



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

B & B SELF STORAGE

810 N CRESSON HWY,
CRESSON, TEXAS 76035



PRESENTED BY
GRANDSTONE
INVESTMENT
SALES

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S E C T I O N 1

INVESTMENT OVERVIEW

B & B SELF STORAGE



OFFERING SUMMARY

B & B SELF STORAGE | 810 N CRESSON HWY, CRESSON, TEXAS 76035

PURCHASE PRICE	\$3,000,000
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PRICE PER RENTABLE SQUARE FOOT	\$61.10
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CURRENT PHYSICAL OCCUPANCY	44.17%
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CURRENT ECONOMIC OCCUPANCY	40.66%
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CURRENT CAP RATE	1.85%
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YEAR 1 CAP RATE	4.38%
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YEAR 2 CAP RATE	6.81%
-----------------	-------

YEAR 3 CAP RATE	7.10%
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YEAR 4 CAP RATE	7.39%
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YEAR 5 CAP RATE	7.72%
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NET RENTABLE SQUARE FEET	49,100
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LOT SIZE	5.02
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YEAR BUILT/RENOVATED	2019
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Grandstone is pleased to present B & B Self Storage, a self storage facility located in Cresson, Texas. This facility features 2 enclosed boat & RV storage units and 211 non-climate controlled units totaling 30,100 net rentable square feet. This facility also includes 38 covered parking spaces and 21 uncovered parking spaces.



INVESTMENT HIGHLIGHTS

- PURCHASE PRICE – \$3,000,000
- BUILT IN 2019
- ~35-MINUTE COMMUTE TO FORT WORTH
- \$61.10/SF – PRICED COMPETITIVELY AT REPLACEMENT COST.
- ~1.75 UNDEVELOPED ACRES FOR FUTURE EXPANSION
- OVER 3,300 ENTITLED LOTS ACTIVELY DELIVERING WITHIN 3-MILE RADIUS.
- BROOKSIDE ~876 LOTS
- CRESSON CROSSROADS 1,220 LOTS
- CRESSON TX IS CURRENTLY EXPERIENCING AN ECONOMIC BOOM.

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

TRAFFIC COUNT	5,814 N CRESSON HWY 21,938 US HWY 377
COUNTY	HOOD
NON CLIMATE UNITS	211
ENCLOSED BOAT &RV UNITS	2
COVERED PARKING UNITS	38
TOTAL NUMBER OF UNITS	251
UNCOVERED PARKING SPACES	21
UNIT SIZES	10X10, 10X10, 10X15, 10X20
NRSF	49,100
ONSITE MANAGERS APARTMENT	N/A
# OF ACRES	5.02
# OF BUILDINGS	8
YEAR BUILT	2019
ZONING	GENERAL COMMERCIAL
PARCEL NUMBER(S)	R000100772
# OF STORIES	N/A
# OF ELEVATORS / STAIRWELLS / ETC.	N/A
FOUNDATION	CONCRETE
EXTERIOR	METAL
FENCING TYPE	CHAIN LINK FENCE
# OF ENTRIES	1
TYPE OF GATE	KEYPAD, GATED ENTRY
MANAGEMENT SOFTWARE	STOREABLE EASY
FLOOD ZONE	NO
SIGNAGE	YES

