

Academy Mini Storage

706 State Highway 95
Little River-Academy, TX 76554



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11-2-2015

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Buyer/Tenant/Seller/Landlord Initials

Date

Agent Disclaimers // **Academy Mini Storage**

** A Karr-Cunningham Storage Team Confidentiality / Registration Agreement must be executed by the prospective purchaser before the Offering Memorandum and back-up documentation can be viewed, and also before an offer submitted by a prospective purchaser will be considered.

** All property tours / visits must be scheduled through the Karr-Cunningham Storage Team.

** Prospective purchasers are strongly encouraged to have been present on a formal property tour before submitting an offer.

** Contact with on-site management and/or ownership is strictly prohibited. Please contact the Karr-Cunningham Storage Team with any questions.



EXCLUSIVELY LISTED BY

Brandon Karr

Senior Managing Director Investments

Office: Fort Worth

Direct: 817.932.6163

Brandon.Karr@marcusmillichap.com

Marcus & Millichap

KARR-CUNNINGHAM STORAGE TEAM



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SECTION 1

Executive Summary

OFFERING SUMMARY

INVESTMENT OVERVIEW

INVESTMENT HIGHLIGHTS

Marcus & Millichap
KARR-CUNNINGHAM STORAGE TEAM

OFFERING SUMMARY // Academy Mini Storage



Listing Price
\$4,200,000



Cap Rate (End Year-Two)
6.01%



of Units
325

VITAL DATA

Price	\$4,200,000
Down Payment	30% / \$1,260,000
Loan Amount	\$2,940,000
Loan Type	Proposed Seller Financing
Interest Rate / Amortization	6.00% / 25 Years
Total Units	325
Rentable SF	42,660
Price Per Rentable SF	\$98.45
Number of Buildings	Seven
Number of Stories	One
Year Built / Expanded	2003 / 2004 / 2022
Lot Size	Apx. 6.30 Acres (One Parcel)

	CURRENT	END YEAR-TWO	PRO FORMA
Cap Rate	2.77%	6.01%	8.32%
Gross Potential Rent	\$468,180	\$536,580	\$639,075
(Economic Vacancy)	41.31% / (\$193,416)	20.00% / (\$107,316)	15.00% / (\$95,862)
Effective Gross Rental Income	\$274,764	\$429,264	\$543,214
Other Income	\$0	\$25,667	\$31,607
Effective Gross Income	\$274,764	\$454,931	\$574,822
(Expenses)	(\$158,605)	(\$202,685)	(\$225,564)
Net Operating Income	\$116,159	\$252,246	\$349,259
(Debt Service)	(\$227,310)	(\$227,310)	(\$227,310)
Net Cash Flow After Debt Service	-8.82% / (\$111,151)	1.98% / \$24,936	9.68% / \$121,949
Debt Service Coverage Ratio	0.51	1.11	1.54
Debt Yield	3.95%	8.58%	11.88%



Academy Mini Storage is a 42,660 rentable-square foot storage facility containing 234 drive-up units, 19 fully-enclosed parking units, and 72 uncovered parking spaces on approximately 6.30 acres (one parcel) in Little River-Academy, Texas – a small community located within the Interstate-35 Corridor just five miles south of Temple and six miles west of Interstate-35. The I-35 Corridor runs north/south through Texas, and it includes the Dallas-Fort Worth Metroplex, Waco, Temple, Austin, and San Antonio. This particular stretch of Texas is in the early stages of an explosive growth cycle the likes of which have not been seen since the 1950's. Because of this, investors in search of sustainable, long-term yield are becoming increasingly drawn to secondary markets like Little River-Academy, which stand to be permanently transformed by this influx of new residents.

The facility, originally built in 2003 and 2004, boasted an approximate 96 percent physical occupancy rate (excluding uncovered parking spaces) prior to the delivery of a 52-unit (drive-up and fully-enclosed parking units), 21,160 rentable-square foot expansion in November 2022. If the facility's current lease up trajectory holds true to form, a new owner can reasonably expect to bring the entire facility up to 95 percent physical occupancy by July 2024. For this reason, the seller has already drawn up plans calling for another 19 fully-enclosed parking units (10,260 rentable-square feet) that could be added at a time of the buyer's choosing (but are reflected in End Year-Two of the financial projections contained herein). The legitimacy of such a proposition is significantly enhanced when one considers not only the facility's historical lease-up success, but also the fact that the Little River-Academy ISD is nearing completion of a new high school that will be located adjacent to Academy Mini Storage (to the north). Scheduled to open in Fall 2024, the high school will accommodate more than 800 students, and its construction is a direct byproduct of the aforementioned population gains that continue to benefit communities along the I-35 Corridor. Conventional wisdom holds that facilities located near schools tend to out-perform the competition (particularly in smaller markets like Little River-Academy) because the slow-moving traffic creates a heightened level of brand-awareness that would otherwise be unattainable.

To that end, should a new owner decide to construct the 19 fully-enclosed units referenced above (Building 8 – page 19), additional acreage that could be used for future expansion will also convey at closing. When combined with the fact that the current owner is willing to finance the acquisition at terms that are significantly more attractive than what is currently available in the open market, the long-term cash-flow and value creation opportunities identified in the Offering Memorandum's financial projections (page 26) become uniquely visible – particularly when viewed against the backdrop of an investment marketplace whose confidence in the long-term viability of the Texas self-storage industry remains extremely strong.

Investment Highlights

- Seller Financing Available – 6.00% Interest Rate, 70% LTV, 5 Year Term, 25 Yr. Amort.
- Historically Strong Lease-Up Trajectory – 95% Phys. Occupancy Expected By Jul. 2024
- Located in Desirable “I-35 Corridor” – Unprecedented Population Gains Underway
- Multi-Phase Expansion Room Available
- Located Adjacent to New High School Scheduled to open Fall 2024 (apx. 800 Students)
- Preliminary Site Plan for Future Expansion (Bldg. 8) Conveys to Buyer at Closing









“SLOW”
Please Wait
Until Gate **OPENS**

GATE HOURS
9AM to 9PM

**ACADEMY
MINI STORAGE**
“LET US HANDLE YOUR STORAGE NEEDS”
254-982-4004
Office Hours 1pm - 5pm Sat: 10am - 2pm

**ACADEMY
MINI STORAGE**
"LET US HANDLE YOUR STORAGE NEEDS"
254-982-4004

OFFICE HOURS
MON - FRI : 10:00am - 5:00pm
SAT : 10:00am - 2:00pm







Academy
Mini Storage
254-982-4004
Clean Close Secure

"SLOW"
Please Wait
Until Gate **OPENS**

Academy
Mini Storage
254-982-4004
Clean Close Secure







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Proposed Expansion (Bldg. 8)

