RE/MAX LANDMARK

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OFFERING MEMORANDUM | FOR SALE

35 STORAGE UNITS, RESIDENCE & HIGHWAY 80 FRONTAGE

12431 US Highway 80

Fruitvale, Texas · Van Zandt County

Offered at $325,000



THE OFFERING

Property at a Glance

12431 US Highway 80, Fruitvale, TX 75127 · Van Zandt County · Offered at **$325,000**

35

Storage units, 17 of them temperature-controlled

74.3%

Occupied today, with 26 of 35 units leased

7,117

Reported TxDOT traffic count on US Highway 80

3 / 2

Bed / bath residence, ±1,500 SF living area per appraisal district, leased month to month

±1,500

SF attached garage or workshop per appraisal district

±0.704

Acres, zoned commercial, 5,750 SF building built in 1998 per public records

INVESTMENT HIGHLIGHTS

Active Income With Room to Grow

Highway Frontage & Visibility

Direct frontage on US Highway 80 with on-site signage and a reported TxDOT traffic count of 7,117.

Two Income Streams

26 leased storage units plus a residence leased month to month provide income from day one.

Clear Lease-Up Upside

Nine units are not currently leased, giving a new owner a defined path to higher occupancy.

Owner-Operator Flexibility

Keep the residence as a rental or use it for future owner or manager occupancy, with a workshop attached.

LOCATION & VISIBILITY

7,117

Reported TxDOT traffic count on US Highway 80, directly in front of the property

Highway frontage keeps the facility, its roll-up doors and its signage in daily view of local and regional drivers, the same audience that rents storage.



THE LOCATION

On the US 80 Corridor in Van Zandt County

Fruitvale sits on US Highway 80 between Edgewood and Grand Saline. The property fronts the highway near N 4th Street and VZCR 1129, with convenient access to surrounding East Texas communities.

Grand Saline **Canton** **Edgewood** **Emory**

Frontage: US Highway 80

Across the highway: Dollar General

County: Van Zandt



SITE AERIALS

Frontage, Access & Surroundings

Approximate boundaries outlined in red





THE STORAGE FACILITY

35 Units, 17 With Temperature Control

- 17 temperature-controlled units off an interior corridor
- Drive-up units with exterior roll-up doors
- Individual roll-up door on every unit
- Sizes from 5' x 9' to 15' x 20'
- Gravel drive around the building with room to maneuver
- Signage facing US Highway 80

