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### **Executive Summary**

Market: Euless, TX

Market Type: City

Comparisons are made with: National Totals and Averages and Texas State Total and Averages

### **Market Snapshot**

The Market Snapshot is a one-look overview of the market.

	This Market	State	National
Self Storage Only Facilities Net Rentable SQ FT	48,735	135,778,908	1,386,172,347
Hybrid Facility Self Storage Net Rentable SQ FT	474,174	158,667,752	1,203,587,144
Total Net Self Storage Rentable SQ FT	522,909	294,446,660	2,589,759,491
Parking Net Rentable SQ FT	82,921	45,085,094	316,057,767
Sq Ft per Capita			
2022 Sq Ft per Capita	8.66	10.20	7.82
2024 Sq Ft per Capita	8.42	9.85	7.76
2026 Sq Ft per Capita	8.18	9.59	7.66
Sq Ft per Household	21.78	28.76	20.60
Total Stores	7	6,856	66,550
• REITS	5	1,510	10,269
Large Ops	1	1,070	11,398
Mid Ops	0	827	7,625
Small Ops	1	602	7,225
Single Ops	0	2,847	30,033
New Developments	0	378	3,984
Estimated Net Rentable Sq Ft of Development	0	20,381,395	206,587,599
Stores opened within the last year	0	59	511

## Market Snapshot Continued

	This Market	State	National
Demographics			
2022 Population	60,360	28,862,581	331,097,593
2024 Population	62,136 (+2.94% change)	29,888,065 (+0.04% change)	333,584,158 (+0.01% change)
2026 Population	63,912 (+5.88% change)	30,706,901 (+0.06% change)	338,018,925 (+0.03% change)
Households	24,005	10,239,341	125,736,353
Rental Households	14,521	3,848,280	44,238,593
Rental Households Percentage	60.49%	37.58%	35.18%
Median Household Income	\$77,403	\$67,321	\$75,149
Average Rate Per Square Feet			
All Units without Parking	\$0.97	\$1.04	\$1.25
All Units with Parking	\$0.91	\$0.99	\$1.20
Regular Units	\$0.92	\$0.88	\$1.09
Climate Controlled Units	\$1.04	\$1.20	\$1.45
Only Parking	\$0.52	\$0.39	\$0.45
Rate Trend (12 months)	-8.01%	1.65%	5.86%
Units Not Advertised	14%	6%	7%
Market Including Known Developments			
Self Storage Only Facilities Net Rentable SQ FT	48,735	153,363,756	1,552,250,604
Hybrid Facility Self Storage Net Rentable SQ FT	474,174	161,464,299	1,244,096,486
Total Net Self Storage Rentable SQ FT	522,909	314,828,055	2,796,347,090
Parking Net Rentable SQ FT	82,921	45,715,387	325,015,871



## Market Snapshot Continued

	This Market	State	National
Sq Ft per Capita			
2022 Sq Ft per Capita	8.66	10.91	8.45
2024 Sq Ft per Capita	8.42	10.53	8.38
2026 Sq Ft per Capita	8.18	10.25	8.27
Sq Ft per Household	21.78	30.75	22.24
Total Stores	7	7,234	70,534
• REITS	5	1,558	10,704
Large Ops	1	1,115	11,867
Mid Ops	0	841	7,718
Small Ops	1	605	7,270
Single Ops	0	2,855	30,122
New Supply Ratio	N/A	6.92%	7.98%

#### **Unit Types Offered**

Analysis of the most common unit types - with the percentage of Stores in the market currently offering that unit type.