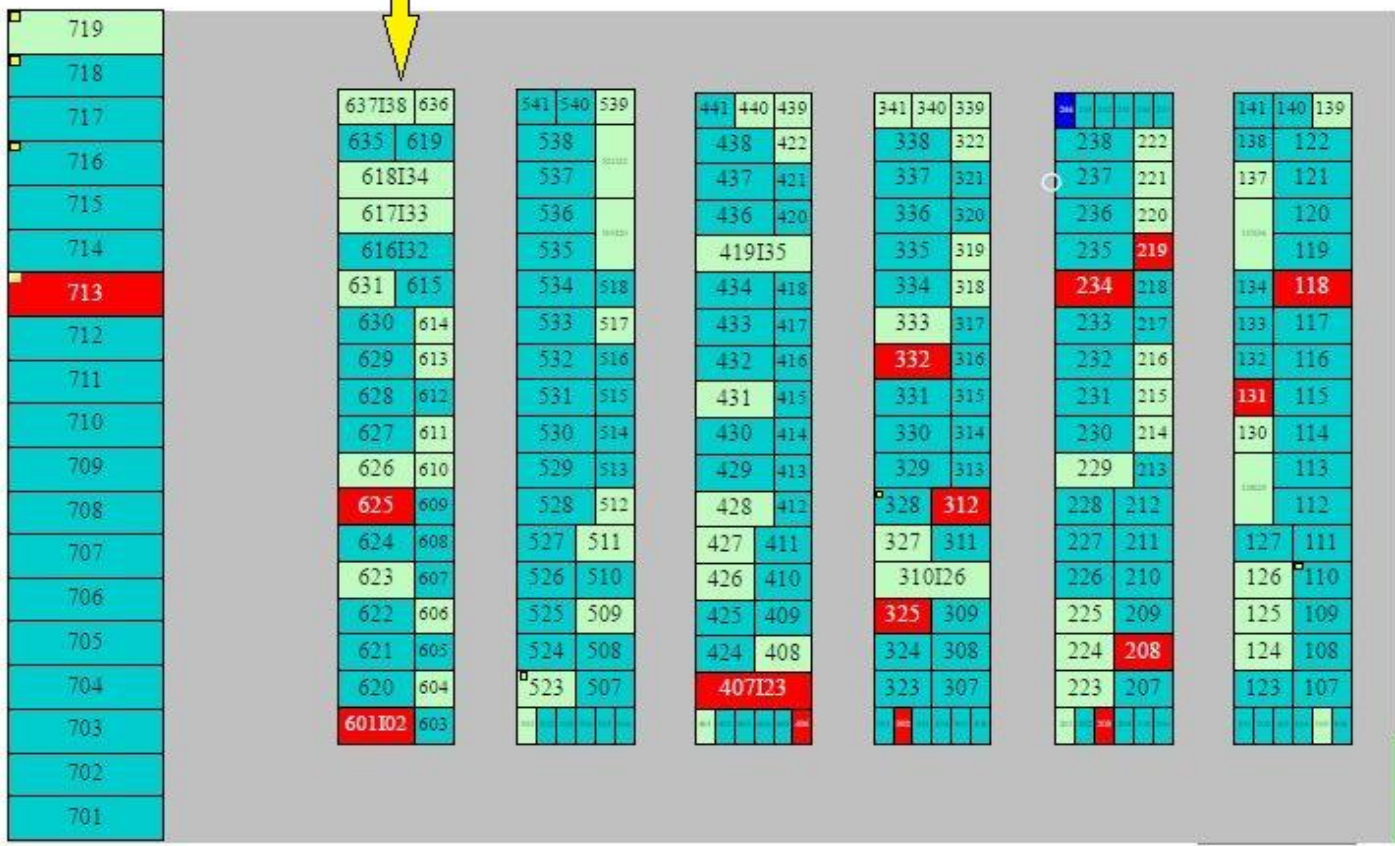
Nov. 2022 Expansion (Bldg. 7)

Nov. 2022 Expansion (Bldg. 6)

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SECTION 2

Property Information

PROPERTY DETAILS

REGIONAL MAP

LOCAL MAP

PROPERTY DETAILS // Academy Mini Storage

SITE DESCRIPTION

Total Units	325
Number of Buildings	Six
Number of Stories	One
Year Built / Expanded	2003 / 2004 / 2022
Rentable Square Feet	42,660
Lot Size	Apx. 6.30 Acres (One Parcel)
Type of Ownership	Fee Simple
Parking	Four Spaces
Highway Access	Direct Access to State Highway 95
Street Frontage	State Highway 95
Cross Street	None

OPERATIONS

Management Software	Storable
Personnel	One Salaried Employee, One Hourly Maintenance Man
Office Hours	Mon- Fri: 10 AM – 6 PM; Sat: 10 AM – 2 PM; Sun: Closed

CONSTRUCTION

Foundation	Slab-on-Grade Concrete
Framing	Steel Trusses
Exterior Walls	Metal
Parking Surface	Concrete and Gravel
Roof	Standing Seam Metal
Fencing	Wrought-Iron
Entry	Personalized Key-Pad

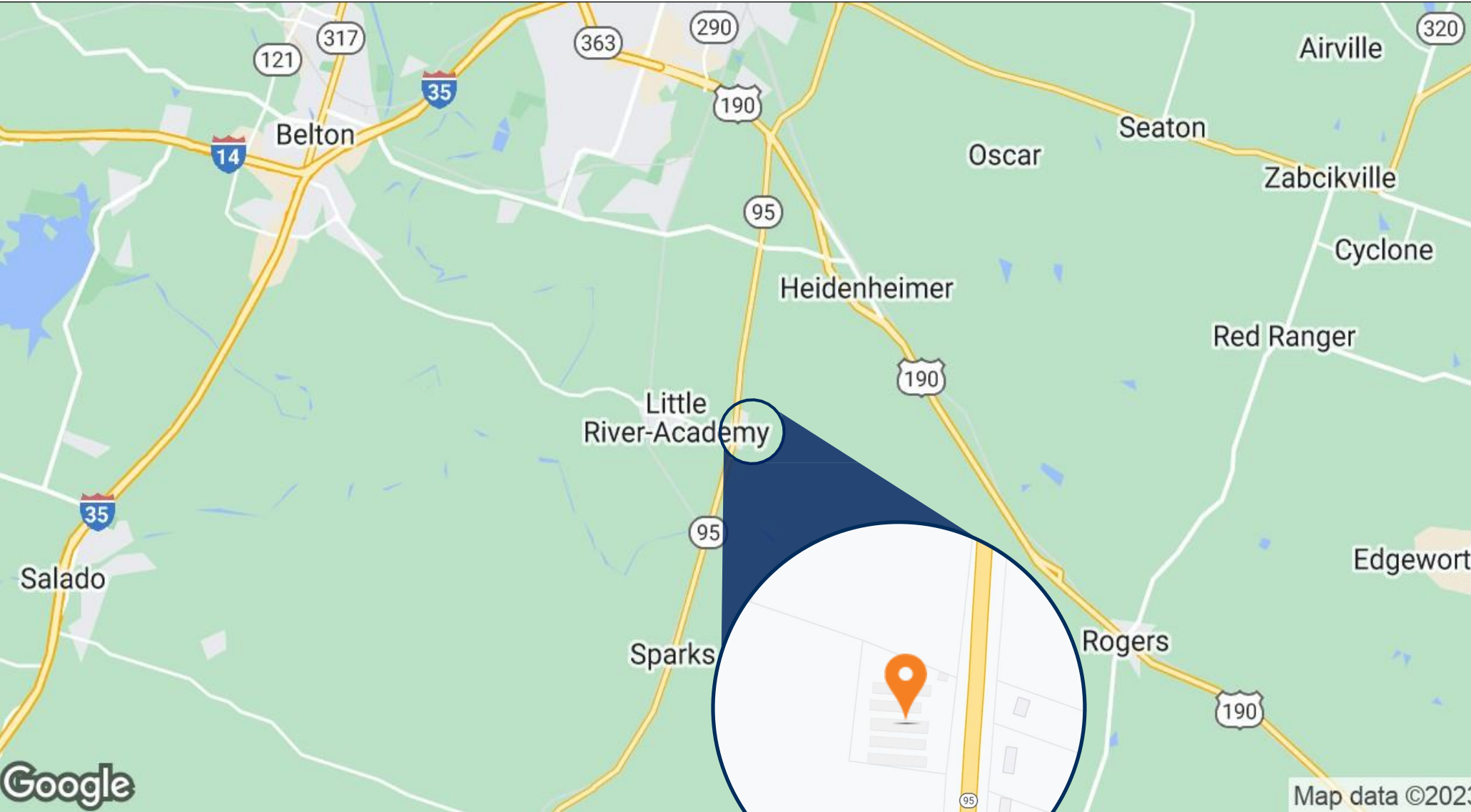
MECHANICAL

Climate Control	None
Security	24-Hour Video Surveillance Cameras
Fire Protection	Fire Extinguishers

