

**Sale Name:** 2.75+/- acres across from Austin-Bergstrom International Airport

**LOT 1 - 2.75+/- acres across from Austin-Bergstrom**



**Description**

## A-Mini Storage

Across from Austin-Bergstrom International  
Airport

2.75+/- acres with frontage on Hwy 71

47,050+/- sq. ft of buildings

2381 Highway 71 – East Del Valle, TX 78617

6 miles from the new Tesla Giga Factory

**Auction is ONLINE ONLY**

**Auction ends Tuesday, November 16th at  
11am**

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Information furnished by the owners:  
Current gross rent is \$33k per month  
Expenses \$15k per month

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The owner will supplement the monthly rent for 2 years after closing at \$17k per month. This should yield a \$420k NOI per year.

This supplementation should allow the growth of the rent roll to reach the \$420k NOI.

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This location is certainly one of the most desirable areas in all of Austin. This does meet the 3 most important details of real estate  
...LOCATION, LOCATION, LOCATION...

Every car leaving the airport must pass in front of this property as you enter Hwy 71!

The profitability of the storage facility at a \$420k NOI should allow a new owner an indefinite time period to hold this location for future sale or development.

**Quantity: 1**

 | AUCTION SECTION

<https://bid.auctionsection.com/>