weatherford St	Fort Worth	296	\$20,000,000	Award	2.23
Hampton Urban Apartments	701 N Hampton St	Fort Worth	355	\$85,000,000	Under Construction	2.23
Sunset at Fash Place Apartments	2504 Oakland Blvd	Fort Worth	70	\$13,000,000	Under Construction	2.26
Sunset at Fash Place	2504 Oakland Blvd	Fort Worth	-	\$450,000	Final Planning	2.26
The Harrison Apartments	515 Samuels Ave	Fort Worth	27	\$3,645,000	Pre-Construction/Negotiated	2.39
Northside Multifamily Development	E Northside Dr & Cold Springs Rd	Fort Worth	-	\$50,000,000	Pre-Construction/Negotiated	2.44
Calhoun	1000 Jones St	Fort Worth	408	\$85,800,000	Pre-Construction/Negotiated	2.44
Calhoun Apartment Tower Development	1000 Jones St	Fort Worth	-	\$61,100,000	Pre-Construction/Negotiated	2.46
Samuels Avenue Townhomes	811 Samuels Ave	Fort Worth	22	\$4,500,000	Design	2.46
Poindexter Townhomes	1101 Poindexter St	Fort Worth	6	\$1,700,000	Under Construction	2.49
Deco 969 Residential Tower	969 Commerce St	Fort Worth	302	\$140,000,000	Occupancy	2.50
901 Commerce St Mixed Use	901 Commerce St	Fort Worth	302	\$84,000,000	Award	2.51
Ladera at Tavolo Park - Phase 2	To Be Determined	Fort Worth	-	\$5,000,000	Award	2.58
Landing at 2Eightyseven / Fort Worth	11401 Harp Ln	Fort Worth	432	\$35,000,000	Under Construction	2.58
University Drive Mixed-Use Development	University Dr & Trinity Trl	Fort Worth	-	\$10,000,000	Final Planning	2.58
Walsh PA3E Subdivision Landscape	Walsh Ranch Pkwy & Meadow Cross Dr	Fort Worth	233	\$861,456	Design	2.58
Evans and Rosedale Urban Village Mixed-Use Redevelopment	Evans Ave & East Rosedale St	Fort Worth	-	\$25,000,000	Conceptual	2.58
Orchard Farms Subdivision	Rendon Rd & Shelby Rd	Fort Worth	643	\$175,000,000	Award	2.58
Beechwood Apartments	Blue Mound Rd & Double Eagle Pkwy	Fort Worth	325	\$39,000,000	Under Construction	2.58
Standard at Chisholm Trail	McPherson Blvd & Brewer Blvd	Fort Worth	-	\$26,500,000	Final Planning	2.58
Richmond Manor / Fort Worth	312 NE Mcalister Rd	Fort Worth	144	\$18,000,000	Under Construction	2.58
Stop Six Choice Neighborhood - Phase 6	Miller Avenue and Rosedale Street)	Fort Worth	224	\$70,000,000	Conceptual	2.58
Orchard Village Development	Shelby Road and Rendon Road	Fort Worth	924	\$230,000,000	Award	2.58
Chisholm Trail Ranch	McPherson Boulevard & Old Granbury Road	Fort Worth	500	\$125,000,000	Award	2.58
Walsh Ranch Quail Valley	Old Weatherford Road & Walsh Ranch Parkway	Fort Worth	331	\$85,000,000	Award	2.58
Cowan Place Senior Community	E Rosedale St & Stalcup Rd	Fort Worth	174	\$30,000,000	Under Construction	2.58
Broadway Chapter Multi-Residential Development	To Be Determined	Fort Worth	-	\$87,680,000	Occupancy	2.58
Protective and Permanent Supportive Housing	Multiple Locations	Fort Worth	-	\$200,000	Post-Bid	2.58
4th Street Multifamily	E 4th St & I-35W	Fort Worth	-	\$10,000,000	Final Planning	2.58
Montrachet Amenity Center Pavilion Area 2	4605 Montrachet Blvd	Fort Worth	-	\$550,000	Final Planning	2.58
Palmilla Springs - Phase 5	2957 Plumbago Dr	Fort Worth	232	\$91,000,000	Pre-Construction/Negotiated	2.58
Standard at Harmon Homes	White Feather Ln & Horesman Rd	Fort Worth	-	\$25,000,000	Final Planning	2.58
Palladium Fain Street Apartments	Fain St & Kings Hwy	Fort Worth	120	\$20,000,000	Under Construction	2.58
Ladera at Tavolo Park - Phase 1	To Be Determined	Fort Worth	-	\$25,000,000	Under Construction	2.58
Presidium at Berkshire	Berkshire Lake Blvd & US-81 Service Rd	Fort Worth	340	\$41,500,000	Under Construction	2.58
Katy Station Lofts	To Be Determined	Fort Worth	400	\$15,000,000	Conceptual	2.58
Overture River District	Scott Rd and Nursery Ln	Fort Worth	197	\$27,500,000	Final Planning	2.58
Logan Square Phase I	Ok Gove Shelby Rd and Race St	Fort Worth	-	\$320,000	Pre-Construction/Negotiated	2.58
Panther Island Project	To Be Determined	Fort Worth	10000	\$1,200,000,000	Under Construction	2.58
Sycamore Park Apartments	To Be Determined	Fort Worth	120	\$25,000,000	Design	2.58