On-Site Residential Quarters	None
Gate Hours	24/7
Water / Sewer / Trash	Bell Co. WCID #2, Septic, Privately Administered







SECTION 3

Financial Analysis

UNIT MIX OVERVIEW

OPERATING STATEMENT

OPERATING STATEMENT NOTES

MARCUS & MILLICHAP CAPITAL
CORPORATION CAPABILITIES

Marcus & Millichap
KARR-CUNNINGHAM STORAGE TEAM

Academy Mini Storage // UNIT MIX OVERVIEW

As of 08/31/2023

	UNITS	OCCUPIED	SIZE	UNIT SQ FT	RENTAL RATE	GROSS POTENTIAL RENT	WEIGHTED AVG RENT / SQ FT	OCCUPIED SQ FT	TOTAL SQ FT
DRIVE-UP	36	30	5 x 10	50	\$75	\$2,700	\$0.23	1,500	1,800
	69	38	10 x 10	100	\$105	\$7,245	\$0.31	3,800	6,900
	54	38	10 x 15	150	\$125	\$6,750	\$0.19	5,700	8,100
	63	60	10 x 20	200	\$160	\$10,080	\$0.22	12,000	12,600
	6	0	20 x 10	200	\$170	\$1,020	\$0.02	0	1,200
	6	0	10 x 30	300	\$200	\$1,200	\$0.02	0	1,800
	234	166				\$28,995	\$0.99	23,000	32,400
ENCLOSED PARKING	19	19	14 x 40	540	\$300	\$5,700	\$0.56	10,260	10,260
	19	19				\$5,700	\$0.56	10,260	10,260
UNCOVERED PARKING	72	24			\$60	\$4,320			
	72	24				\$4,320			
TOTAL	325	209				\$39,015	\$0.88	33,260	42,660

OPERATING STATEMENT // Academy Mini Storage

INCOME	% GPR	CURRENT	\$ / SQ FT	% GPR	END YEAR-TWO	\$ / SQ FT	% GPR	PRO FORMA	\$ / SQ FT
Gross Potential Rent		\$468,180	\$0.91		\$536,580	\$0.84		\$639,075	\$1.01
(Rent Concessions, Bad Debt)	20.03%	(93,790)		10.00%	(53,658)		10.00%	(63,908)	
(Physical Vacancy)	21.28%	(99,626)		10.00%	(53,658)		5.00%	(31,954)	
Effective Gross Rental Income		\$274,764	\$0.69		\$429,264	\$0.75		\$543,214	\$0.90
Administrative Fees ¹		0			1,674			1,993	
Late, Lien, NSF Fees ²		0			7,512			9,506	
Retail Sales ³		0			6,439			8,148	
Tenant Insurance Commissions ⁴		0			10,042			11,960	
Effective Gross Income		\$274,764	\$0.69		\$454,931	\$0.80		\$574,822	\$0.95
EXPENSES	% EGI	CURRENT	\$ / SQ FT	% EGI	END YEAR-TWO	\$ / SQ FT	% EGI	PRO FORMA	\$ / SQ FT
Cost of Goods Sold (Retail Sales) ⁵		0	\$0.00		669	\$0.01		797	\$0.02
Bank & Credit Card Fees ⁶	0.00%	0	\$0.00	1.75%	7,961	\$0.15	1.75%	10,059	\$0.19
Office & Administrative ⁷		6,133	\$0.14		4,129	\$0.08		4,512	\$0.09
Contract Services (Fire, Security, Grounds)		2,405	\$0.06		2,477	\$0.05		2,707	\$0.05
Miscellaneous		0	\$0.00		2,762	\$0.05		3,019	\$0.06
Utilities & Trash ⁸		29,649	\$0.70		31,455	\$0.59		34,371	\$0.65
Telephone & Internet ⁹		0	\$0.00		3,085	\$0.06		3,371	\$0.06
Marketing & Promotion ¹⁰		0	\$0.00		6,981	\$0.13		7,629	\$0.14
Repairs & Maintenance ¹¹		0	\$0.00		5,292	\$0.10		5,292	\$0.10
Property Insurance ¹²		11,610	\$0.27		20,755	\$0.39		22,679	\$0.43
Salaries, Taxes & Benefits (On-Site) ¹³		51,727	\$1.21		32,445	\$0.61		35,454	\$0.67
Property Taxes ¹⁴		27,081	\$0.63		53,988	\$1.02		58,995	\$1.11
Third Party Management (Off-Site) ¹⁵	10.92%	30,000	\$0.70	5.00%	22,747	\$0.43	5.00%	28,741	\$0.54
Reserves for Capital Expenditures ¹⁶		0	\$0.00		7,938	\$0.15		7,938	\$0.15
Total Operating Expenses		\$158,605	\$3.72		\$202,685	\$3.83		\$225,564	\$4.26
Expenses % EGI	57.72%			44.55%			39.24%		
NET OPERATING INCOME		\$116,159			\$252,246			\$349,259	
(Debt Service)		(227,310)			(227,310)			(227,310)	
NET CASH FLOW AFTER DEBT SERVICE		(\$111,151)			\$24,936			\$121,949	

Academy Mini Storage // OPERATING STATEMENT NOTES

Current Net Operating Income represents seller's actual January 2023 – August 2023 collections, annualized.

End Year-Two Gross Potential Rent assumes successful delivery of the proposed 52-unit, 10,260 rentable square foot fully-enclosed parking expansion (Bldg. 8).

End Year-Two Effective Gross Rental Income assumes a 20% economic vacancy rate compared to End Year-Two Gross Potential Rent.

End Year-Two "Other Income" has been calculated according to the following:

1. Administrative Fees assumes a \$9 fee for all tenants and 5% monthly turnover of self-storage units at 85% physical occupancy.
2. Late, Lien, NSF has been calculated at 1.75% of End Year-Two Effective Gross Rental Income.
3. Retail Sales have been calculated at 1.50% of End-Year-Two Effective Gross Rental Income.
4. Tenant Insurance assumes 60% penetration of all units with a \$9 monthly premium and a 50% commission structure to owner.

