



Zoning:  
Last Updated: May 2, 2025

Realtor/Owner Contact  
Van Baize  
| vbaize@bufordresources.com

Property and Area Description

Multi-Property Auction Situated along the well-traveled Highway 25 corridor in Electra, this 42-unit self storage facility at 520 W Bryan Ave will be offered at auction on Wednesday, April 23 at 10:00 AM at the Delta Hotels by Marriott in Wichita Falls. Located in Wichita County, TX, the facility was built in 2007, expanded in 2015 and includes: 2 - 10 x 30 Units 8 - 10 x 20 Units 8 - 10 x 10 Units 18 - 10 x 15 Units 6 - 5 x 10 Units With a current occupancy rate of 98%, this well-performing facility features approximately 6,000+/- square feet of self-storage space across two buildings with gravel paving. The property enjoys excellent exposure just north of Front Ave, along State Hwy 25, one of Electras primary traffic corridors. According to 2021 TXDOT data, traffic counts reach 1,862 vehicles per day at this location. Included in the offering is a 21,000+/- square foot vacant parcel located directly east at 504-506 W Bryan Ave, on the southwest corner of W Bryan Ave and N Kendall St. The owner originally acquired this lot with the intention of using it for potential expansion of the self-storage operation. The City of Electra confirms that utilities are available at the site. This is a turnkey investment opportunity with future development potential in a highly visible and accessible area. This property is part of a multi-property auction which includes 13 additional properties across Electra, Paducah, Munday, Seymour, Iowa Park, Wichita Falls, Henrietta, Knox City, and Crowell. The auction also includes a 2010 Winnebago Tour Bus. The auction is a partial liquidation of the Ronny Baize Estate and Baize Self Storage, LLC. 10% Buyers Premium TX 13500

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Rail Served: Yes  
Rail Served By: Union Pacific Railroad  
Rail Accessible: Yes  
Rail Infrastructure in Place: Unknown  
Rail Contact: Cherramiee Peterson  
Rail Contact Phone: 281-350-7496  
Rail Contact Email: capeter2@up.com