CONTACT BROKER FOR FULL LIST

SECTION 2

FINANCIAL ANALYSIS

U-STOR-IT WAREHOUSING



NON-CLIMATE CONTROLLED (NCC):

UNIT SIZE	# OF UNITS	SF / UNIT	TOTAL SQFT	MONTHLY RENT / UNIT	MONTHLY INCOME	ANNUAL INCOME	YEAR 5 PROJ. MO. RENT/UNIT	YEAR 5 PROJ. ANNUAL INCOME
10.0 x 10.0	101	100	10,100	\$70.00	\$7,070	\$84,840	\$94.54	\$114,586
10.0 x 20.0	127	200	25,400	\$120.00	\$15,240	\$182,880	\$162.07	\$247,000
10.0 x 30.0	7	300	2,100	\$170.00	\$1,190	\$14,280	\$229.60	\$19,287
20.0 x 20.0	9	400	3,600	\$220.00	\$1,980	\$23,760	\$297.13	\$32,091
20.0 x 30.0	3	600	1,800	\$250.00	\$750	\$9,000	\$337.65	\$12,155
TOTAL (NCC):	247	174	43,000	\$106.19	\$26,230	\$314,760	\$143.43	\$425,118

GRAND TOTAL	247	174	43,000	\$106.19	\$26,230	\$314,760	\$143.43	\$425,118
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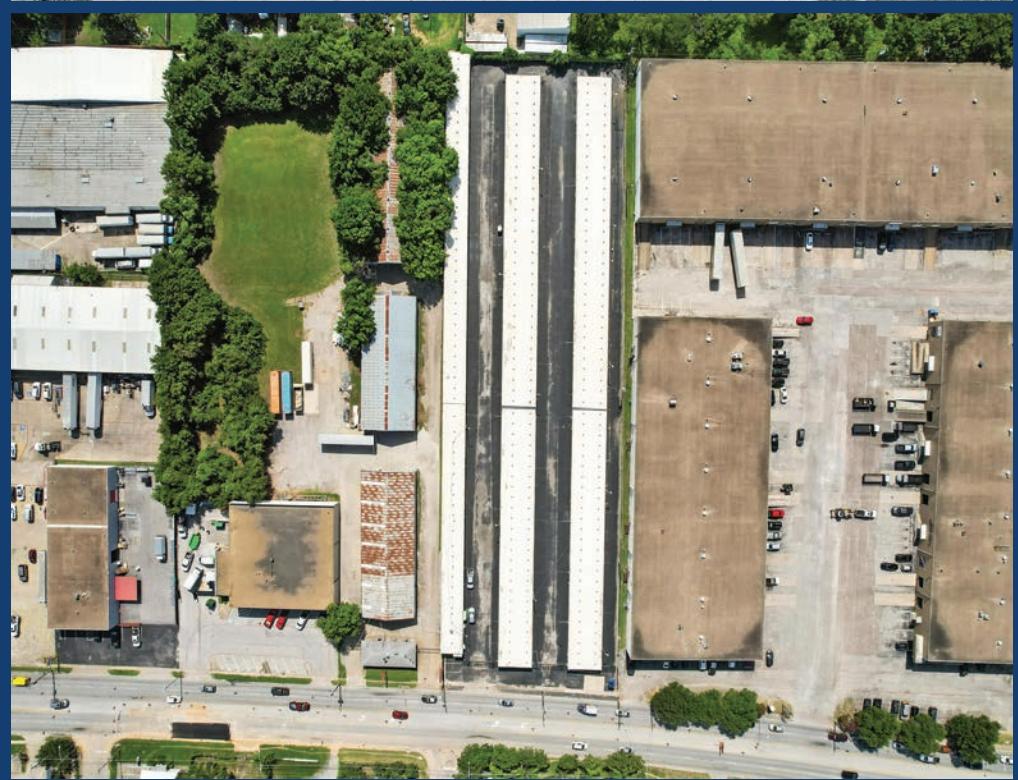


I N C O M E & E X P E N S E S

	ACTUALS CURRENT	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
GROSS POTENTIAL RENT	\$314,760	\$377,712	\$389,043	\$400,715	\$412,736	\$425,118
PHYSICAL VACANCY	(64,431)	20.5%	(28,328)	7.5%	(29,178)	7.5%
ECONOMIC VACANCY	(25,929)	8.2%	(28,328)	7.5%	(29,178)	7.5%
TOTAL VACANCY	(90,360)		(56,657)		(58,357)	
VACANCY %	28.7%		15.0%		15.0%	