End Year-Two Expenses represent a 3% increase compared to End Year-One Expenses (End Year-One Expenses represent seller's actual January 2023 – August 2023 annualized outlays, unless otherwise notated below):

5. Cost of Goods Sold represents the industry standard 40% of Retail Sales.
6. Bank & Credit Card Fees represent the industry standard 1.75% of EGI.
7. Office & Administrative has been adjusted downward to reflect industry standards.
8. Utilities & Trash have been adjusted upward to reflect successful delivery of the proposed expansion phase (Bldg. 8).
9. Telephone & Internet has been included to reflect industry standards.
10. Marketing & Promotion has been included to reflect industry standards.
11. Repairs & Maintenance has been included at the industry standard \$0.10 / rentable square foot.
12. Property Insurance has been adjusted upward to reflect market conditions based on Broker's conversations with property insurance providers (see Broker for details).
13. Salaries, Taxes & Benefits (On-Site) have been adjusted downward to reflect industry standards.
14. Property Taxes has been adjusted upward to 60% of the Listing Price to reflect a sale: 2023 Bell County Appraised Value: \$1.708M. 2022 Actual Taxes Paid: \$27,081. Tax rate: 2.08.
15. Third Party Management (Off-Site) has been included at the industry standard 5% of End Year-Two Effective Gross Income.
16. Reserves for Capital Expenditures has been included at the industry standard \$0.15/ rentable square foot.

Pro Forma Gross Potential Rent (End Year-Five) assumes an annual increase of 6% beginning with End Year-Two Gross Potential Rent.

Pro Forma Effective Gross Rental Income assumes 85% economic occupancy compared to Pro Forma Gross Potential Rent.

Pro Forma Expenses assumes an annual increase of 3% year-over-year beginning with End Year-Two Expenses

