

SHIFT STORAGE - ODESSA

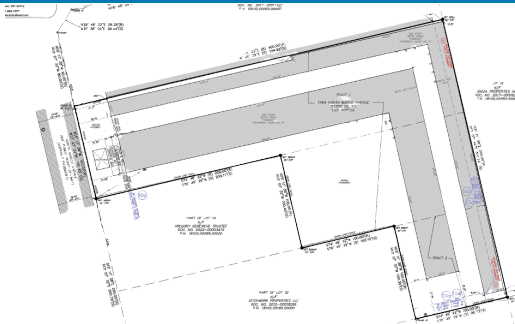
2564 N MARCO ODESSA, ODESSA, TX 79762



STORAGE INVESTMENT OPPORTUNITY

SHIFT STORAGE - ODESSA

2564 N MARCO ODESSA, TX 79762





Sale Price: \$1,650,000

SHIFT Storage Odessa is located at 2564 N Marco Ave, Odessa, TX 79762. The facility offers new electronic keypad, bright LED lighting, and a fenced and gated perimeter. Unit sizes range from 10x15 to 10x40 with 13 outside storage parking spots.

The on-site apartment would allow an owner or manager to live and manage the property. There is an office connected to the apartment and is a separate space.

Facility Drone Video

[CLICK HERE](#)





MONTHLY PRO-FORMA P&L • Jul 1, 2026 – Jun 30, 2027

Occupancy ramps Jul-Dec 2026 to target: rents step +15% on Jan 1, 2027

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PRO-FORMA CASH FLOW — 5-YEAR

Year 1 = Aug'26–July'27 operating year; Years 2-5 stabilized & escalated

	Year 1 Aug'26–July'27	Year 2 Stabilized	Year 3	Year 4	Year 5
INCOME					
Effective Gross Income	\$211,981	\$227,344	\$234,164	\$241,189	\$248,424
OPERATING EXPENSES					
Property Taxes	\$9,209	\$9,209	\$9,485	\$9,770	\$10,063
Property Insurance	\$14,858	\$14,858	\$14,858	\$14,858	\$14,858
Marketing & Advertising	\$10,800	\$10,800	\$10,800	\$10,800	\$10,800
Contract Labor / Payroll	\$5,400	\$5,400	\$5,562	\$5,729	\$5,901
Repairs & Maintenance	\$3,000	\$3,000	\$3,090	\$3,183	\$3,278
Property Mgmt Software	\$5,196	\$5,196	\$5,352	\$5,512	\$5,678
Utilities	\$4,080	\$4,080	\$4,202	\$4,328	\$4,458
Legal & Accounting	\$4,297	\$2,760	\$2,843	\$2,928	\$3,016
Office Expenses	\$1,692	\$1,700	\$1,751	\$1,804	\$1,858
Third Party Services	\$4,800	-	-	-	-
Call Center	\$5,088	\$5,088	\$5,088	\$5,088	\$5,088
TOTAL OPERATING EXPENSES	\$68,420	\$62,091	\$63,031	\$64,000	\$64,997
Expenses as % of EGI	32.3%	27.3%	26.9%	26.5%	26.2%
NET OPERATING INCOME	\$143,561	\$165,253	\$171,133	\$177,189	\$183,427

Years 2-5 hold occupancy at target and escalate rents/expenses by the growth & inflation toggles.

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164 Units - 30,570 NRSF + Parking - Below
Replacement Cost + Expansion Potential.

This 30,570 SF self-storage facility on 1.61
acres in Odessa, TX, offers a value-add
investment opportunity at under \$55/SF.
With 164 units and a diverse unit mix ranging
from 10x15 to 10x40, the property caters to
both traditional self-storage and contractor
storage needs as well as 13 uncovered
parking spots. Currently at 77% Occupancy
as of July 22, 2026.

