

**3794 Ganzer Road West
Denton, TX 76207**

For Sale



**New Construction
120 Units Built in 2024
±6 Acres**

NORTH TEXAS RV AND BOAT STORAGE - DENTON COUNTY

**"Huge Value Add" Opportunity
WITH BELOW MARKET RATES**

For More Information

Tyler Clutts
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Even though obtained from sources deemed reliable, no warranty or representation, express or implied, is made as to the accuracy of the information herein, and it is subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.

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Denton, TX 76207

For Sale



North Texas RV and Boat Storage
3794 Ganzer Road West
Denton, Denton County, TX

- New Construction: Built in 2024
- "Huge Value Add" opportunity with below market rates
- Sale Price: \$3,250,000.00 (proforma cap rate of 8%)
- Automated Operational Systems - Little to no work required for operations
- Close Proximity to multiple lakes (see Map for detail)
- Immediately adjacent to 3 new housing developments
- Last RV and Boat Storage approved by Denton County that provides 3 walls of protection per unit
- Located in High Growth Corridor

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BUILDING BREAKDOWN

| BUILDINGS | SIZE | OCCUPANCY | % | UNITS | YRLY INCOME | MONTHLY RENTAL |
|-------------------|----------|-----------|-----|-------|--------------|----------------|
| 40 ft Buildings | 40x144 | Rented | 13% | 15 | \$27,000.00 | 150 |
| | 24 Units | Vacant | 8% | 9 | \$16,200.00 | 150 |
| 40 ft Buildings | 40x60 | Rented | 2% | 2 | \$4,440.00 | 185 |
| | 6 Units | Vacant | 3% | 4 | \$8,880.00 | 185 |
| 45 ft Buildings | 45x108 | Rented | 28% | 34 | \$75,480.00 | 185 |
| | 90 Units | Vacant | 47% | 56 | \$124,320.00 | 185 |
| Current Occupancy | | Totals | 43% | 51 | \$106,920.00 | \$8,910.00 |

| | | NOI |
|---|--------------|--------------|
| Current (6/14) Annual rental income | \$106,920.00 | \$ 67,444.00 |
| Full capacity at Current rental rate | \$256,320.00 | \$190,524.00 |
| Full capacity Market Rate Rental income | \$307,584.00 | \$259,084.00 |

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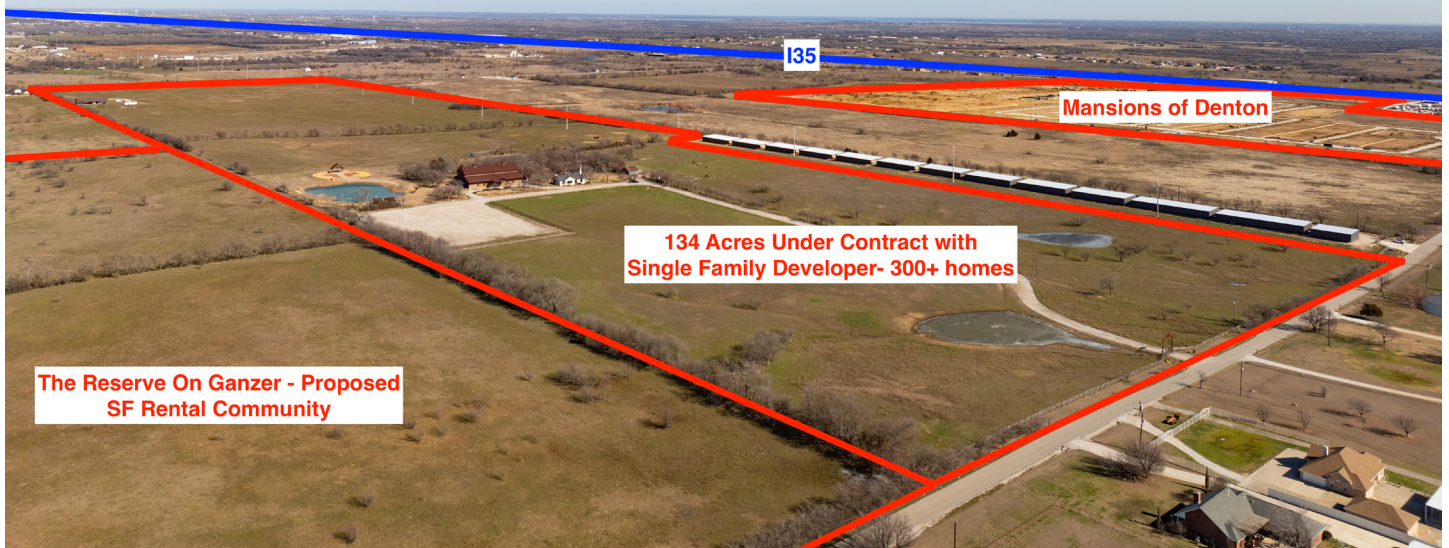
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High Growth Corridor Adjacent to 3 New Housing Developments



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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.

11-2-2015



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.

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.

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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

Cresa Global, Inc.
Licensed Broker/Broker Firm Name or
Primary Assumed Business Name

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Robert Gregory Burns
Designated Broker of Firm

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214-446-3738
Phone

Buyer/Tenant/Seller/Landlord Initials

Date