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SECTION 4

Rent Comparables

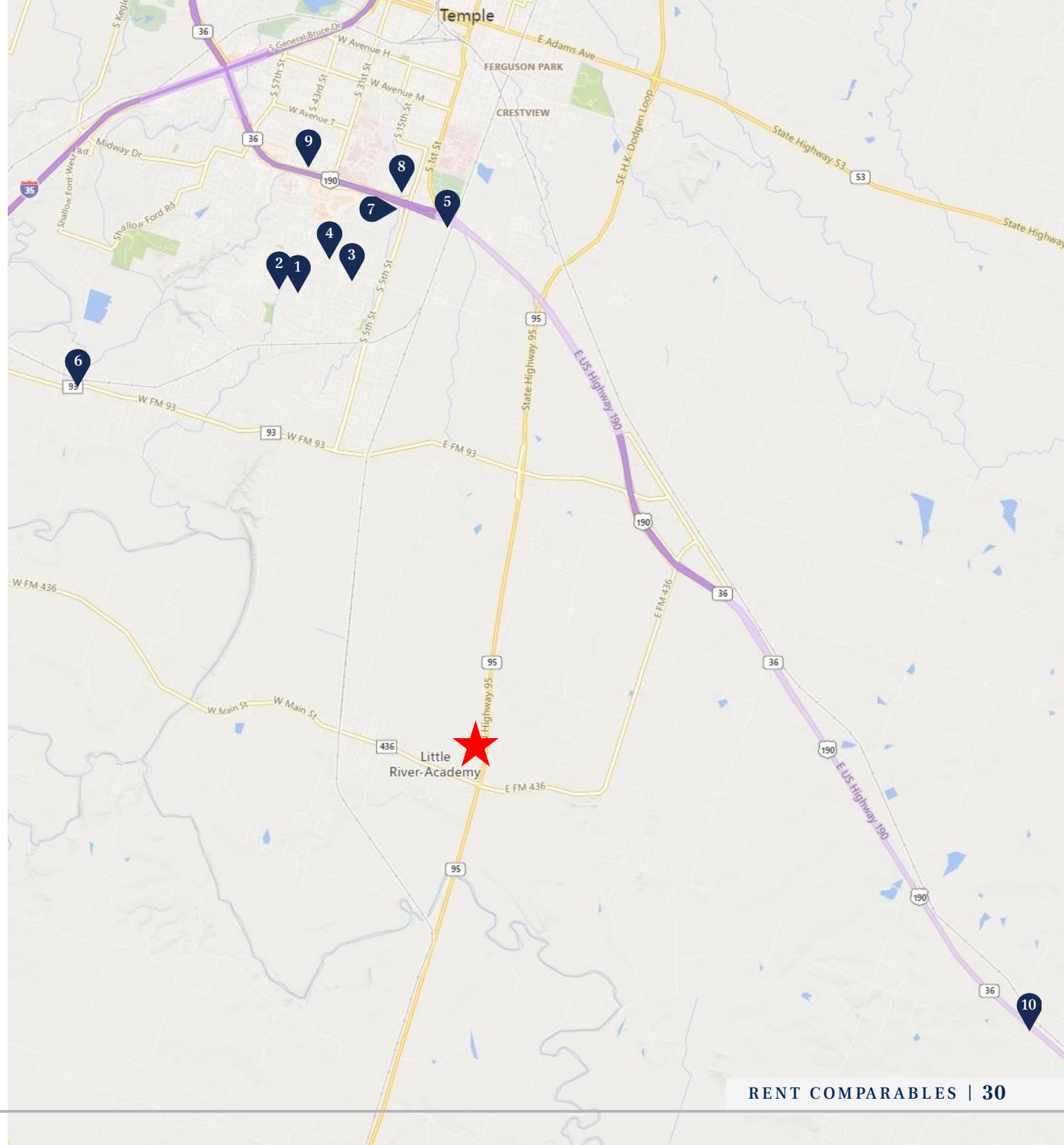
RENT COMPS MAP

RENTAL RATE COMPARISON

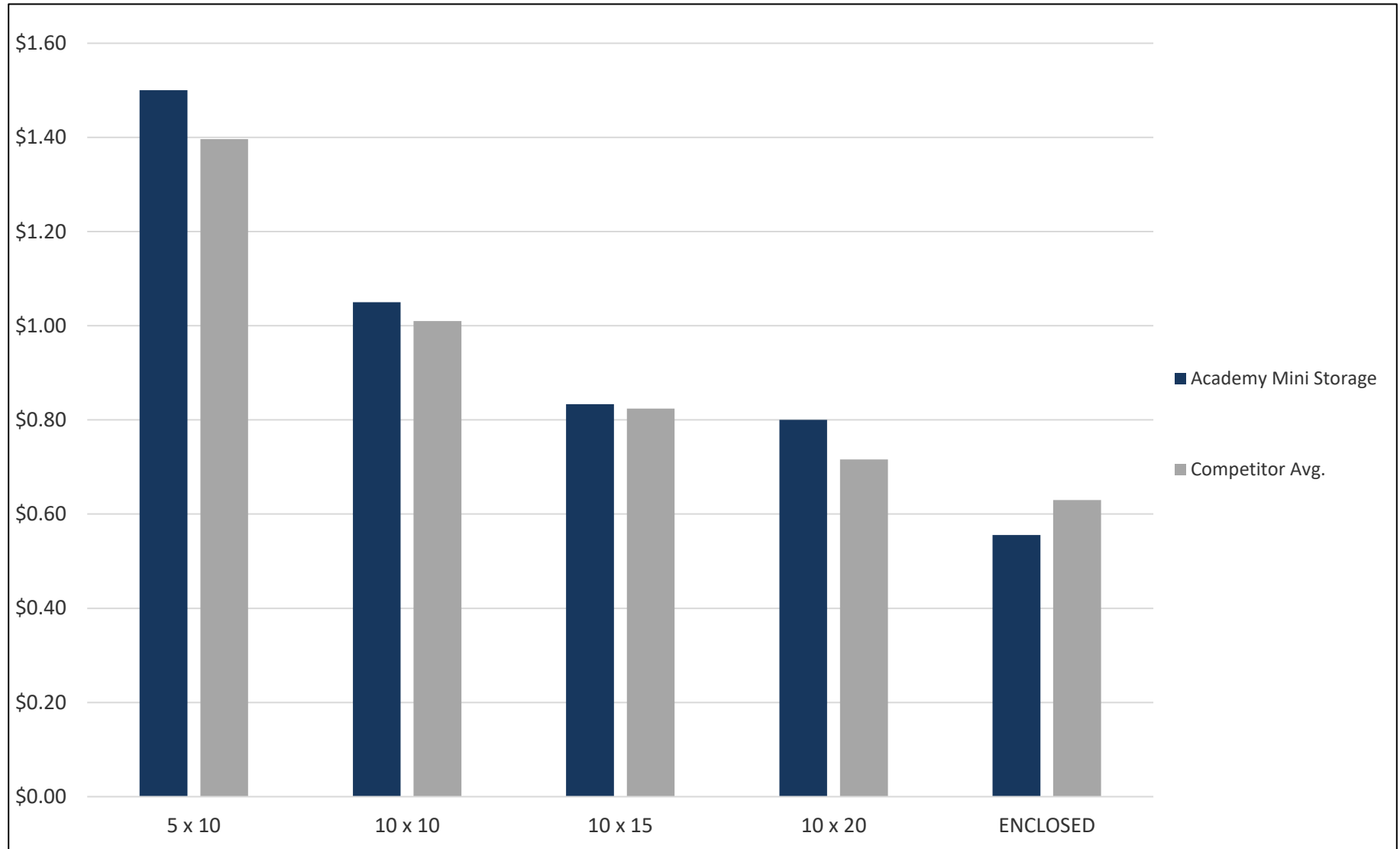
RENT COMPS

RENT COMPS MAP

-  Academy Mini Storage
-  1 Southpark Self Storage
-  2 My Garage Self Storage
-  3 South Temple Storage Solutions
-  4 Amy's Attic Storage
-  5 GuardBox Storage
-  6 Big Red Barn Self Storage VI
-  7 U-Haul Moving & Storage
-  8 Smartlock Self Storage
-  9 Move It Self Storage
-  10 Lone Star Storage



RENTAL RATE COMPARISON // *Academy Mini Storage*



Academy Mini Storage // RENT COMPS

★ Academy Mini Storage
706 State Highway 95 Little River-Academy, TX 76554

 325 Units |  78% Total Occupancy |  Year Built 2003 / 2022



PROPERTY INFORMATION

Lot Size: 6.30 Acres

Rentable SF: 42,660 SF

UNIT TYPE	SF/UNIT	RENT	RENT/SF
Non-CC 5 x 10	50 SF	\$75	\$1.50
Non-CC 10 x 10	100 SF	\$105	\$1.05
Non-CC 10 x 15	150 SF	\$125	\$0.83
Non-CC 10 x 20	200 SF	\$160	\$0.80
Enclosed Parking - 14 x 40	560 SF	\$300	\$0.56

1 Southpark Self Storage
4715 South 31st Street Temple, TX 76502

 Year Built 1972



PROPERTY INFORMATION

Year Renovated: 1985

Rentable SF: 25,500 SF

UNIT TYPE	SF/UNIT	RENT	RENT/SF
Non-CC 5 x 10	50 SF	\$56	\$1.12
Non-CC 10 x 10	100 SF	\$91	\$0.91
Non-CC 10 x 15	150 SF	N/A	N/A
Non-CC 10 x 20	200 SF	\$116	\$0.58
Enclosed Parking	N/A	N/A	N/A

Distance from subject property: 4.99 mi.

RENT COMPS // Academy Mini Storage

2 My Garage Self Storage
4800 South 31st Street Temple, TX 76502

 Year Built 1986



Distance from subject property: 5.06 mi.

PROPERTY INFORMATION

Year Renovated: N/A

Rentable SF: 12,718 SF

UNIT TYPE	SF/UNIT	RENT	RENT/SF
Non-CC 5 x 10	50 SF	\$59	\$1.18
Non-CC 10 x 10	100 SF	\$94	\$0.94
Non-CC 10 x 15	150 SF	\$109	\$0.73
Non-CC 10 x 20	200 SF	\$129	\$0.65
Enclosed Parking	N/A	N/A	N/A

3 South Temple Storage Solutions
1119 Canyon Creek Drive Temple, TX 76502

 Year Built 2006



Distance from subject property: 5.17 mi.

PROPERTY INFORMATION

Year Renovated: N/A

Rentable SF: 67,412 SF

UNIT TYPE	SF/UNIT	RENT	RENT/SF
Non-CC 5 x 10	50 SF	\$65	\$1.30
Non-CC 10 x 10	100 SF	\$89	\$0.89
Non-CC 10 x 15	150 SF	\$104	\$0.69
Non-CC 10 x 20	200 SF	\$119	\$0.60
Enclosed Parking	N/A	N/A	N/A

4 Amy's Attic Storage
1245 Marlandwood Road Temple, TX 76502

 Year Built 2021



Distance from subject property: 5.34 mi.

PROPERTY INFORMATION

Year Renovated: N/A

Rentable SF: 116,925 SF

UNIT TYPE	SF/UNIT	RENT	RENT/SF
Non-CC 5 x 10	50 SF	\$56	\$1.12
Non-CC 10 x 10	100 SF	\$87	\$0.87
Non-CC 10 x 15	150 SF	\$109	\$0.73
Non-CC 10 x 20	200 SF	\$123	\$0.62
Enclosed Parking	N/A	N/A	N/A

5 GuardBox Storage
23445 SE H K Dodgen Loop, Temple, TX 76502

 Year Built 2022



Distance from subject property: 5.44 mi.

PROPERTY INFORMATION

Year Renovated: N/A

Rentable SF: 100,480 SF

UNIT TYPE	SF/UNIT	RENT	RENT/SF
Non-CC 5 x 10	50 SF	N/A	N/A
Non-CC 10 x 10	100 SF	\$112	\$1.12
Non-CC 10 x 15	150 SF	\$132	\$0.88
Non-CC 10 x 20	200 SF	\$160	\$0.80
Enclosed Parking - 14 x 35	490 SF	\$311	\$0.63

RENT COMPS // Academy Mini Storage

6 **Big Red Barn Self Storage VI**
4340 Farm-to-Market 93 Temple, TX 76502

 Year Built 2014



Distance from subject property: 5.70 mi.

PROPERTY INFORMATION

Year Renovated: 2017

Rentable SF: 110,600 SF

UNIT TYPE	SF/UNIT	RENT	RENT/SF
Non-CC 5 x 10	50 SF	\$77	\$1.54
Non-CC 10 x 10	100 SF	\$96	\$0.96
Non-CC 10 x 15	150 SF	\$121	\$0.81
Non-CC 10 x 20	200 SF	\$170	\$0.85
Enclosed Parking	N/A	N/A	N/A

7 **U-Haul Moving & Storage**
215 Southwest H K Dodgen Loop Temple, TX 76502

 Year Built 1992



Distance from subject property: 5.70 mi.