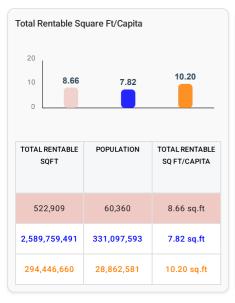
ALL UNITS WITHOUT PARKING	ALL UNITS WITH PARKING	ALL REG	ALLCC	ALL PARKING	5X5 REG	5X5 CC	5X10 REG	5X10 CC	10X10 REG	10X10 CC	10X15 REG	10X15 CC	10X20 REG	10X20 CC	10X30 REG	10X30 CC	CAR PARKING	RV PARKING
85.71%	85.71%	71.43%	71.43%	71.43%	42.86%	42.86%	57.14%	71.43%	71.43%	57.14%	57.14%	57.14%	57.14%	42.86%	57.14%	N/A	N/A	71.43%
97.28%	100.00%	82.34%	48.29%	21.93%	27.99%	31.30%	59.66%	40.01%	68.07%	41.04%	55.29%	34.54%	62.18%	29.70%	32.30%	9.92%	2.04%	20.94%
96.06%	100.00%	84.25%	59.69%	26.57%	25.03%	37.41%	57.65%	49.10%	71.17%	51.85%	57.18%	44.66%	63.12%	38.92%	31.47%	13.92%	1.40%	25.89%

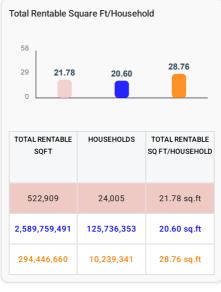
■ This Market ■ National Totals and Averages ■ Texas State Total and Averages

### **Overall Market Supply Metrics**

Analysis of supply metrics in the market. A side-by-side bar chart comparison, shows the Market's Total Rentable Square Footage per Capita, Total Rentable Square Footage per Household and Total Rentable Square Footage per Rental Property.

Demographic data based on the U.S. Census Bureau's 2022 American Community Survey.







This Market
 National Totals and Averages
 Texas State Total and Averages



## 12 Month Trailing Average Rate History

View 12 month trailing average rates for the past one year.

Summary - (Premium - Rate Per Square Foot, Any Floor)

		ALL UNITS WITHOUT PARKING	ALL UNITS WITH PARKING	ALL	ALL CC	ALL PARKING	5X5 REG	5X5 CC	5X10 REG	5X10 CC	10X10 REG	10X10 CC	10X15 REG	10X15 CC	10X20 REG	10X20 CC	10X30 REG	10X30 CC	CAR PARKING	RV PARKING
Market	Average Price	\$1.29	\$1.27	\$1.23	\$1.40	\$0.71	\$1.58	\$1.82	\$1.57	\$1.58	\$1.30	\$1.39	\$1.08	\$1.14	\$1.04	\$1.09	\$0.98	\$0.81	-	\$0.71
Extra Space 0.59 mile 413 N Main St, Euless, TX 76039	12 mo. trailing avg.	\$1.24	\$1.19	\$1.24	-	\$0.46	\$1.62	-	\$1.41	-	\$1.45	-	\$1.09	-	\$0.96	-	\$0.89	-	-	\$0.46
U-STOR HWY 183 1.03 miles 300 W Euless Blvd, Euless, TX 76040	12 mo. trailing avg.	\$1.10	\$1.10	\$1.10	-	-	-	-	\$1.50	-	\$1.25	-	\$1.03	-	\$0.90	-	\$0.82	-	-	-
Extra Space 1.53 miles 701 E Mid Cities Blvd, Euless, TX 76039	12 mo. trailing avg.	\$1.95	\$1.83	\$1.74	\$2.28	\$0.91	\$2.59	\$3.35	\$2.25	\$2.59	\$1.80	\$2.31	\$1.49	\$1.93	\$1.42	\$1.68	\$1.46	-	-	\$0.91
Extra Space 2.02 miles 1151 W Euless Blvd, Euless, TX 76040	12 mo. trailing avg.	\$1.49	\$1.43	\$1.24	\$1.78	\$0.67	-	\$2.10	\$1.45	\$1.89	\$1.26	\$1.64	-	\$1.52	\$1.02	\$1.33	\$0.94	-	-	\$0.67
Extra Space 2.04 miles 1204 W Euless Blvd, Euless, TX 76040	12 mo. trailing avg.	\$1.40	\$1.36	\$1.10	\$1.94	\$0.45	-	\$2.43	\$1.64	\$1.86	\$1.22	\$1.75	\$1.04	\$1.26	\$1.15	\$1.14	\$0.93	-	-	\$0.45
Public Storage 2.05 miles 3400 Post Oak Blvd, Euless, TX 76040	12 mo. trailing avg.	\$0.88	\$0.88	-	\$0.88	\$0.92	-	\$1.06	-	\$0.79	-	\$0.90	-	\$0.73	-	\$1.01	-	\$0.81	-	\$0.92
Storage King Usa - Euless 2.34 miles 3950 Hwy 157 S, Euless, TX 76040	12 mo. trailing avg.	\$0.95	\$0.95	\$0.95	\$0.95	-	\$1.38	-	\$1.09	\$1.17	\$0.83	\$0.89	\$0.71	\$0.85	\$0.80	\$0.88	\$1.00	-	-	-