TOTAL NUMBER OF UNITS

251

NET RENTABLE SQUARE FEET

49,100

UNIT SIZES

10x10-10x20

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



B & B SELF STORAGE | 810 N CRESSON HWY, CRESSON, TEXAS 76035

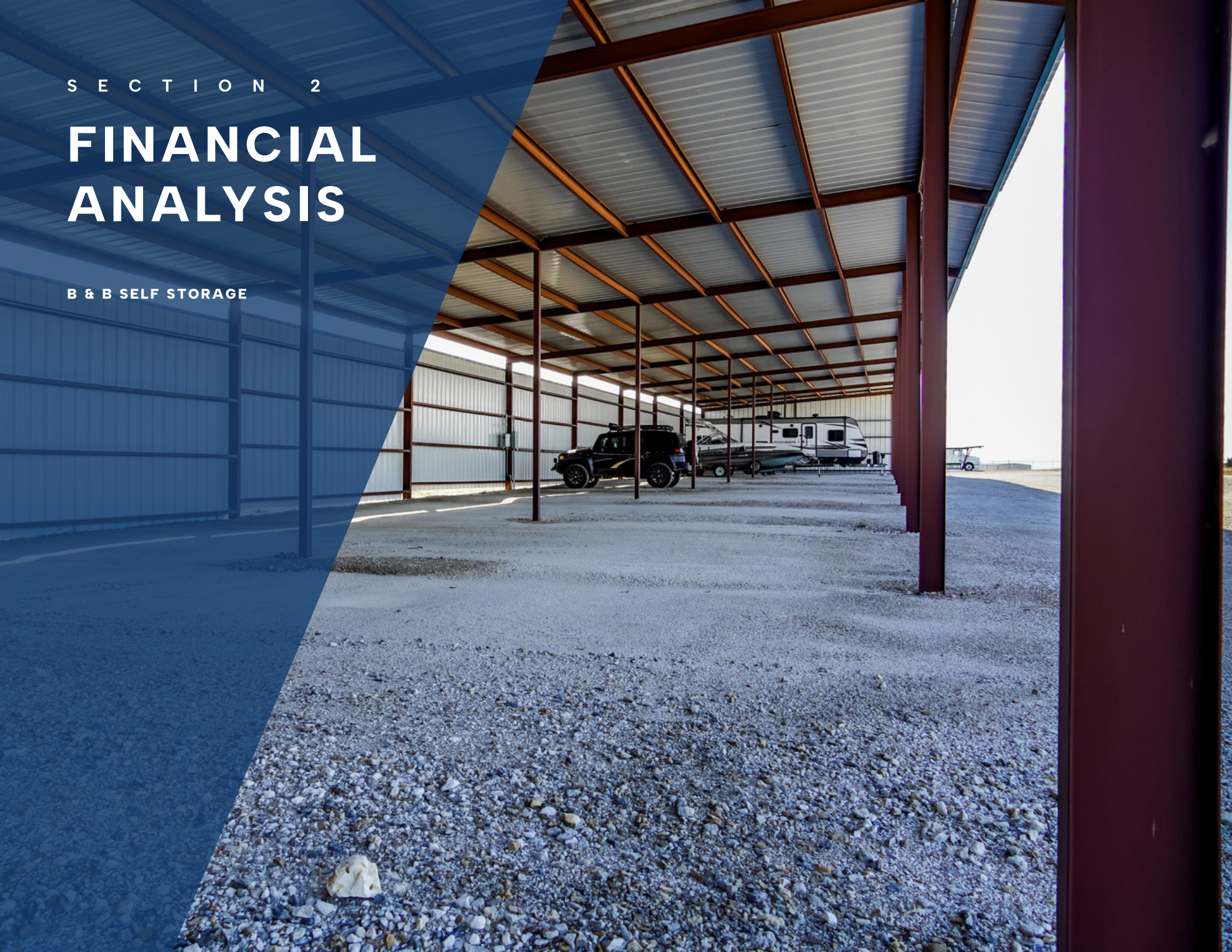
FACILITY NAME		ADDRESS		DISTANCE	CLIMATE CONTROL	NRSF 1-MILE	NRSF 3-MILE	NRSF 5-MILE			
B & B Self Storage		810 N Cresson Hwy, Cresson, TX 76035		★	No	49,100	-	-			
One Moore Try		18450 Hwy 377, Cresson, TX 76035		1.83	Yes	-	3,002	-			
Silver Stone Storage		101 Silver Stone Dr, Cresson, TX 76035		2.21	No	-	27,579	-			
Storage Cresson		629 Ridgeline Rd, Cresson, TX 76035		2.74	Yes	-	10,487	-			
Park'er Here Boat and RV Storage		240 Industrial Ave, Granbury, TX 76049		4.98	No	-	-	11,534			
U-Haul Storage		495 Shrewsbury St, Worcester, MA 01604		4.86	Yes	-	-	44,360			
						TOTAL EXISTING SUPPLY			49,100	90,168	101,702
2023 POPULATION 1-MILE 3,175 3-MILE 3,175 5-MILE 6,122						SQ FT PER PERSON			15.46	28.40	16.61



S E C T I O N 2

FINANCIAL ANALYSIS

B & B SELF STORAGE



ENCLOSED BOAT & RV STORAGE:

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
12.5 x 40.0	2	500	1,000	\$225.00	\$450	\$5,400	\$253.24	\$6,078
TOTAL Boat & RV Storage:	2	500	1,000	\$225.00	\$450	\$5,400	\$253.24	\$6,078