PROPERTY INFORMATION

Year Renovated: 1994

Rentable SF: 35,075 SF

UNIT TYPE	SF/UNIT	RENT	RENT/SF
Non-CC 5 x 10	50 SF	\$98	\$1.96
Non-CC 10 x 10	100 SF	\$129	\$1.29
Non-CC 10 x 15	150 SF	\$157	\$1.05
Non-CC 10 x 20	200 SF	\$174	\$0.87
Enclosed Parking	N/A	N/A	N/A

Academy Mini Storage // RENT COMPS

8 Smartlock Self Storage
405 Fryers Creek Circle Temple, TX 76504

 Year Built 1985



Distance from subject property: 5.85 mi.

PROPERTY INFORMATION

Year Renovated: N/A

Rentable SF: 20,810 SF

UNIT TYPE	SF/UNIT	RENT	RENT/SF
Non-CC 5 x 10	50 SF	\$82	\$1.64
Non-CC 10 x 10	100 SF	\$114	\$1.14
Non-CC 10 x 15	150 SF	\$123	\$0.82
Non-CC 10 x 20	200 SF	\$147	\$0.74
Enclosed Parking	N/A	N/A	N/A

9 Move It Self Storage
2708 South 39th Street Temple, TX 76504

 Year Built 1999



Distance from subject property: 6.28 mi.

PROPERTY INFORMATION

Year Renovated: N/A

Rentable SF: 68,915 SF

UNIT TYPE	SF/UNIT	RENT	RENT/SF
Non-CC 5 x 10	50 SF	\$76	\$1.52
Non-CC 10 x 10	100 SF	\$109	\$1.09
Non-CC 10 x 15	150 SF	\$132	\$0.88
Non-CC 10 x 20	200 SF	\$156	\$0.78
Enclosed Parking - 12 x 30	360 SF	\$282	\$0.78

RENT COMPS // Academy Mini Storage

10 Lone Star Storage
13579 U.S. Highway 190 Rogers, TX 76569

 Year Built 1985



Distance from subject property: 6.70 mi.

PROPERTY INFORMATION

Year Renovated: 2010

Rentable SF: 16,335 SF

UNIT TYPE	SF/UNIT	RENT	RENT/SF
Non-CC 5 x 10	50 SF	\$55	\$1.10
Non-CC 10 x 10	100 SF	\$85	\$0.85
Non-CC 10 x 15	150 SF	N/A	N/A
Non-CC 10 x 20	200 SF	\$120	\$0.60
Enclosed Parking	N/A	N/A	N/A

SECTION 5

Market Overview

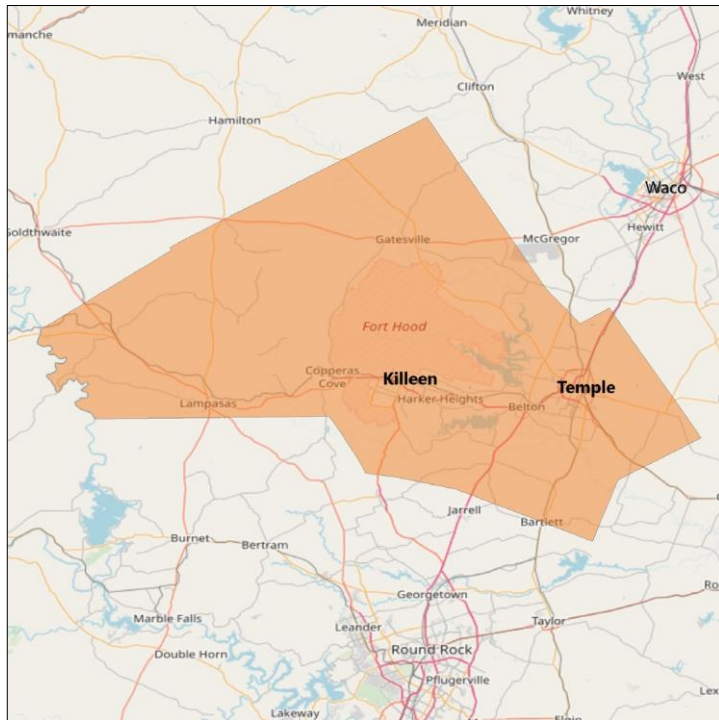
MARKET OVERVIEW

DEMOGRAPHICS

TRAFFIC COUNT MAP

TEMPLE-KILLEEN

Situated roughly 70 miles north of Austin and 130 miles south of Dallas-Fort Worth, the Temple-Killeen metro encompasses Bell, Lampasas and Coryell counties. Killeen is the largest city in the metro, with nearly 155,000 residents, followed by Temple, with about 94,000. Fort Hood, one of the nation's most notable military bases, is in Killeen. Military personnel make up a large portion of the population in the area, and are the reason for the median age being well below the national average.



* Forecast
Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

METRO HIGHLIGHTS



DISTRIBUTION INDUSTRY

Temple-Killeen's location between Austin and Dallas-Fort Worth and access to Interstate 35 is efficient for the distribution of goods.



FORT HOOD

Fort Hood is one of the country's top military installations. It houses more than 40,000 military personnel and their family members.



POPULATION GROWTH

The metro is projected to grow at a rate more than four times the national average, and should add roughly 35,000 new residents over the next five years.

ECONOMY

- In addition to distribution and Fort Hood, other economic drivers include health and life sciences, security and intelligence, education and advanced manufacturing.
- The metro is well known for its medical sector. Baylor Scott & White Medical Center, Seton Medical Center and the Central Texas Veterans Healthcare System represent notable local facilities.
- The Temple-Killeen area is home to Central Texas University, and has a branch of the Texas A&M University system as well. Between the universities and public schools, the education sector is a top employer for the metro.
- Area manufacturers produce transportation equipment, fabricated metal, machinery, computers and electronic components.

DEMOGRAPHICS



POPULATION
479K

Growth 2022-2027*
7.3%



HOUSEHOLDS
174K

Growth 2022-2027*
8.3%



MEDIAN AGE
32.3

U.S. Median
38.6



MEDIAN HOUSEHOLD INCOME
\$54,600

U.S. Median
\$66,400

DEMOGRAPHICS // Academy Mini Storage

POPULATION	3 Miles	5 Miles	7 Miles
2027 Projection			
Total Population	4,347	16,260	47,529
2022 Estimate			
Total Population	3,887	13,806	43,227
2010 Census			
Total Population	2,970	8,656	33,740
2000 Census			
Total Population	2,610	5,859	29,471
Daytime Population			
2022 Estimate	3,519	11,883	54,347
HOUSEHOLDS	3 Miles	5 Miles	7 Miles
2027 Projection			
Total Households	1,612	6,596	19,252
2022 Estimate			
Total Households	1,436	5,515	17,316
Average (Mean) Household Size	2.7	2.6	2.4
2010 Census			
Total Households	1,085	3,405	13,412
2000 Census			
Total Households	922	2,164	11,385