## 12 Month Trailing Average Rate History Continued

Specific Unit - 10x10 Reg (Premium - Rate Per Square Foot, Any Floor)

		MAR 2024	APR 2024	MAY 2024	JUN 2024	JUL 2024	AUG 2024	SEP 2024	OCT 2024	NOV 2024	DEC 2024	JAN 2025	FEB 2025
	Market Average Price	\$1.52	\$1.52	\$1.52	\$1.51	\$1.49	\$1.48	\$1.46	\$1.44	\$1.41	\$1.36	\$1.32	\$1.30
Extra Space 0.59 mile 413 N Main St, Euless, TX 76039	12 mo. trailing avg.	\$1.94	\$1.93	\$1.88	\$1.88	\$1.86	\$1.84	\$1.80	\$1.73	\$1.71	\$1.63	\$1.53	\$1.45
U-STOR HWY 183 1.03 miles 300 W Euless Blvd, Euless, TX 76040	12 mo. trailing avg.	-	-	-	\$1.25	\$1.25	\$1.25	\$1.25	\$1.25	\$1.25	\$1.25	\$1.25	\$1.25
Extra Space 1.53 miles 701 E Mid Cities Blvd, Euless, TX 76039	12 mo. trailing avg.	\$1.83	\$1.82	\$1.84	\$1.85	\$1.81	\$1.83	\$1.86	\$1.86	\$1.87	\$1.83	\$1.79	\$1.80
Extra Space 2.02 miles 1151 W Euless Blvd, Euless, TX 76040	12 mo. trailing avg.	\$1.43	\$1.44	\$1.43	\$1.44	\$1.44	\$1.42	\$1.41	\$1.38	\$1.34	\$1.30	\$1.27	\$1.26
Extra Space 2.04 miles 1204 W Euless Blvd, Euless, TX 76040	12 mo. trailing avg.	\$1.44	\$1.41	\$1.41	\$1.41	\$1.40	\$1.39	\$1.37	\$1.33	\$1.29	\$1.25	\$1.22	\$1.22
<b>Public Storage</b> 2.05 miles 3400 Post Oak Blvd, Euless, TX 76040	12 mo. trailing avg.	-	-	-	-	-	-	-	-	-	-	-	-
Storage King Usa - Euless 2.34 miles 3950 Hwy 157 S, Euless, TX 76040	12 mo. trailing avg.	\$1.01	\$1.03	\$1.05	\$1.05	\$1.03	\$1.02	\$0.99	\$0.98	\$0.95	\$0.91	\$0.88	\$0.83