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
5.0 x 10.0	18	50	900	\$52.00	\$936	\$11,232	\$58.53	\$12,642
10.0 x 10.0	75	100	7,500	\$75.00	\$5,625	\$67,500	\$84.41	\$75,972
10.0 x 15.0	58	150	8,700	\$105.00	\$6,090	\$73,080	\$118.18	\$82,252
10.0 x 20.0	60	200	12,000	\$130.00	\$7,800	\$93,600	\$146.32	\$105,348
TOTAL (NCC)	211	138	29,100	\$96.92	\$20,451	\$245,412	\$144.07	\$65,694

COVERED PARKING:

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
12.5 x 40.0	38	500	19,000	\$128.00	\$4,864	\$58,368	\$84.41	\$16,207
TOTAL Covered Parking:	38	500	19,000	\$128.00	\$4,864	\$58,368	\$84.41	\$16,207

UNCOVERED PARKING:

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
12.5 x 40.0	16	-	-	\$75.00	\$1,200	\$14,400	\$84.41	\$16,207
12.5 x 41.0	5	-	-	\$200.00	\$1,000	\$12,000	\$225.10	\$13,506
TOTAL Uncovered Parking:	21	-	-	\$104.76	\$2,200	\$26,400	\$117.91	\$29,713

GRAND TOTAL	272	181	49,100	\$102.81	\$27,965	\$335,580	\$115.72	\$377,698
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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	\$335,580		\$335,580		\$345,647		\$356,017		\$366,697		\$377,698	
PHYSICAL VACANCY	(187,354)	55.8%	(83,895)	25.0%	(34,565)	10.0%	(35,602)	10.0%	(36,670)	10.0%	(37,770)	10.0%
ECONOMIC VACANCY	(11,793)	3.5%	(33,558)	10.0%	(17,282)	5.0%	(17,801)	5.0%	(18,335)	5.0%	(18,885)	5.0%
TOTAL VACANCY	(199,148)		(117,453)		(51,847)		(53,403)		(55,005)		(56,655)	
VACANCY %	59.3%		35.0%		15.0%		15.0%		15.0%		15.0%	
EFFECTIVE RENTAL INCOME	\$136,432		\$218,127		\$293,800		\$302,614		\$311,693		\$321,044	
LATE, LETTER, & NSF FEES	3,038		4,857		6,542		6,739		6,941		7,149	
ADMINISTRATION FEES	587		598		610		623		635		648	
TENANT INSURANCE	2,415		2,387		4,774		6,683		8,592		11,457	
MERCHANDISE SALES, NET	201		205		209		214		218		222	
OTHER INCOME	161		165		168		171		175		178	
TOTAL OTHER INCOME	\$6,402		\$8,212		\$12,304		\$14,429		\$16,561		\$19,654	
EFFECTIVE GROSS INCOME (EGI)	\$142,835		\$226,339		\$306,104		\$317,043		\$328,254		\$340,697	
PROPERTY TAXES	18,793		21,612		22,044		22,485		22,935		23,394	
INSURANCE	7,991		8,151		8,314		8,480		8,649		8,822	
UTILITIES & TRASH	4,735		4,830		4,926		5,025		5,125		5,228	
REPAIRS & MAINTENANCE	2,847		2,904		2,962		3,022		3,082		3,144	
ADVERTISING	1,525		1,555		1,586		1,618		1,650		1,683	
SALARIES, TAXES, & BENEFITS	30,794		31,410		32,038		32,679		33,333		33,999	
MANAGEMENT FEE	7,310		11,317		15,305		15,852		16,413		17,035	
OFFICE SUPPLIES & POSTAGE	4,840		4,937		5,036		5,136		5,239		5,344	
BANK & CREDIT CARD FEES	4,068		3,621		4,898		5,073		5,252		5,451	
TELEPHONE & INTERNET	2,400		2,448		2,497		2,547		2,598		2,650	
LANDSCAPING	2,000		2,040		2,081		2,122		2,165		2,208	
TOTAL EXPENSES	\$87,303		\$94,825		\$101,688		\$104,039		\$106,442		\$108,958	
% OF EGI	61.1%		41.9%		33.2%		32.8%		32.4%		32.0%	
NET OPERATING INCOME (NOI)	\$55,532		\$131,514		\$204,416		\$213,004		\$221,812		\$231,739	
OPERATING MARGIN %	38.9%		58.1%		66.8%		67.2%		67.6%		68.0%	

