Investment Offering

Premier Class A
Climate-Controlled Self- Storage

Pricing Guidance: $17,950,000

1402 Max Copeland Dr | Marble Falls TX 78654

Exclusively Marketed By

NAI El Paso

NAI 1st Valley

NAI El Paso | NAI 1st Valley

Executive Summary

Overview

Pricing Guidance	$17,950,000
Property Type	Class A Climate-Controlled Self-Storage *92% Climate Controlled*
Address	1402 Max Copeland Dr, Marble Falls TX 78654
# of Units	591
Building Size	±106,500 SF
Net Rentable Area	±83,500 SF
Land Area	±8.1 Acres
Anticipated CO Date	3/6/2026

This investment opportunity features the only Class A climate-controlled storage facility in Marble Falls, TX. Strategically positioned in a dominant retail corridor adjacent to Home Depot, the property benefits from high barriers to entry and explosive regional growth. With a Certificate of Occupancy anticipated in March 2026, it offers immediate scale and significant value-add development potential.

Investment Highlights

- The only Class A climate-controlled facility in the immediate trade area
- Prime Retail Location - Adjacent to Home Depot with high visibility and strong traffic counts
- High Barriers to Entry with no comparable Class A competition
- Strong Market Fundamentals supported by expanding Austin-San Antonio growth corridor
- Expansion potential - includes ±3 acres of surplus land for facility expansion, multifamily, or retail
- Certificate of Occupancy anticipated March 2026

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Asset Overview

CLASS A
Facility Quality

591
Total Units

92%
Climate - Controlled

3/6/2026
Anticipated CO Date

Unit Mix	CC	# of Units	Square Footage
Small (≤100 ft²)	✓	276	21,390
Medium (>100 ft², ≤200 ft²)	✓	249	43,650
Large (>200 ft²)	✓	43	11,510
Large (>200 ft²)		23	6,950
	TOTAL	**591**	**83,500**

- ±75% of units feature street-level access due to site elevation changes

Pro Forma

	1	2	3	4	5
Storage Units	$(226,944)	$ 249,472	$ 810,399	$1,049,826	$1,110,825
Cell Tower	-	$	19,800	20,394	21,636
Solar Roof	-	72,000	72,000	74,160	78,676
Operating NOI	**(226,944)**	**$ 341,272**	**$904,953**	**$1,147,216**	**$1,211,138**

EXIT REVENUE

Sales Price at End of 5 Years at 5.25% Cap Rate **$ 23,069,287**

Location Overview

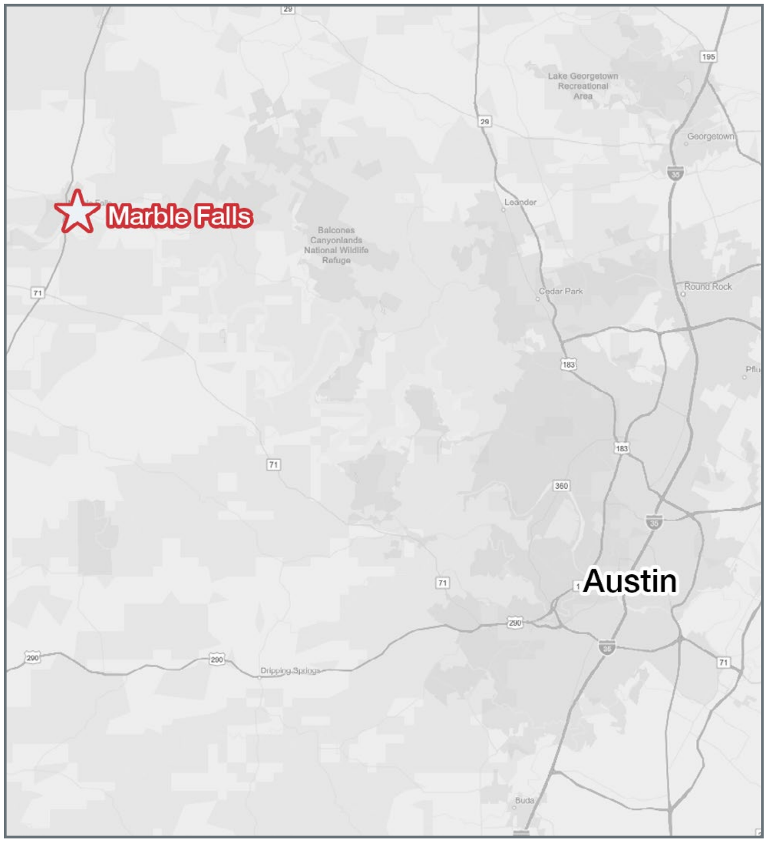
Population Growth: The area saw a 12% population increase from 2018 - 2023, with another 12% growth projected through 2028