#### Specific Unit - 10x10 CC (Premium - Rate Per Square Foot, Any Floor)

		MAR 2024	APR 2024	MAY 2024	JUN 2024	JUL 2024	AUG 2024	SEP 2024	OCT 2024	NOV 2024	DEC 2024	JAN 2025	FEB 2025
	Market Average Price	\$1.61	\$1.61	\$1.61	\$1.59	\$1.56	\$1.53	\$1.50	\$1.47	\$1.45	\$1.42	\$1.40	\$1.39
Extra Space 0.59 mile 413 N Main St, Euless, TX 76039	12 mo. trailing avg.	-	-	-	-	-	-	-	-	-	-	-	-
U-STOR HWY 183 1.03 miles 300 W Euless Blvd, Euless, TX 76040	12 mo. trailing avg.	-	-	-	-	-	-	-	-	-	-	-	-
Extra Space 1.53 miles 701 E Mid Cities Blvd, Euless, TX 76039	12 mo. trailing avg.	\$2.26	\$2.28	\$2.31	\$2.33	\$2.28	\$2.28	\$2.30	\$2.30	\$2.30	\$2.30	\$2.29	\$2.31
Extra Space 2.02 miles 1151 W Euless Blvd, Euless, TX 76040	12 mo. trailing avg.	\$1.69	\$1.71	\$1.72	\$1.72	\$1.75	\$1.74	\$1.72	\$1.68	\$1.65	\$1.64	\$1.64	\$1.64
Extra Space 2.04 miles 1204 W Euless Blvd, Euless, TX 76040	12 mo. trailing avg.	\$1.68	\$1.68	\$1.68	\$1.68	\$1.72	\$1.83	\$1.79	\$1.76	\$1.78	\$1.79	\$1.79	\$1.75
<b>Public Storage</b> 2.05 miles 3400 Post Oak Blvd, Euless, TX 76040	12 mo. trailing avg.	\$1.51	\$1.47	\$1.43	\$1.39	\$1.32	\$1.24	\$1.14	\$1.07	\$1.02	\$0.98	\$0.95	\$0.90
Storage King Usa - Euless 2.34 miles 3950 Hwy 157 S, Euless, TX 76040	12 mo. trailing avg.	\$1.14	\$1.15	\$1.14	\$1.12	\$1.09	\$1.06	\$1.03	\$1.02	\$1.00	\$0.96	\$0.94	\$0.89

### **Rate per Square Foot by Unit Type**

Analysis of the average rate per square foot by each of the most common unit types.

ALL UNITS WITHOUT PARKING	ALL UNITS WITH PARKING	ALL PARKING	ALL REG	ALLCC	5X5 REG	5X5 CC	5X10 REG	5X10 CC	10X10 REG	10X10 CC	10X15 REG	10X15 CC	10X20 REG	10X20 CC	10X30 REG	10X30 CC	CAR PARKING	RV PARKING
\$0.97	\$0.91	\$0.52	\$0.92	\$1.04	\$1.88	\$1.71	\$1.02	\$1.27	\$0.76	\$0.76	\$0.79	\$0.69	\$0.83	\$0.79	\$0.80	N/A	N/A	\$0.52
\$1.25	\$1.19	\$0.45	\$1.09	\$1.45	\$1.92	\$2.09	\$1.31	\$1.61	\$1.03	\$1.31	\$0.90	\$1.16	\$0.82	\$1.13	\$0.76	\$1.10	\$0.49	\$0.44
\$1.04	\$0.98	\$0.39	\$0.88	\$1.20	\$1.45	\$1.70	\$1.07	\$1.32	\$0.85	\$1.11	\$0.75	\$1.00	\$0.71	\$0.98	\$0.69	\$0.99	\$0.43	\$0.39

■ This Market ■ National Totals and Averages ■ Texas State Total and Averages

#### **Average Unit Type Rates**

Comparison of each of the most common unit types and the average Advertised Online rate for each.