1. RE Taxes are based on the current assessed value of \$4,800,000; Taxes increased 15% to hedge risk of reassessment
2. Income based on September 2025 annualized
3. Expenses based on October 2024-September 2025

S E C T I O N 3

PROPERTY INFORMATION

B & B SELF STORAGE



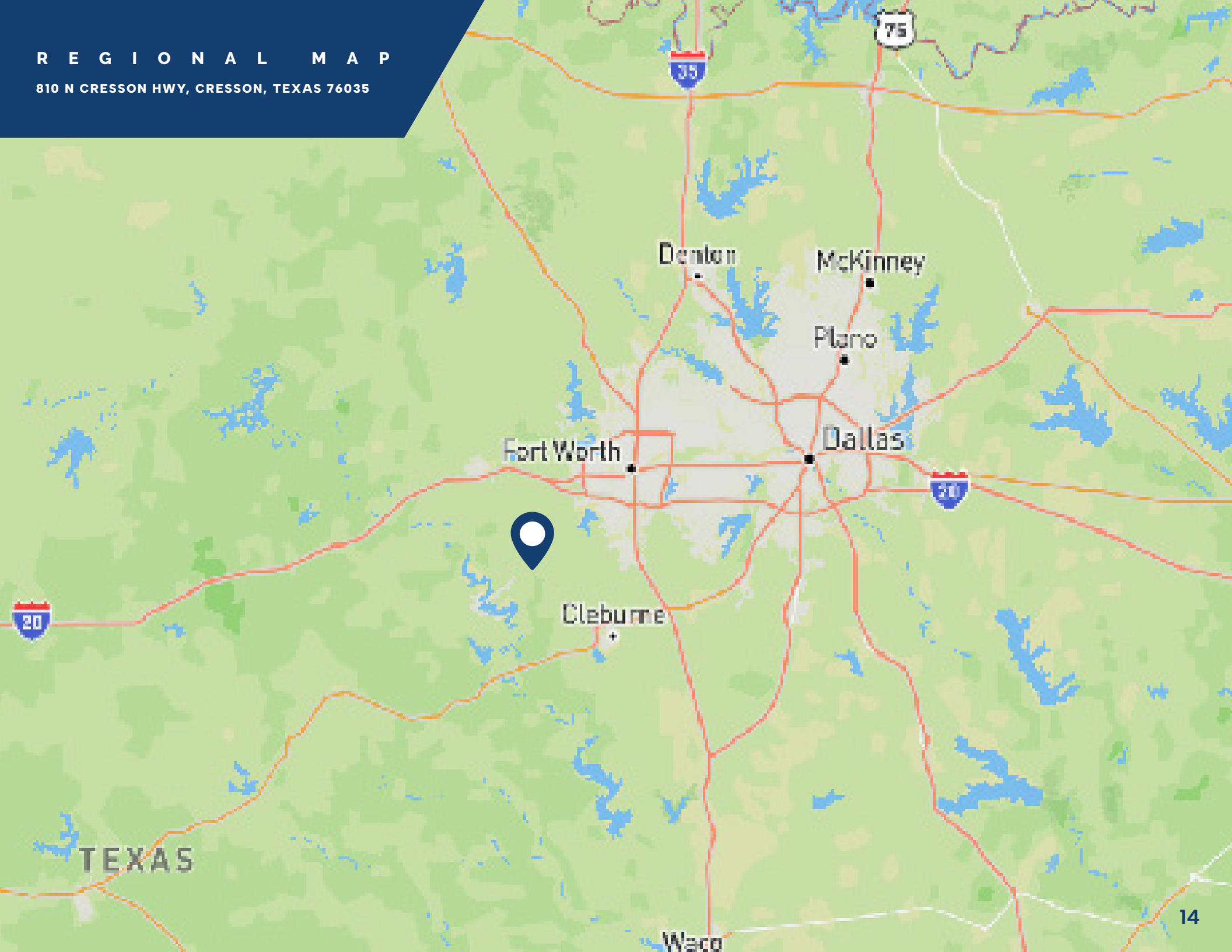