EFFECTIVE RENTAL INCOME	\$224,400		\$321,055		\$330,687	
LATE, LETTER, & NSF FEES	8,010		11,460		11,804	
TENANT INSURANCE	0		5,346		8,019	
RENTAL APARTMENT INCOME	2,400		2,448		2,497	
TOTAL OTHER INCOME	\$10,410		\$19,254		\$22,320	
EFFECTIVE GROSS INCOME (EGI)	\$234,810		\$340,310		\$353,007	
PROPERTY TAXES	33,579		36,937		37,676	
INSURANCE	37,744		38,499		39,269	
UTILITIES & TRASH	35,795		36,511		37,241	
REPAIRS & MAINTENANCE	7,923		8,081		8,243	
ADVERTISING	3,072		3,134		3,196	
SALARIES, TAXES, & BENEFITS	30,433		31,042		31,663	
MANAGEMENT FEE	11,741		17,015		17,650	
OFFICE SUPPLIES & POSTAGE	2,463		2,512		2,562	
BANK & CREDIT CARD FEES	4,610		5,445		5,648	
TELEPHONE & INTERNET	1,618		1,651		1,684	
TOTAL EXPENSES	\$168,978		\$180,827		\$184,833	
% OF EGI	72.0%		53.1%		52.4%	
51.6%					51.0%	
NET OPERATING INCOME (NOI)	\$65,832		\$159,482		\$168,174	
49.0%					48.4%	
OPERATING MARGIN %	28.0%		46.9%		47.6%	
49.6%					49.0%	

1. RE Taxes are based on the current assessed value of \$672,011; Taxes increased 10% to hedge risk of reassessment
 2. Income based on 2024 actual. 3. Expenses based on 2024 actual; R&M, Advertising, Salary, Telephone & Internet adjusted to reflect industry standard
 4. A management fee is added to expenses based on 4% of the gross income