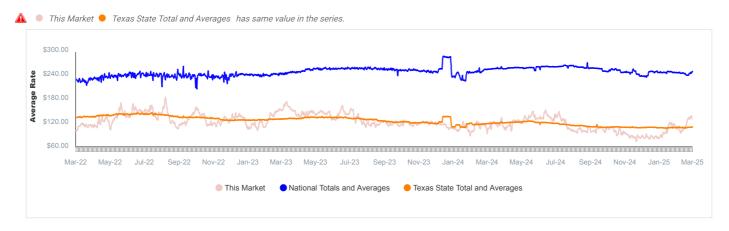
ALL UNITS WITHOUT PARKING		ALL PARKING	ALL REG	ALLCC	5X5 REG	5X5 CC	5X10 REG	5X10 CC	10X10 REG	10X10 CC	10X15 REG	10X15 CC	10X20 REG	10X20 CC	10X30 REG	10X30 CC	CAR PARKING	RV PARKING
\$103.17	\$104.85	\$114.17	\$116.25	\$86.52	\$47.00	\$42.86	\$51.00	\$63.33	\$76.23	\$75.88	\$117.75	\$104.00	\$166.33	\$157.14	\$239.38	N/A	N/A	\$114.17
\$126.54	\$128.53	\$153.84	\$118.69	\$136.39	\$47.98	\$52.14	\$65.38	\$80.31	\$103.46	\$131.04	\$134.98	\$173.83	\$164.38	\$226.09	\$227.13	\$328.62	\$130.38	\$155.23
\$110.56	\$114.19	\$151.23	\$102.08	\$119.59	\$36.21	\$42.55	\$53.46	\$65.82	\$84.50	\$110.94	\$113.00	\$149.70	\$142.26	\$195.11	\$206.49	\$297.35	\$155.51	\$151.09

■ This Market ■ National Totals and Averages ■ Texas State Total and Averages

#### **Average Rates History**

Historical graphs showing the average rate over the past 36 months for each of the most common unit types.

All Units Without Parking (Last 3 Years)



#### **All Stores List**

Profile information on every store in the market. Store profile information includes the Store Name, Store Address, Total Rentable Square Footage, Year Opened, Company owner and/or Operating Company, Rate Volatility over the past 30 days.

**Total Square Feet** values displayed here are obtained from public sources, including city and county property records. When this information is unavailable, StorTrack uses mapping tools or internal models to estimate the size of the property - such properties have an asterisk (\*) next to their Total Square Feet value.

How is Rentable Square Feet (RSF) calculated for each property?

RSF is 90% of TSF if the property has 1 floor | RSF is 80% of TSF if the property has 2 floors | RSF is 75% of TSF if the property has 3 or more floors | RSF is 80% of TSF if the property has an unknown number of floors

The class type is a proprietary store classification system. Facilities are categorized based on data concerning rental rates, population, median household income and more.