L O C A L M A P

810 N CRESSON HWY, CRESSON, TEXAS 76035



REGIONAL MAP

810 N CRESSON HWY, CRESSON, TEXAS 76035



PARCEL OUTLINE

810 N CRESSON HWY, CRESSON, TEXAS 76035

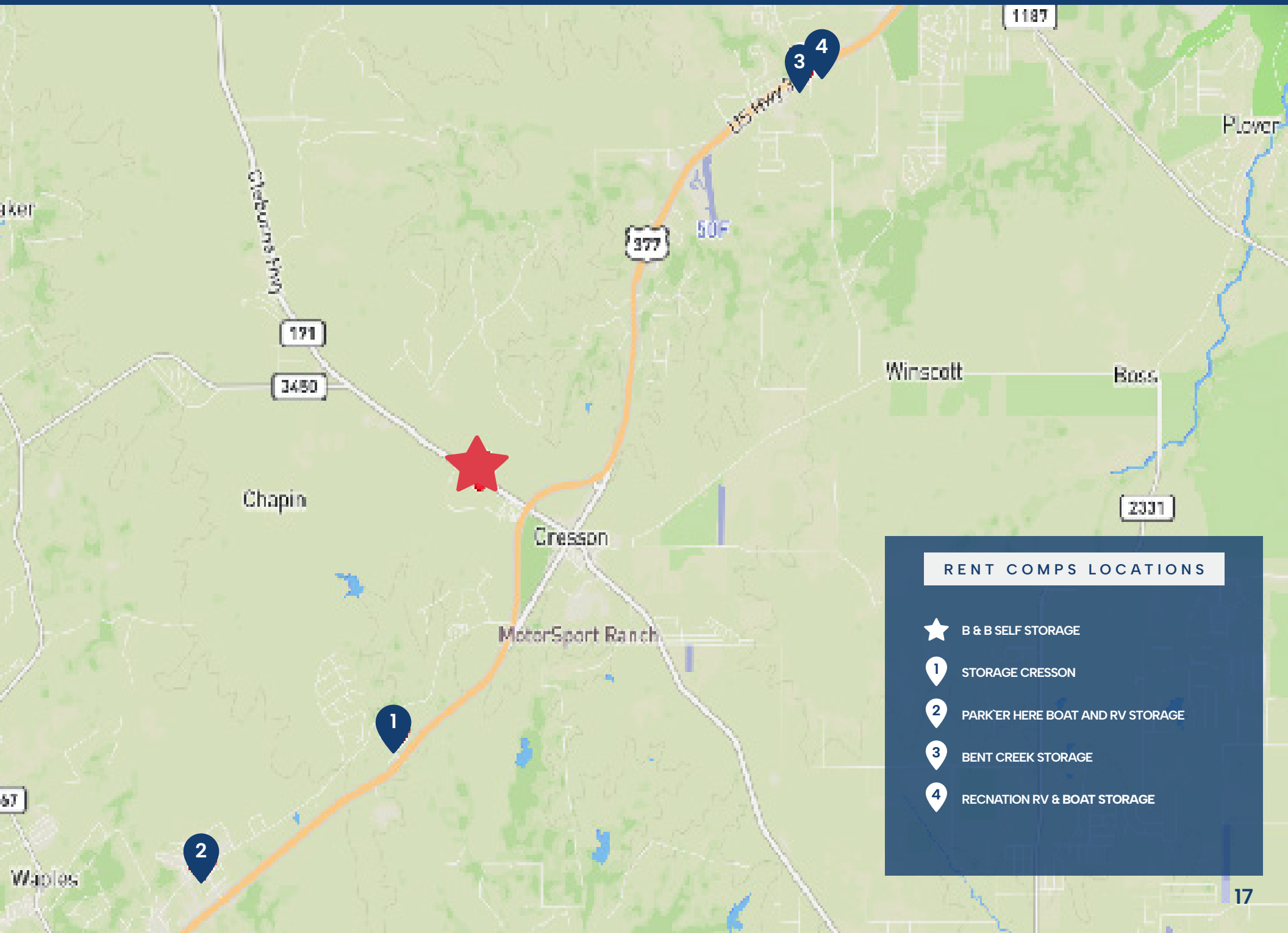


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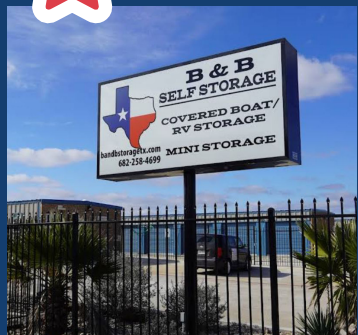
RENT COMPARABLES