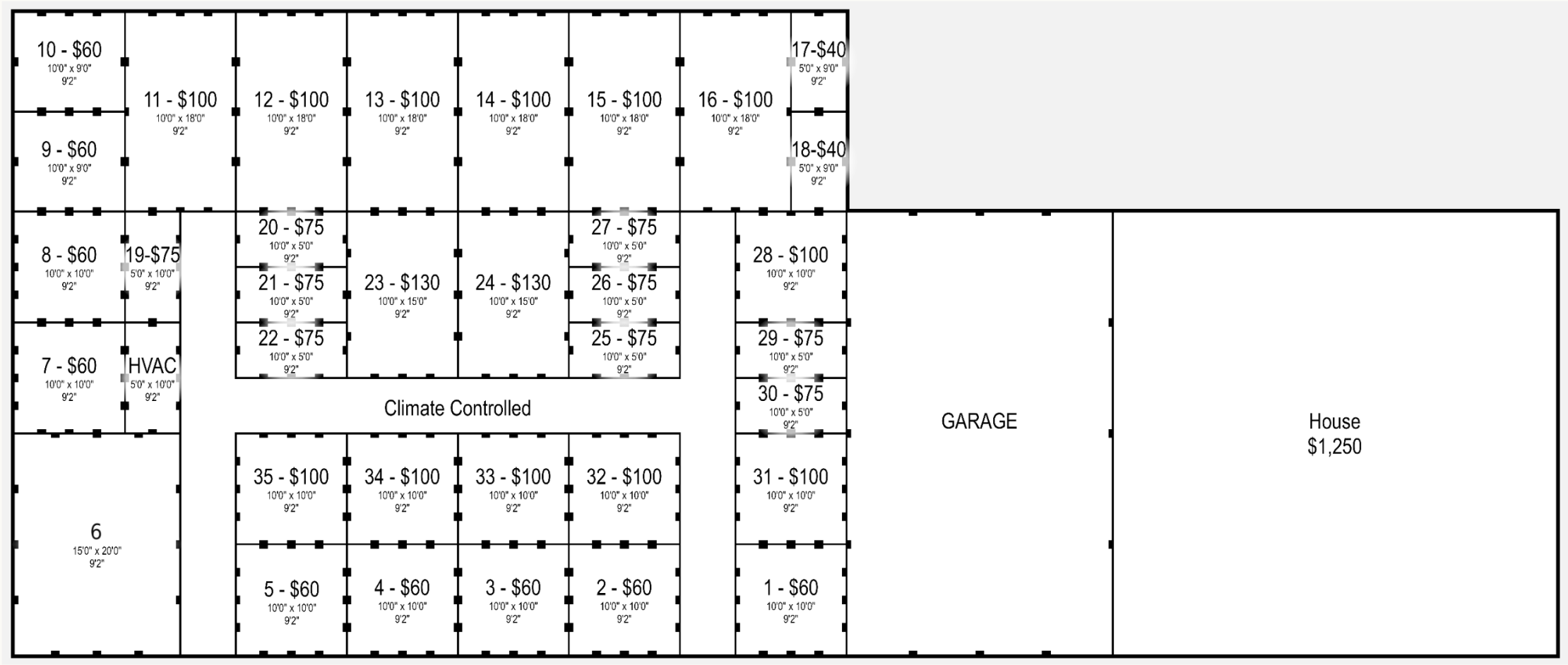






Site Plan & Posted Rates

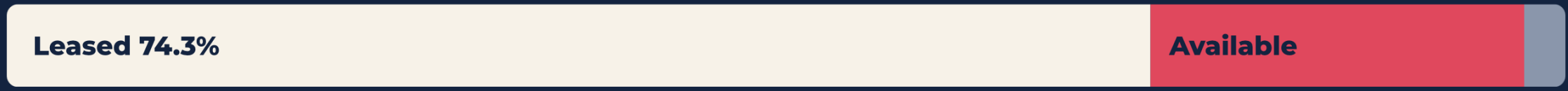
STORAGE FACILITY



Unit numbers and posted monthly rates per seller's site plan. Not to scale. Buyer to verify.

CURRENT OCCUPANCY

26 of 35 Units Leased



26
Leased units (74.3%)

8
Available to lease (22.9%)

1
Currently unrentable (2.9%)

97.1%
Occupancy if the 8 available units are leased

Each additional lease adds about 2.9 points of occupancy. Returning the unrentable unit to service would bring the facility to 35 leasable units.

Source: property management unit status report, as provided by seller. Buyer to verify.

FINANCIALS

Unit Mix & Rent Schedule

Unit Size	Units	Posted Rate	Monthly at 100%
5' x 9'	2	$40	$80
5' x 10'	9	$75	$675
10' x 9'	2	$60	$120
10' x 10'	7	$60	$420
10' x 10'	6	$100	$600
10' x 15'	2	$130	$260
10' x 18'	6	$100	$600
15' x 20'	1	Not posted	–
Storage total	35		$2,755