### All Stores List Continued

Rate avail	able for this u	unit type	×	Rate not ava	ailable for this	unit type		Rate pre	eviously availa	ıble, but not cu	rrently advert	ised	
No Image Available		ace 2.02 miles ess Blvd, Eules	s, TX 76040		Drive Distance Drive Time Total Square Fe Rentable Square Class Type Store Type Rate Volatility Stories Year Built		11.1 90,1	•		Mark Contac PaidSe Search SocialN Websit	arch Media	ecard	64/100 3/11 23/35 7/15 7/14 24/25
5x5 Reg	5x5 CC	5x10 Reg	5x10 CC	10x10 Reg	10x10 CC	10x15 Reg	10x15 CC	10x20 Reg	10x20 CC	10x30 Reg	10x30 CC	Car Parking	RV Parking
×	~	~	~	~	~	×	~	~	~	~	×	~	~
Monday - S	1204 W Eul	ace 2.04 miles ess Blvd, Eules: 06:00 AM	s, TX 76040 - <b>10:00 PM</b>		Drive Distance Drive Time Total Square Fe Rentable Squar Class Type Store Type Rate Volatility Stories Year Built		10.4 117	,		Mark Contac PaidSe Search SocialN Websit	arch Media	ecard	70/100 5/11 23/35 10/15 7/14 25/25
5x5 Reg	5x5 CC	5x10 Reg	5x10 CC	10x10 Reg	10x10 CC	10x15 Reg	10x15 CC	10x20 Reg	10x20 CC	10x30 Reg	10x30 CC	Car Parking	RV Parking
×	Ø	Ø	~	~	Ø	~	Ø	~	Ø	~	×	~	~
Monday - S	3400 Post (	orage 2.05 mi Oak Blvd, Eules: 06:00 AM			Drive Distance Drive Time Total Square Fe Rentable Squar Class Type Store Type Rate Volatility Stories Year Built		9.6 105	•		Mark Contac PaidSe Search SocialN Websit	arch Media	ecard	62/100 5/11 24/35 3/15 8/14 22/25
5x5 Reg	5x5 CC	5x10 Reg	5x10 CC	10x10 Reg	10x10 CC	10x15 Reg	10x15 CC	10x20 Reg	10x20 CC	10x30 Reg	10x30 CC	Car Parking	RV Parking
×	~	×	~	×	~	×	~	×	Ø	×	~	~	~
Monday - S	3950 Hwy 1	King Usa - Eu 57 S, Euless, T 06:00 AM		les	Drive Distance Drive Time Total Square Fe Rentable Square Class Type Store Type Rate Volatility Stories Year Built		10.8 90,2			Mark Contac PaidSe Search SocialN Websit	arch Media	ecard	48/100 5/11 15/35 3/15 4/14 21/25
		5x10 Reg	5x10 CC	10x10 Reg	10x10 CC	10x15 Reg	10x15 CC	10x20 Reg	10x20 CC	10x30 Reg	10x30 CC	Car Parking	RV Parking
5x5 Reg	5x5 CC												

## **StorTrack's Marketing Scorecard**

The StorTrack Marketing Scorecard is a scoring mechanism for judging the activity and effectiveness of a Store's local marketing. This enables us to create a methodology for comparison and competitive insight.

The Scorecard is created by monitoring five different areas of a Store's marketing activities. StorTrack has created a weighted scoring process for each of these five categories. The category scores are what you see on the Marketing Scorecard page.

#### Website (25 Points)

The Website Content scoring is based on the availability of the below factors: Multiple pages, Navigation, Photos, Video, Map/Directions, Reviews/Testimonials	0-7 Score
Online Pricing for the store is based on the pricing data available online and the volatility.	0-7 Score
Online promotions is based on the promotion advertised for the unit types and on the Home page of the store website.	0-5 Score
The Metadata score is based on the search options available for finding a location, a sitemap, a search box to identify a specific page, etc.	0-3 Score
Direct booking engine is scored based on the website ability to complete an online rental/reservation.	0-3 Score

#### Search (Nonorganic) (35 points)

The score for the store is determined based on the order of the search result occurrence and the a results within the Advertisement content section on the first page of the search results. The scores are listed below based searching on the following platforms with the keywords "self-storage [city name]".

Additionally we check if the store is listed on an aggregator website like Sparefoot, SelfStorage.com, Storagefront, etc.

Buys Google Adwords	0-12 Score
Buys Bing Ads	0-8 Score
Buys Yelp Ads	0-5 Score
Buys YellowPages Ads	0-5 Score
Listed on aggregator	0-5 Score

#### Search (organic) (15 points)

The score for the store is determined based on the keywords "self-storage [city name]" and if store appears on the first page of the search results.

First Page on Google	0-4 Score
First Page on Bing	0-3 Score
First Page on Yelp	0-3 Score
First Page on YellowPages	0-3 Score
GoogleMaps	0-2 Score

#### Social Media (14 points)

The social media score is based on the availability of the company profile, location specific profile, and posts within the last week and last month.

Facebook	0-7 Score
Twitter	0-7 Score

#### Contactability (11 points)

This score is based on the ease and methods to contact the store.

Contact Form/Direct Phone Number	0-3 Score
24/7 Customer Support Center	0-3 Score
Chat Support on Website	0-2 Score
1-800/Toll Free Number	0-3 Score