PROPERTY IMAGES



SECTION 3

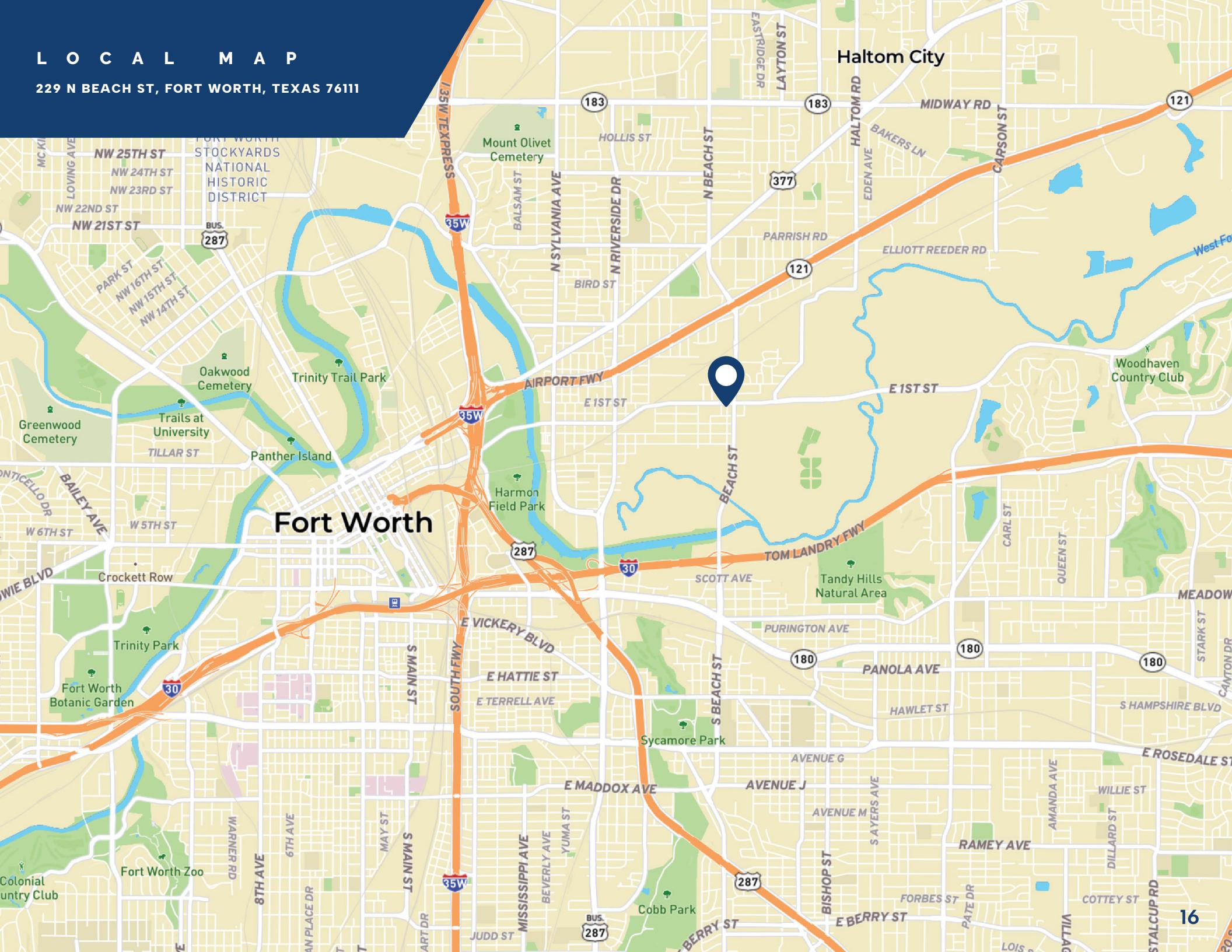
PROPERTY INFORMATION

U-STOR-IT WAREHOUSING



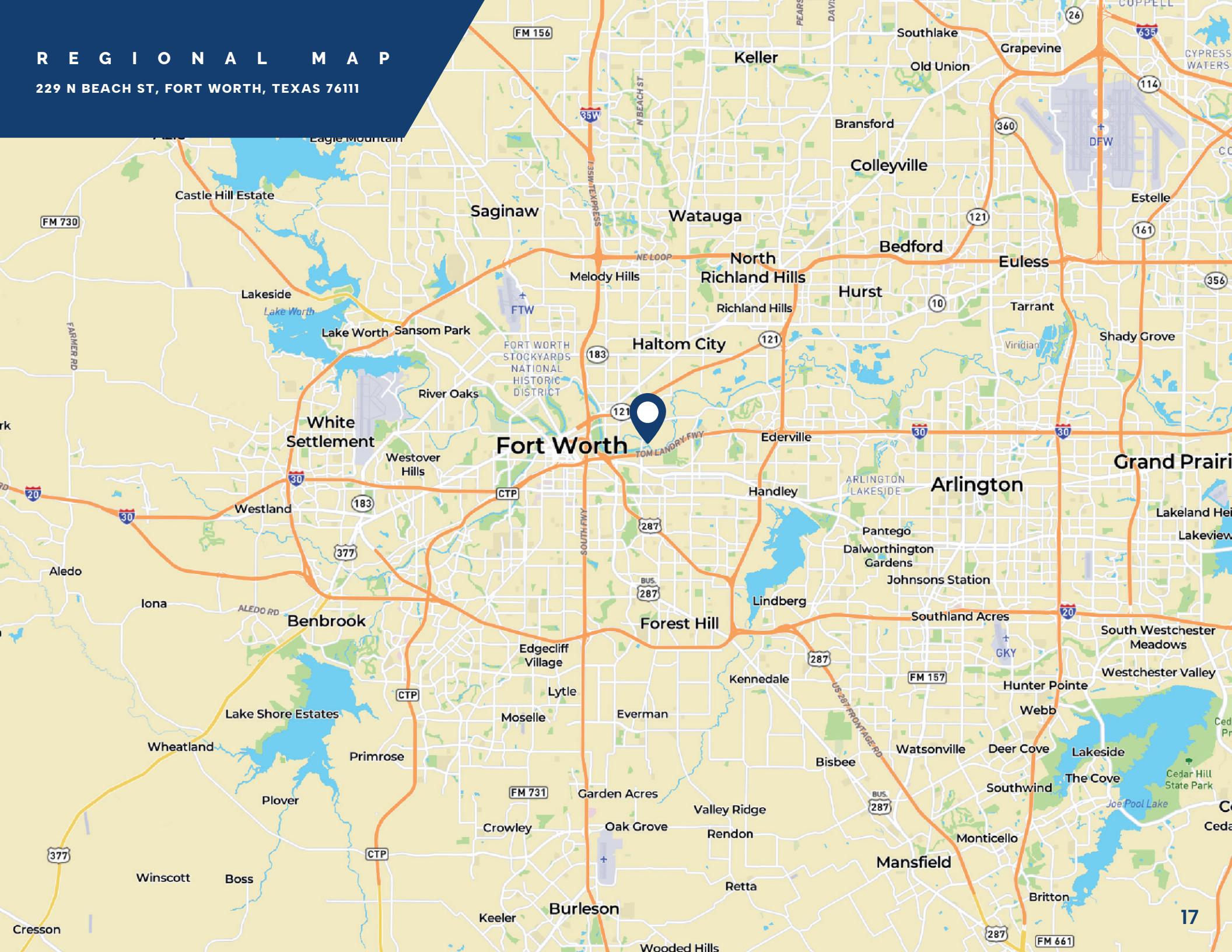
LOCAL MAP

229 N BEACH ST, FORT WORTH, TEXAS 76111



REGIONAL MAP