$1,250

Monthly residence rent, leased month to month

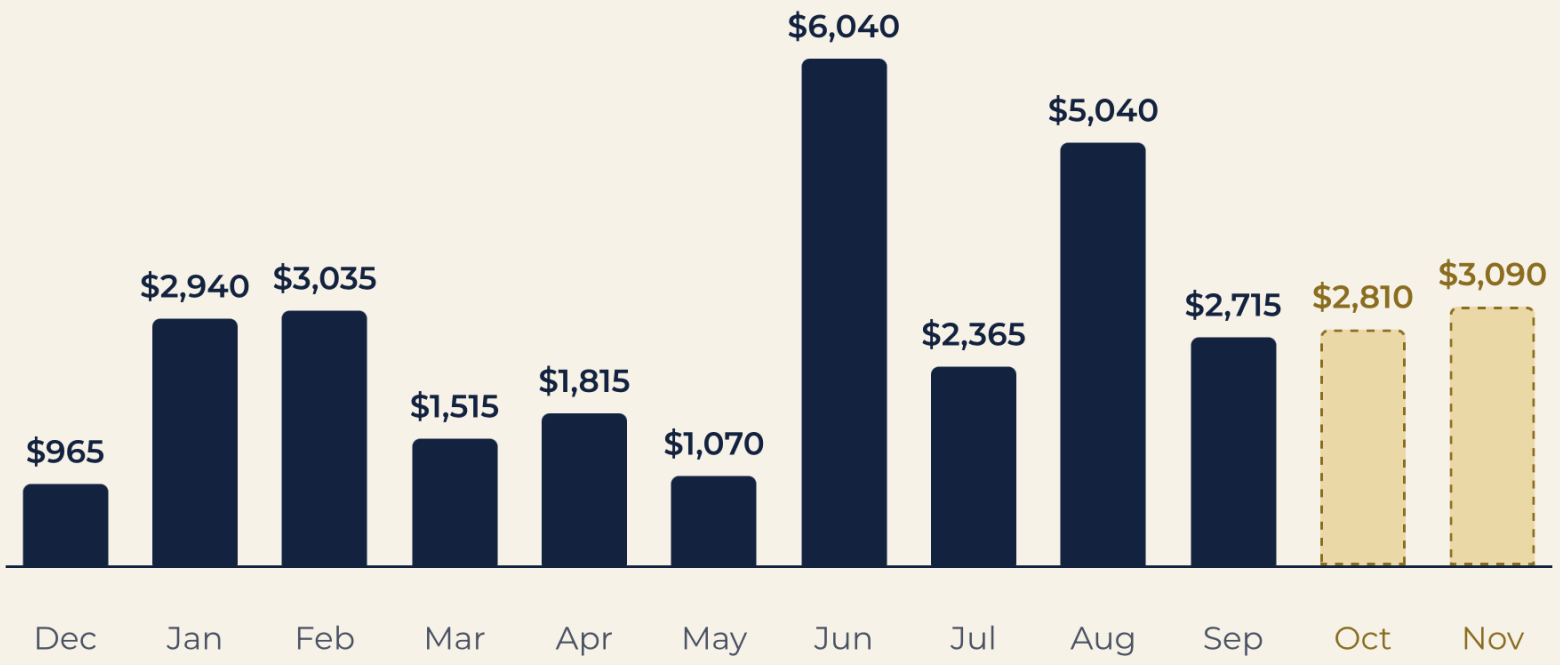
$4,005

Monthly potential at posted rates, storage plus residence ($48,060 per year)

Posted rates per seller's site plan. Potential assumes full occupancy and excludes unit 6. Buyer to verify.

FINANCIALS

Monthly Collections



$26,535

Collected January through September 2026

$3,090

Forecast for November and December from all 26 current leases

$3,660

Maximum monthly revenue in the management software

Source: Unit Trac management software, as provided by seller. September is month to date.

FINANCIALS

Operating Expenses

Expense	Basis	Annual
Property taxes	Unexempt, per MLS	$4,686.00
Insurance	$585.28 per month	$7,023.36
Electric	2025, 12 months	$704.70
Water	2025, Jan to Nov	$629.11
Management software	$30 per month	$360.00
Seasonal mowing	$80 bi-monthly	Seasonal
Total reported	Excludes mowing	$13,403.17

PRO FORMA

Potential at posted rates

$48,060

Less reported expenses

($13,403)

Pro forma net income

$34,657

Expenses per seller's 2025 records. Pro forma assumes 100% occupancy, before vacancy, mowing and reserves.