B & B SELF STORAGE



RENT COMPS LOCATIONS

- ★ B & B SELF STORAGE
- 1 STORAGE CRESSON
- 2 PARKER HERE BOAT AND RV STORAGE
- 3 BENT CREEK STORAGE
- 4 RECINATION RV & BOAT STORAGE



B&B Self Storage

810 N Cresson Hwy, Cresson, TX 76035

NSRF 49,100
YEAR BUILT -
DISTANCE ★

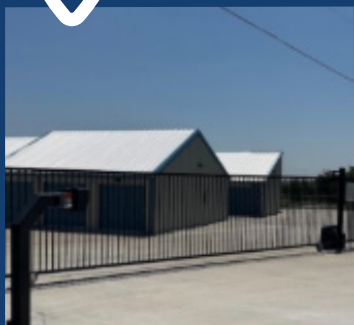
UNIT TYPE	RENT/ UNIT	AVG RENT/SF
5X10 NCC	\$52	\$1.04
10X10 NCC	\$75	\$0.75
10X15 NCC	\$105	\$0.70
10X20 NCC	\$130	\$0.65

Average: \$0.79

10X30 UNCOVERED	\$--	\$--
12.5X40 UNCOVERED	\$75	\$0.15
12.5X40 COVERED	\$128	\$0.26
12.5 X 40 ENCLOSED	\$225	\$0.45

Average: \$0.29

1



Storage Cresson

629 Ridgeline Rd, Cresson, TX 76035

NSRF 10,487
YEAR BUILT -
DISTANCE 2.7

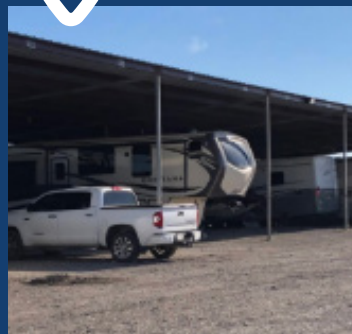
UNIT TYPE	RENT/ UNIT	AVG RENT/SF
5X10 NCC	\$45	\$0.90
10X10 NCC	\$70	\$0.70
10X15 NCC	\$90	\$0.60
10X20 NCC	\$125	\$0.63