HOUSEHOLDS BY INCOME	3 Miles	5 Miles	7 Miles
2022 Estimate			
\$250,000 or More	3.2%	4.9%	4.0%
\$200,000-\$249,999	1.2%	2.5%	2.6%
\$150,000-\$199,999	4.7%	6.8%	4.9%
\$125,000-\$149,999	5.3%	6.0%	4.6%
\$100,000-\$124,999	10.7%	8.5%	7.5%
\$75,000-\$99,999	14.2%	14.4%	12.4%
\$50,000-\$74,999	22.6%	19.1%	17.8%
\$35,000-\$49,999	13.2%	12.1%	12.7%
\$25,000-\$34,999	6.9%	6.6%	9.0%
\$15,000-\$24,999	8.2%	8.3%	11.5%
Under \$15,000	9.8%	10.7%	12.9%
Average Household Income	\$84,153	\$95,020	\$83,761
Median Household Income	\$63,261	\$66,030	\$54,975
Per Capita Income	\$31,093	\$38,151	\$33,899

Academy Mini Storage // DEMOGRAPHICS

POPULATION PROFILE	3 Miles	5 Miles	7 Miles
Population By Age			
2022 Estimate	3,887	13,806	43,227
0 to 4 Years	7.0%	7.8%	7.6%
5 to 14 Years	13.0%	13.9%	13.5%
15 to 17 Years	4.3%	3.8%	3.5%
18 to 19 Years	2.4%	2.2%	2.1%
20 to 24 Years	5.5%	5.8%	6.3%
25 to 29 Years	5.4%	6.4%	6.7%
30 to 34 Years	5.8%	6.9%	6.3%
35 to 39 Years	5.8%	6.3%	5.7%
40 to 49 Years	12.6%	11.5%	10.6%
50 to 59 Years	13.3%	11.8%	12.1%
60 to 64 Years	6.9%	6.4%	6.3%
65 to 69 Years	5.6%	5.3%	5.4%
70 to 74 Years	5.4%	4.5%	4.7%
75 to 79 Years	3.4%	3.0%	3.3%
80 to 84 Years	2.1%	2.1%	2.6%
Age 85+	1.6%	2.3%	3.4%
Median Age	40.6	37.5	38.5

POPULATION PROFILE	3 Miles	5 Miles	7 Miles
Population 25+ by Education Level			
2022 Estimate Population Age 25+	2,634	9,180	29,001
Elementary (0-8)	3.8%	2.6%	3.6%
Some High School (9-11)	6.2%	5.3%	6.5%
High School Graduate (12)	32.3%	28.0%	28.4%
Some College (13-15)	28.3%	24.9%	22.8%
Associate Degree Only	8.9%	8.7%	9.4%
Bachelor's Degree Only	12.8%	17.8%	16.9%
Graduate Degree	7.7%	12.7%	12.5%
HOUSING UNITS			
Occupied Units			
2027 Projection	1,684	6,982	20,472
2022 Estimate	1,502	5,842	18,445
Owner Occupied	1,112	3,791	9,821
Renter Occupied	324	1,724	7,495
Vacant	66	327	1,129
Persons in Units			
2022 Estimate Total Occupied Units	1,436	5,515	17,316
1 Person Units	20.5%	24.5%	31.1%
2 Person Units	35.0%	35.3%	33.4%
3 Person Units	17.0%	15.9%	14.3%
4 Person Units	15.3%	13.5%	11.3%
5 Person Units	7.5%	6.8%	6.2%
6+ Person Units	4.6%	4.0%	3.7%

DEMOGRAPHICS // Academy Mini Storage



POPULATION

In 2022, the population in your selected geography is 43,227. The population has changed by 46.7 percent since 2000. It is estimated that the population in your area will be 47,529 five years from now, which represents a change of 10.0 percent from the current year. The current population is 47.8 percent male and 52.2 percent female. The median age of the population in your area is 38.5, compared with the U.S. average, which is 38.6. The population density in your area is 281 people per square mile.



HOUSEHOLDS

There are currently 17,316 households in your selected geography. The number of households has changed by 52.1 percent since 2000. It is estimated that the number of households in your area will be 19,252 five years from now, which represents a change of 11.2 percent from the current year. The average household size in your area is 2.4 people.



INCOME

In 2022, the median household income for your selected geography is \$54,975, compared with the U.S. average, which is currently \$66,422. The median household income for your area has changed by 49.0 percent since 2000. It is estimated that the median household income in your area will be \$65,795 five years from now, which represents a change of 19.7 percent from the current year.

The current year per capita income in your area is \$33,899, compared with the U.S. average, which is \$37,200. The current year's average household income in your area is \$83,761, compared with the U.S. average, which is \$96,357.



EMPLOYMENT

In 2022, 21,150 people in your selected area were employed. The 2000 Census revealed that 62.0 percent of employees are in white-collar occupations in this geography, and 38.0 percent are in blue-collar occupations. In 2022, unemployment in this area was 3.0 percent. In 2000, the average time traveled to work was 15.3 minutes.



HOUSING

The median housing value in your area was \$176,926 in 2022, compared with the U.S. median of \$250,735. In 2000, there were 6,836 owner-occupied housing units and 4,549 renter-occupied housing units in your area. The median rent at the time was \$433.