229 N BEACH ST, FORT WORTH, TEXAS 76111



P A R C E L O U T L I N E

229 N BEACH ST, FORT WORTH, TEXAS 76111



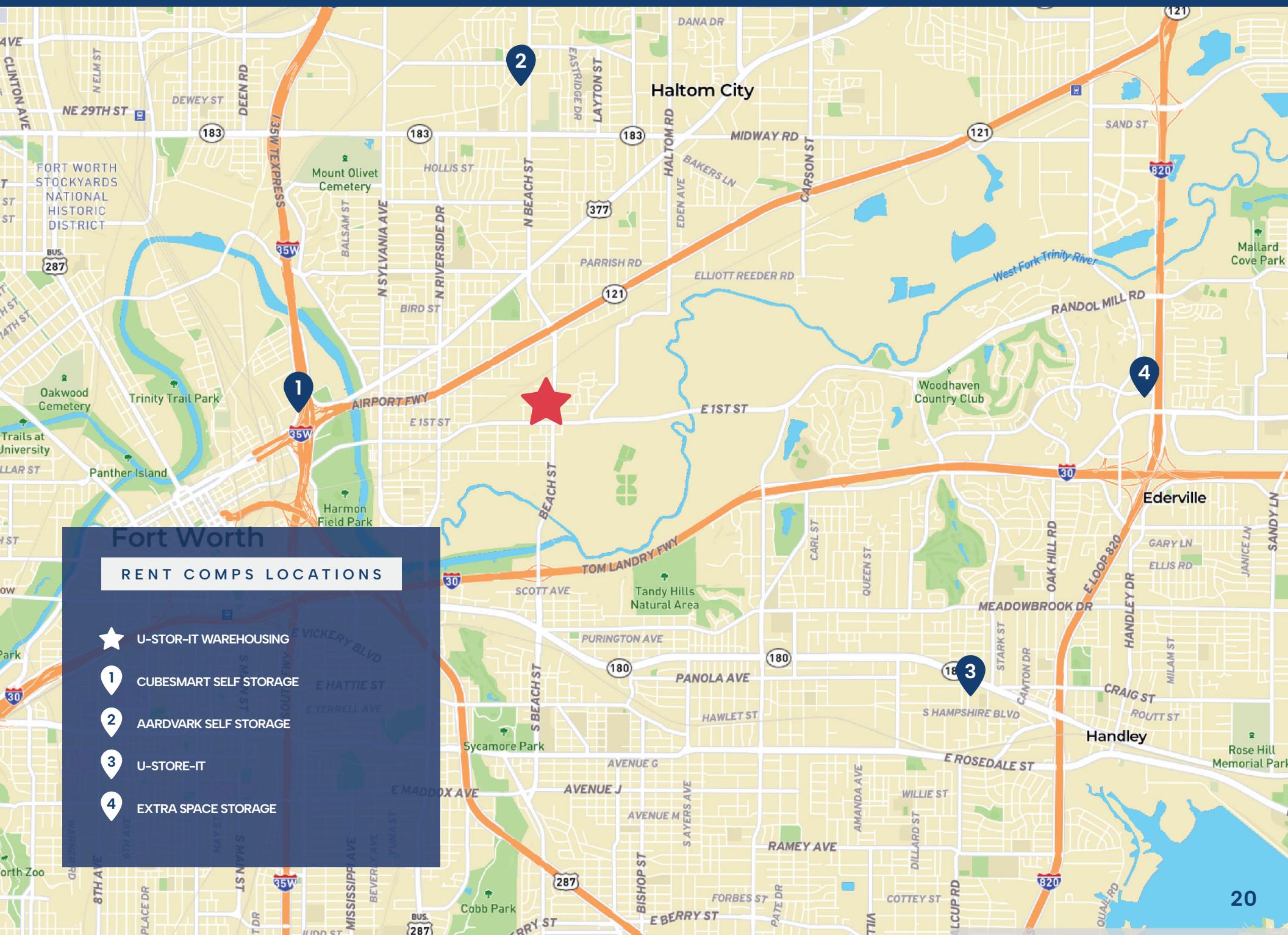
SECTION 4

RENT COMPARABLES

U-STOR-IT WAREHOUSING



RENT COMPS MAP





1

2

3

4

**U-Stor-It
Warehousing**229 N Beach St,
Fort Worth, TX 76111

NSRF	43,000
YEAR BUILT	1971
DISTANCE	★

UNIT TYPE	RENT/UNIT	AVG RENT/SF
5X10 NCC	\$--	\$--
10X10 NCC	\$70	\$0.70
10X20 NCC	\$120	\$0.60
10X30 NCC	\$170	\$0.57
AVERAGE:		\$0.62