Odessa Sale Information

[CLICK HERE](#) 



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2564 N MARCO ODESSA, TX 79762



Site Description

The property is a well-maintained self-storage facility strategically located at 2564 N Marco Ave, Odessa, TX 79762. Positioned in a high-demand area with convenient access to both Midland and Odessa, the facility serves a diverse customer base, including local residents, small businesses, contractors, landscapers, and oil field workers. The property is professionally managed using Cubby Self Storage Software, providing comprehensive business analytics, streamlined operations, online rentals and payments, and established customer service support for all tenant inquiries.

Key Features

- Total Units: 164 Units
- Unit Sizes: 9' x 17.5' to 10' x 40' self-storage units, with 10' x 20' and 10' x 50' uncovered parking spaces available for vehicle, RV, and boat storage.
- Lot Size: 1.607 Acres, 70,000 SF
- Parking: Uncovered parking for vehicles, boats, and RVs
- Management Software: Cubby Self Storage Software with real-time reporting, occupancy analytics, online reservations, billing, and customer management
- Customer Service: Dedicated support for tenant inquiries, rentals, payments, and account assistance

Security

- OpenTech Electronic keypad-controlled gated entry
- Fully fenced perimeter
- Bright LED lighting throughout the property
- 24/7 video surveillance (if applicable)

Property Information

- Zoning: SF-6 (Commercial/Specialty Self-Storage Use)
- Year Built/Renovated: 1978 / 2024 (Originally constructed in 1978 and extensively renovated in 2024 under new ownership with property upgrades, including enhanced security features, LED lighting, fresh exterior improvements, and operational modernization.)

Location Highlights

- Easy access to Interstate 20, Highway 80, and surrounding major roadways
- Close to residential neighborhoods, retail centers, industrial facilities, and oil field operations
- High visibility with convenient ingress and egress

The property represents a strong investment opportunity with stable occupancy, modern operational systems, and opportunities for continued revenue growth through rental rate optimization, expanded marketing initiatives, and operational efficiencies.





Location Overview

The property is strategically located at 2564 N Marco Ave, Odessa, TX 79762, within the heart of the Permian Basin, one of the largest oil-producing regions in the United States. This prime location offers excellent accessibility and visibility, attracting a steady stream of residential, commercial, and industrial clientele.

Key Location Highlights:

- Ability to increase NOI through rent raises and lease up
- Expansion opportunity - Add up to 4,000 NRSF
- High-Demand Market: Odessa's robust economy, driven by the oil and gas industry, supports consistent population growth and an ongoing demand for storage solutions.
- Proximity to Major Highways: Convenient access to Interstate 20 and other key routes connects the property to Midland and surrounding areas.
- Diverse Customer Base: The facility serves a wide range of users, including oil field workers, contractors, small business owners, and local residents in need of personal and commercial storage.
- Nearby Amenities: Located close to residential neighborhoods, retail centers, and industrial zones, providing convenience and enhancing customer attraction.
- Economic Stability: The Odessa-Midland area is known for its economic resilience, driven by the energy sector, healthcare, and education industries.

This prime location positions the property for long-term growth and stable occupancy, making it an attractive investment opportunity.

Future Portable Storage Units – 4,000 SF Expansion Opportunity

The Odessa property offers the potential to add approximately 4,000 square feet of units by repurposing the existing outdoor parking area. Expansion could be built or done with portables. The expansion with portables represents a cost-effective way to increase rentable space with significantly lower capital investment than traditional construction while providing a faster return on investment (ROI). As demand grows, the additional portable units can be deployed quickly to generate recurring rental revenue, increase Net Operating Income (NOI), and maximize the property's long-term value through a scalable, high-impact expansion strategy.





The Seller will consider offers for the acquisition of a 100% interest in the property. The selection of the Buyer will be at the Seller's sole and absolute discretion. Evaluation will be based on, but not limited to, the following factors:

1. Offer Price
2. Description of Major Assumptions Reflected in the Offer Price
3. Earnest Money Deposit
4. Source of Purchaser's Equity and Debt Capital
5. Proposed Due Diligence and Closing Period
6. Level of Due Diligence Completed
7. Required Approvals





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