Average: \$0.71

10X30 UNCOVERED	\$--	\$--
12.5X40 UNCOVERED	\$--	\$--
12.5X40 COVERED	\$--	\$--
12.5 X 40 ENCLOSED	\$--	\$--

Average: \$--

2



Park'er Here Boat and RV Storage

240 Industrial Ave, Granbury, TX 76049

NSRF 11,534
YEAR BUILT 1982
DISTANCE 5.0

UNIT TYPE	RENT/ UNIT	AVG RENT/SF
5X10 NCC	\$--	\$--
10X10 NCC	\$--	\$--
10X15 NCC	\$--	\$--
10X20 NCC	\$--	\$--

Average: \$--

10X30 UNCOVERED	\$50	\$--
12.5X40 UNCOVERED	\$--	\$--
12.5X40 COVERED	\$100	\$0.21
12.5 X 40 ENCLOSED	\$--	\$--

Average: \$0.21

3



Bent Creek Storage

16355 US-377, Benbrook, TX 76126

NSRF 8,387
YEAR BUILT -
DISTANCE 5.4

UNIT TYPE	RENT/ UNIT	AVG RENT/SF
5X10 NCC	\$--	\$--
10X10 NCC	\$50	\$0.50
10X15 NCC	\$--	\$--
10X20 NCC	\$145	\$0.73

Average: \$0.61

10X30 UNCOVERED	\$75	\$--
12.5X40 UNCOVERED	\$95	\$--
12.5X40 COVERED	\$135	\$0.27
12.5 X 40 ENCLOSED	\$--	\$--

Average: \$0.27

4



RecNation RV & Boat Storage

16161 US-377, Fort Worth, TX 76126

NSRF -
YEAR BUILT 2003
DISTANCE 5.6

UNIT TYPE	RENT/ UNIT	AVG RENT/SF
5X10 NCC	\$--	\$--
10X10 NCC	\$82	\$0.82
10X15 NCC	\$100	\$0.67
10X20 NCC	\$--	\$--

Average: \$0.74

10X30 UNCOVERED	\$50	\$--
12.5X40 UNCOVERED	\$57	\$--
12.5X40 COVERED	\$197	\$0.36
12.5 X 40 ENCLOSED	\$225	\$0.52

Average: \$0.44

S E C T I O N 5

DEMOGRAPHIC ANALYSIS

B & B SELF STORAGE



WELCOME TO Cresson, TX



ECONOMIC DRIVERS



TRANSPORTATION & LOGISTICS

Cresson's strategic location at the junction of major highways positions it as a key hub for freight movement, trucking operations, and regional distribution.



ENERGY & UTILITIES

The presence of power generation facilities and energy infrastructure supports steady growth in jobs and investment across utilities, construction, and maintenance services..



MANUFACTURING & FABRICATION

Innovation in biotechnology, pharmaceuticals, and laboratory research continues to expand Cresson's economic base.



CONSTRUCTION & TRADES

Driven by regional population growth, Cresson benefits from steady demand in residential, commercial, and infrastructure construction supported by skilled trades.



RETAIL & LOCAL SERVICES

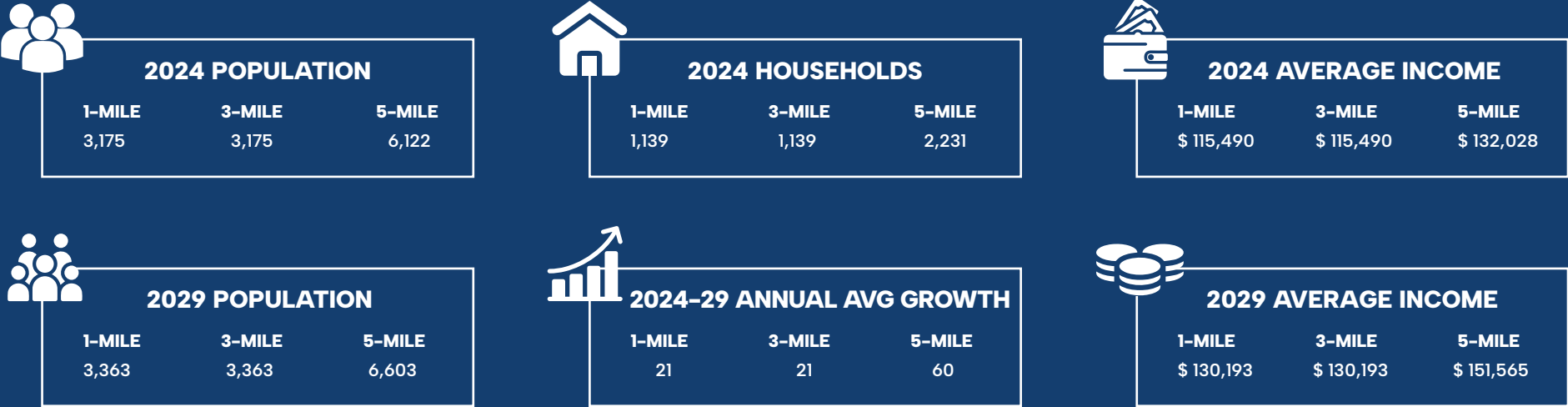
Small businesses, restaurants, and essential services play a central role in supporting the local community and attracting visitors from surrounding towns.



RANCHING & AGRICULTURE

Cresson's agricultural heritage remains a contributing economic factor, with ranching, livestock, and land management representing long-term value for the region.

Cresson, Texas, a growing community located southwest of the Fort Worth metropolitan area, has experienced steady development supported by its strategic location and a diversifying economic base. While small in size, Cresson benefits from key industries including transportation and logistics, energy, light manufacturing, and local services. Its proximity to larger urban centers provides access to a competitive labor market, while ongoing growth in construction and retail supports new business activity. Jobs in the area range from transportation and skilled trades to services, manufacturing, and energy, offering opportunities for workers across various fields as the region continues to expand.



*DATA COLLECTED BY YARDI MATRIX & TRACTIQ. ALL DATA WITHIN 3-5 MILE RADIUS OF THE SUBJECT.

B & B SELF STORAGE

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GRANDSTONE
STORAGE INVESTMENT SALES