**CubeSmart Self Storage**613 North Fwy,
Fort Worth, TX 76102

NSRF	88,411
YEAR BUILT	1973
DISTANCE	1.8

UNIT TYPE	RENT/UNIT	AVG RENT/SF
5X10 NCC	\$--	\$--
10X10 NCC	\$75	\$0.75
10X20 NCC	\$169	\$0.85
10X30 NCC	\$232	\$0.77
AVERAGE:		\$0.79

**Aardvark Self Storage**3825 Chesson Boyer Rd,
Fort Worth, TX

NSRF	33,086 1
YEAR BUILT	985
DISTANCE	2.5

UNIT TYPE	RENT/UNIT	AVG RENT/SF
5X10 NCC	\$--	\$--
10X10 NCC	\$92	\$0.92
10X20 NCC	\$210	\$1.05
10X30 NCC	\$254	\$0.85
AVERAGE:		\$0.94

**U-Store-It Extra Space**5513 E Lancaster Ave,
Fort Worth, TX 76112

NSRF	21,099
YEAR BUILT	1988
DISTANCE	3.6

UNIT TYPE	RENT/UNIT	AVG RENT/SF
5X10 NCC	\$--	\$--
10X10 NCC	\$119	\$1.19
10X18 NCC	\$178	\$0.99
10X25 NCC	\$196	\$0.78
AVERAGE:		\$0.99

**Extra Space Storage**6750 Mandy Ln,
Fort Worth, TX 76112

NSRF	77,378
YEAR BUILT	2007
DISTANCE	4.3

UNIT TYPE	RENT/UNIT	AVG RENT/SF
5X10 NCC	\$--	\$--
10X10 NCC	\$155	\$1.55
10X20 NCC	\$219	\$1.10
10X30 NCC	\$287	\$0.96
AVERAGE:		\$1.20

SECTION 5

DEMOGRAPHIC ANALYSIS

U-STOR-IT WAREHOUSING



WELCOME TO

Fort Worth, TX



ECONOMIC DRIVERS

AEROSPACE & DEFENSE



Lockheed Martin and Bell Helicopter are major employers. They produce F-16s, F-35s, and military helicopters. Thousands work in aerospace, a key local industry.

TRANSPORTATION & LOGISTICS



Fort Worth is a major logistics hub in Texas. It has warehouses, railroads, and Alliance Airport. BNSF and FedEx drive job growth in this sector.

REAL ESTATE & CONSTRUCTION



DFW is a top market for real estate investors. New housing and commercial builds are booming. Construction jobs grow with major local projects.

HEALTHCARE & LIFE SCIENCES



Texas Health and Alcon lead in healthcare jobs. Over 26,000 people work in this growing field. Local universities support medical research and training.

EDUCATION & WORKFORCE



Fort Worth has strong public and higher education systems. TCC, UT Arlington, and local schools train future workers. Skilled grads support industries like tech, health, and trade.

TECHNOLOGY & INNOVATION



Fort Worth is part of the growing "Silicon Prairie." Tech firms and startups are moving into the area. Data, telecom, and IT jobs are on the rise.

Fort Worth, Texas, is a vibrant city known for its rich Western heritage and growing cultural scene. It is home to major employers like American Airlines, Lockheed Martin, and Texas Health Resources, offering strong opportunities in aerospace, healthcare, and logistics. The city's proximity to Dallas and its location within the booming DFW metroplex make it a strategic hub for business and innovation. Fort Worth also supports a growing small business community and has seen a rise in tech and creative industry jobs in recent years.