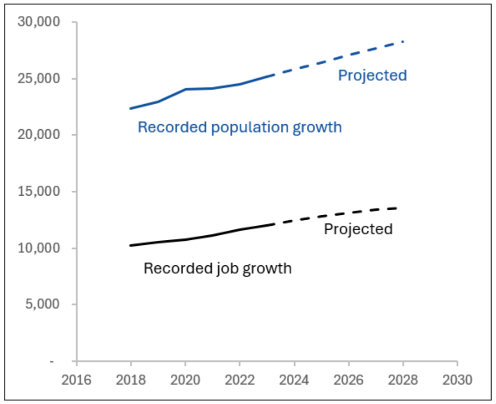
- **Regional Access to 2.7 Million Consumers**: Positioned within a 50-mile radius of nearly 2.7 million people and over 1 million households, Marble Falls offers access to one of the fastest-growing population bases in Texas—bridging Austin's explosive growth with the high-income demand of the Highland Lakes region.
- **Trade Area Synergy:** 53% of the local workforce commutes from outside the zip code, creating a regional "consumer-on-the-go" base that passes the site daily

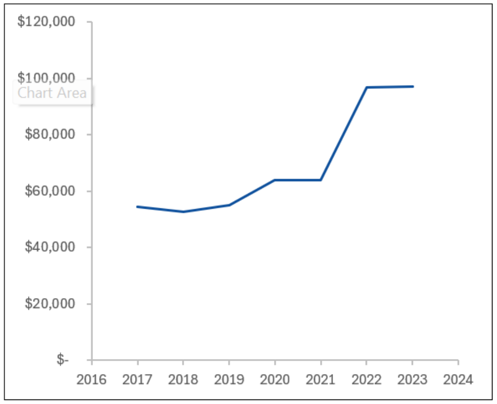
Marble Falls, TX

Marble Falls is located in the heart of the Texas Hill Country, approximately 60 minutes from Austin and 75 minutes from San Antonio. The city serves as the regional economic hub for the Highland Lakes area, with a trade area population exceeding 121,000 people, generating over $3.6 million in daily gross sales. Nearly 500,000 people live within a 30-mile radius, including a workforce of more than 160,000.

The local economy is diversified across education, healthcare, retail, government, and tourism, with retail trade, hospitality, and construction among the largest employment sectors. Marble Falls maintains a consistently low unemployment rate of approximately 3%, and ongoing residential and commercial growth continues to expand the regional trade area.







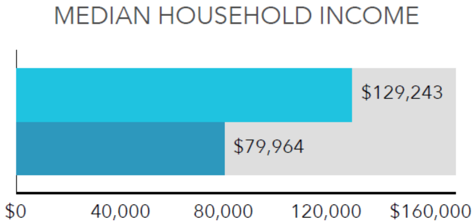
- **Population Growth:** The area saw a 12% population increase from 2018 - 2023, with another 12% growth projected through 2028
- **Income Growth:** Mean household income in Marble Falls increased by 78% from 2017 - 2023
- **Economic Hub:** The trade area serves over 121,000 people generating more than $3.6M per day in gross sales

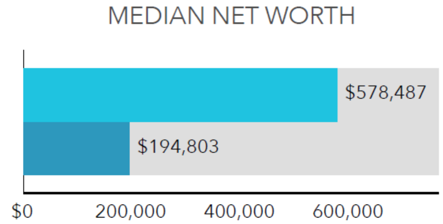
Source: https://www.marblefallseconomy.com/

Key Facts (30 Mile Radius)

INCOME AND NET WORTH

Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g, mortgages) or unsecured (credit cards) for this area.





Bars show comparison to Texas

Bars show comparison to Texas

529,766
Population

201,247
Households

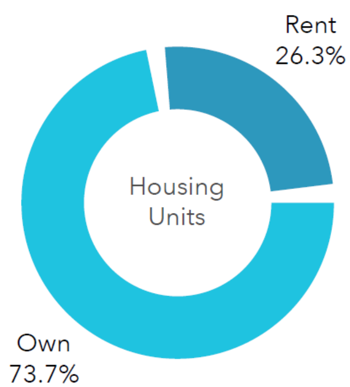
Source: Esri Demographics, U.S. Census Bureau

HOUSING

Mortgage, rent and home value are estimated by Esri. Housing type is from the Census Bureau's American Community Survey (ACS).

$1,772
Avg Mortgage

$2,322
Avg Monthly Rent



Typical Household Type: Single Family

Median Home Value: $598,591

Exclusively Marketed By

NAI El Paso | NAI 1st Valley

NAI 1ST VALLEY TEAM:

Preston Williams | preston@1stvalley.com | 575.621.2445

Randy McMillan, CCIM, SIOR | randy@1stvalley.com | 575.640.7213

Jacob Slavec, SIOR | jacob@1stvalley.com | 575.644.8529

Office Location: 1155 S Telshor Blvd Ste 100, Las Cruces NM 88011
Office Phone: 575.915.5783

NAI EL PASO TEAM:

Douglas B. Derrick, SIOR | dderrick@naielpaso.com | 915.727.4000

Office Location: 4901 N Mesa St #3B, El Paso TX 79912
Office Phone: 915.859.3017

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.

TEXAS REAL ESTATE COMMISSION

EQUAL HOUSING OPPORTUNITY

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. A **buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:
- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

NAI El Paso	9005896		
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Douglas B. Derrick	279066	dderrick@naielpaso.com	(915)727-4000
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Douglas Derrick		dderrick@naielpaso.com	(915)727-4000
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials   Date