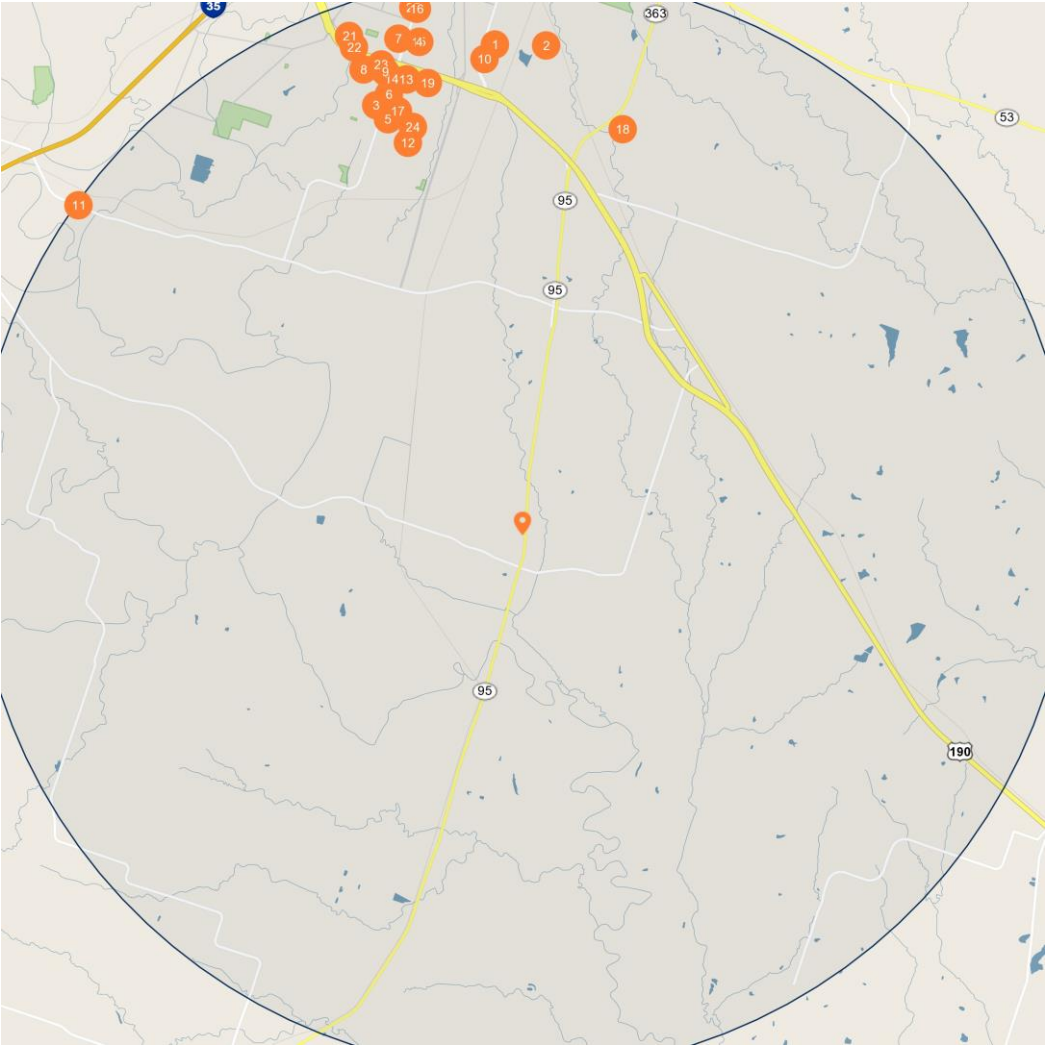
EDUCATION

The selected area in 2022 had a higher level of educational attainment when compared with the U.S. averages. 12.5 percent of the selected area's residents had earned a graduate degree compared with the national average of only 12.3 percent, and 16.9 percent completed a bachelor's degree, compared with the national average of 19.7 percent.

The number of area residents with an associate degree was higher than the nation's at 9.4 percent vs. 8.4 percent, respectively.

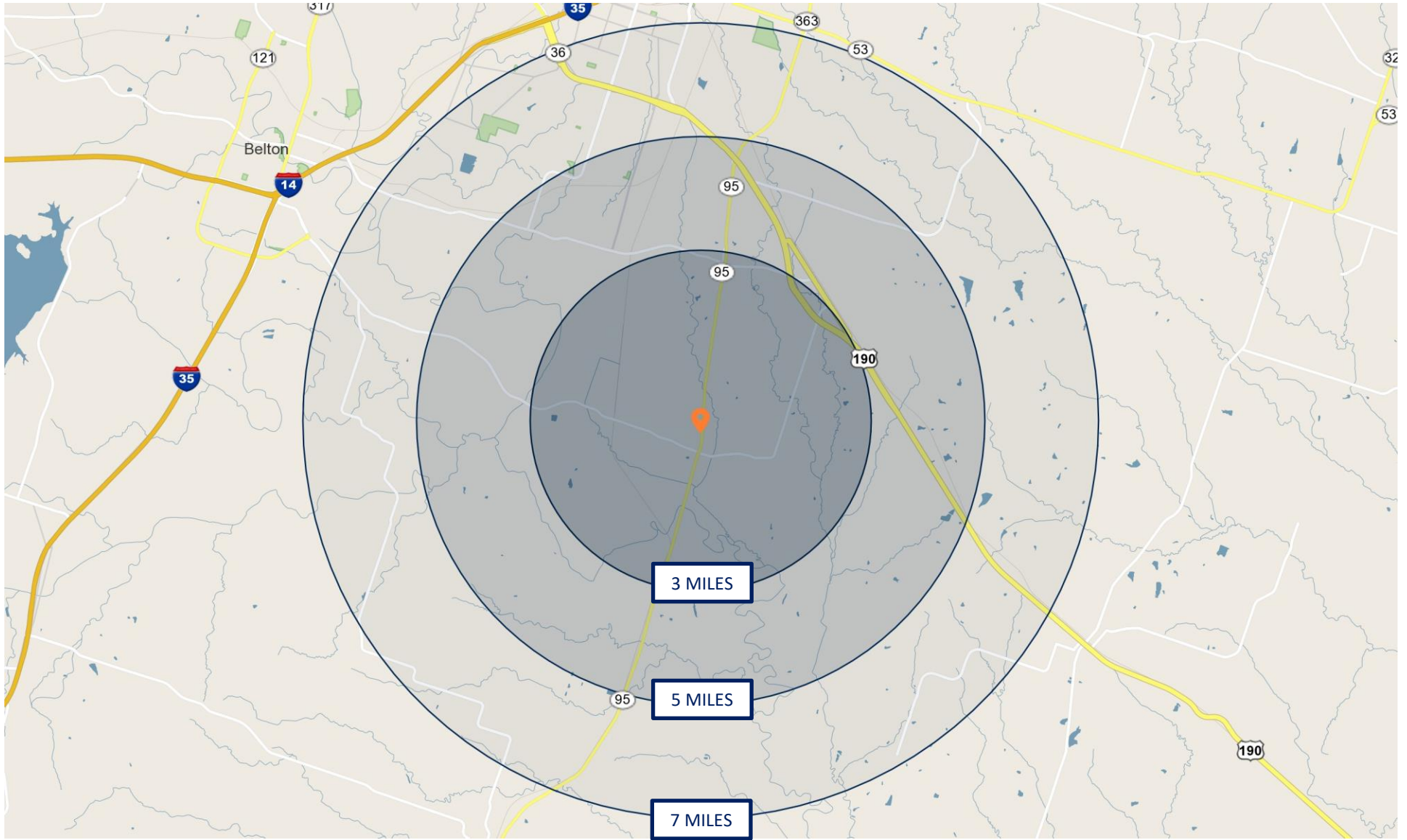
The area had more high-school graduates, 28.4 percent vs. 27.1 percent for the nation. The percentage of residents who completed some college is also higher than the average for the nation, at 22.8 percent in the selected area compared with the 20.4 percent in the U.S.

Academy Mini Storage // DEMOGRAPHICS



Major Employers		Employees
1	Veterans Health Administration-Olin E Teague Veterans Center	3,000
2	Sunbelt Solomon Services LLC	750
3	Marlandwood West SCC LLC-Senior Care Ctr Marlandwood W	624
4	Baylor Scott & White Health-Scott & White	559
5	Marlandwood East SCC LLC	506
6	Walmart Inc-Walmart	450
7	Scott & White Properties-Scott and White Memorial Hosp	394
8	Kings Daughters Hospital Assn-Kings Daughters Hospital	324
9	H E Butt Grocery Company-H-E-B Food Store 182	248
10	Temple College	247
11	Custom Printing Inc-Custom Crest	230
12	Baylor Scott & White Health-Health Express Clinic	171
13	Navy United States Department-Navy Recruiting	158
14	Spectrum MGT Holdg Co LLC-Time Warner	153
15	Scott & White Memorial Hosp-Kings Daughters Hospital	148
16	Baylor Scott & White Health	140
17	Sams West Inc-Sams Club	135
18	Mooreco Inc-Balt Best Rite	116
19	Lowe's Home Centers LLC-Lowe's	110
20	AIJJ Enterprises Inc	105
21	Ulta Beauty Inc	104
22	Saxton Group LLC-McAlisters Deli	103
23	Kohls Inc-Kohls	101
24	Altria Group Distribution Co	94
25	Eastland Memorial Hospital Dst-Wellington Rhlbtion Healthcare	90

DEMOGRAPHICS // Academy Mini Storage



Academy Mini Storage // TRAFFIC COUNT MAP



95
TEXAS

6,640 (2022)

TRAFFIC COUNT	
YEAR	COUNT
2022	6,640





EXCLUSIVELY LISTED BY

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