2024 POPULATION

1-MILE	3-MILE	5-MILE
7,308	78,519	258,036



2024 HOUSEHOLDS

1-MILE	3-MILE	5-MILE
2,410	26,156	91,299



2024 AVERAGE INCOME

1-MILE	3-MILE	5-MILE
\$77,596	\$71,080	\$72,432



2029 POPULATION

1-MILE	3-MILE	5-MILE
7,730	82,671	272,522



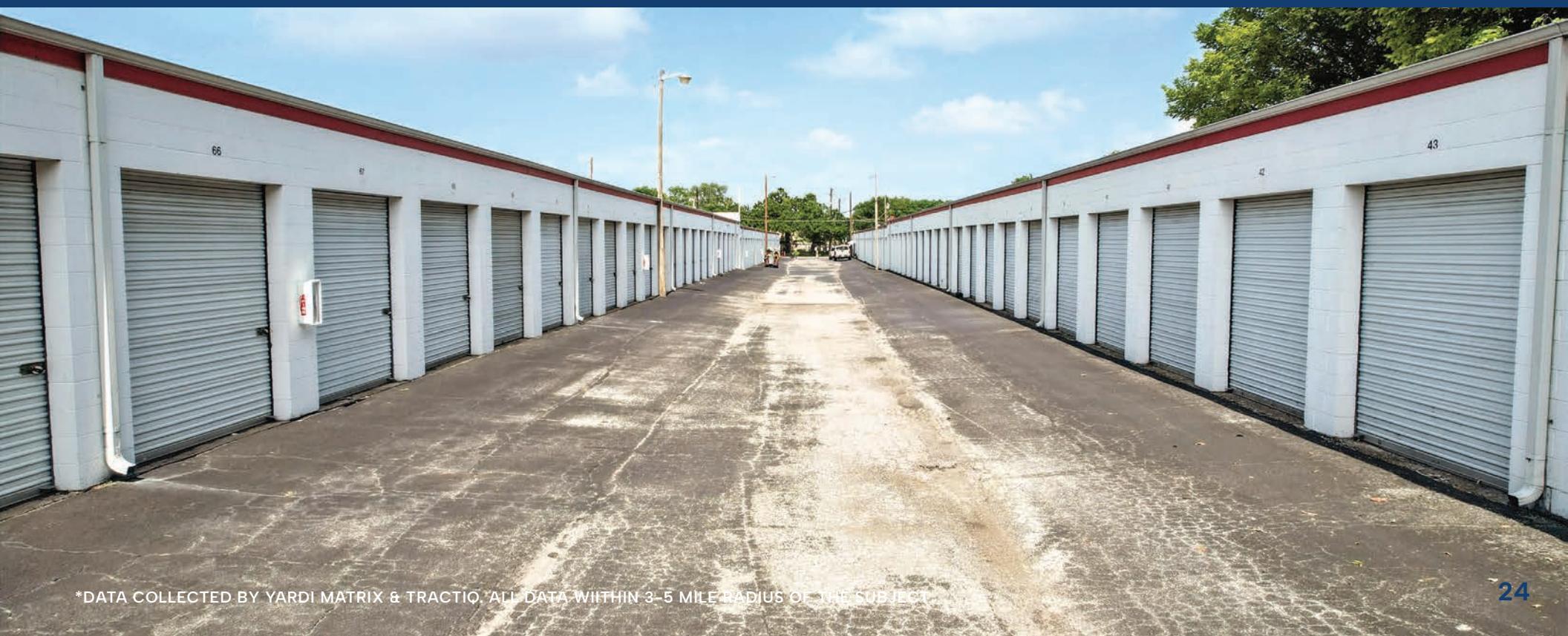
2023-2029 ANNUAL GROWTH

1-MILE	3-MILE	5-MILE
84	830	2,897



2029 AVERAGE INCOME

1-MILE	3-MILE	5-MILE
\$82,689	\$78,276	\$79,993



U - S T O R - I T W A R E H O U S I N G

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