THE RESIDENCE

Rental Income Today, Flexibility Tomorrow

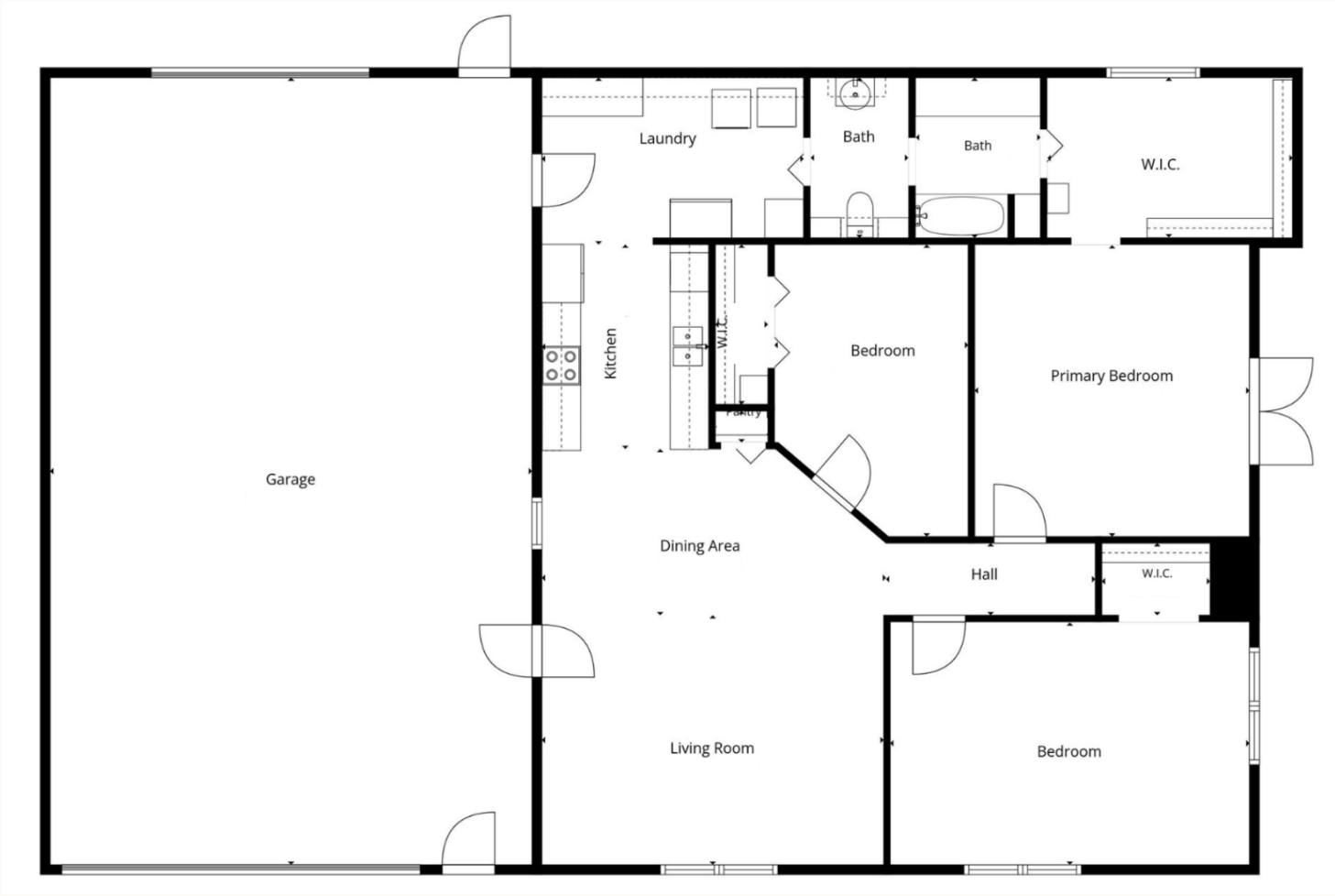
- 3 bedrooms, 2 bathrooms
- ±1,500 SF living area per appraisal district
- Full kitchen, dining and living area
- Primary bedroom with walk-in closet
- Dedicated laundry room
- Leased month to month

FLOOR PLAN

Residence & Garage

- 3 bedrooms, 2 bathrooms
- Open living and dining area
- Galley kitchen with pantry
- Primary bedroom with walk-in closet
- Dedicated laundry room
- Attached garage or workshop

±1,500 SF living area and **±1,500 SF** garage per appraisal district.



Floor plan for layout only, not to scale. Buyer to verify square footage.



GARAGE & WORKSHOP

Space to Work, Store and Maintain

±1,500 SF per appraisal district

The attached garage or workshop offers room for vehicles, equipment, facility maintenance or other business needs, and connects directly to the residence.

- Vehicle and equipment storage
- Maintenance shop for the facility
- Office or operations space for an owner-operator

Buyer to verify intended use.

THE OPPORTUNITY

Active Uses Today, Room to Increase Occupancy

TODAY

Income in Place

26 leased storage units and a residence leased month to month.

NEXT

Lease-Up

Lease the 8 available units and return the unrentable unit to service, using highway visibility to drive inquiries.

LONG TERM

Operator Control

Live on site or house a manager, with a workshop attached and the facility steps away.

RE/MAX LANDMARK

DELANEE CLARK
LAND & RANCH TEAM

903-500-2300

Schedule a Tour

Delanee Clark

Texas Land, Ranch & Commercial REALTOR®

Delanee Clark Land & Ranch Team | REMAX Landmark

214-500-1641

MLS# 21385794. Showings by appointment only. Please do not disturb tenants or residents.

Information is from sources deemed reliable but is not guaranteed. Unit counts, occupancy, square footage, dimensions and traffic counts are approximate. Buyer to verify zoning, utilities, restrictions and intended use.

