



**1863 ILLINOIS ROUTE 84
THOMSON, IL 61285**

FOR SALE | \$225,000

FOR MORE INFORMATION, PLEASE CONTACT

DANIELLE MOORE, DIRECTOR OF COMMERCIAL REAL ESTATE

Cell: (586) 354-4433 | DANIELLEM@REALTYEXECUTIVES.COM

DANIELLEMOORE.SHOWCASECOMMERCIAL.COM



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EXECUTIVE SUMMARY

Property Type	Self-Storage Facility
Address	1863 Illinois Route 84, Thomson, IL 61285
Asking Price	\$225,000
Total Units	21 Units
Approx. Building Size	±4,200 SF
Land Area	Approx. 7 Acres
Unit Access	Drive-Up, Ground-Level
Construction Type	Metal Building
Investment Profile	Value-Add / Expansion Potential / Entry-Level Self- Storage
Buyer Profile	First-Time or Hands-On Investor





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UNIT MIX

Unit Size	Rent Amount
12 × 30 (6)	\$70
12 × 20 (3)	\$60-\$65
12 × 15 (4)	\$45, \$50, \$65
12 × 10 (3)	\$45
6 × 8 (5)	\$35
Total Units: 21	21

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CURRENT & PRO FORMA INCOME

Income Metrics	Amount
Current Rent Range	\$35 – \$70 per unit
Potential Gross Monthly Rent	≈ \$1,130
Potential Gross Annual Rent	≈ \$13,560



FINANCIAL OVERVIEW

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Facility Name	Address	Approx. Distance from 1863 IL-84	Climate Control	Notes	Within ~5-Mile	Within ~15-Mile	Within ~30-Mile
	1863 Illinois Route 84, Thomson, IL 61285	0	No	Drive-up / ground access; Entry-Level Self-Storage	-		
Riverside Storage	7722 IL Route 84, Savanna, IL 61074	~7-8 mi	Unknown / Varies	Local storage units; check for climate control options		-	
Rentco Storage	2110 Industrial Park Rd, Rock Falls, IL 61071	~22-25 mi	Likely / Varies	Drive-up units; standard storage facility			-
West End Mini-Storage	2271 W Galena Ave, Freeport, IL 61032	~40-45 mi	Likely / Depends on unit	Typical mini-storage; check amenity specifics			-

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5-MILE MULTIFAMILY DEVELOPMENT PIPELINE: 1863 ILLINOIS ROUTE 84, THOMSON, IL 61285

FACILITY / PROJECT NAME	LOCATION	# OF UNITS	COST / RENTS	PROJECT STAGE / NOTES	DISTANCE (MI)
2000 Illinois Route 84 (Existing 3-Unit Multi-Family)	2000 Illinois Route 84, Thomson, IL	3	Active listing (est. rents per market; purchase ~\$49–\$54K)	Existing multifamily rental property; available for sale/listing in 2025.	~0.2 mi
Fox Ridge Apartments (Affordable Housing)	Thomson, IL	~8*	\$165–\$371/month (est.)	Low-income housing units accepting applications; operational	~<1 mi
Bruckner Apartments (Affordable Housing)	Thomson, IL	~6*	\$165–\$371/month (est.)	Operational low-income housing	~<1 mi
Thompson Apartments (Affordable Housing)	Thomson, IL	~8*	\$165–\$371/month (est.)	Operational low-income housing	~<1 mi
Thomson Business Park (Proposed Apt/Commercial Mixed Use)	Near Winchester Rd/Thomson, IL	~217 (planned)*	Not publicly disclosed	Planned multifamily + commercial project (pre-entitlement)	~2–3+ mi

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Nearby Market Rent Comparison – Thomson, IL

Facility (Nearby Market)	Unit Size	Posted Price	\$/SF / Month
Subject (Thomson)	12×30 (360 SF)	\$70	\$0.19
American Way Storage – Fulton, IL	10×30 (300 SF)	\$95 (“was”)	\$0.32
American Way Storage – Fulton, IL	10×20 (200 SF)	\$85 (“was”)	\$0.43
American Way Storage – Fulton, IL	10×10 (100 SF)	\$55 (“was”)	\$0.69–\$0.85
Zip Storage – Clinton, IA	10×10 (100 SF)	\$69 (special) / \$85	\$0.77
CubeSmart – Freeport, IL (Climate Controlled)	10×20 (200 SF)	\$154.80	\$0.85



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INVESTMENT HIGHLIGHTS (VALUE-ADD & EXPANSION OPPORTUNITY)

Value-Add Drivers	
Rent Growth	Existing rents below regional averages
Operational Improvements	Lease-up & improved collections
Expansion	Additional units possible on ~7 acres
Technology	Online leasing / automated payments potential
Investment Highlights:	<ul style="list-style-type: none">-Affordable entry into the self-storage asset class-Drive-up, ground-level units reduce operating complexity-Below-market rents with immediate upside-Simple layout with low ongoing maintenance-Significant excess land allows future unit expansion-Ideal for owner-operator or first-time investor-Seller motivated by capital redeployment, not distress



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LOCAL MARKET OVERVIEW (THOMSON, IL)

Market Factors	Details (Verified Only)
City	Thomson, Illinois
County	Carroll County
Nearby Towns	Morrison, Fulton (IL), Clinton (IA)
Transportation	Illinois Route 84
2025 Projected Population	~1,591
Median Household Income	~\$54,000



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LOCAL DEMAND DRIVERS

Demand Driver	Relevance
Rural Housing Storage	High – limited residential storage in the area; rural households may need offsite storage for personal items.
Agricultural Equipment Storage	Likely – surrounding farmland generates demand for storage of tractors, implements, and seasonal equipment.
Contractor / Trades Storage	Likely – local contractors, tradespeople, and small businesses require space for tools, materials, and vehicles.
Recreational Vehicles	Possible – Mississippi River, boating, camping, and seasonal tourism generate some RV and boat storage demand.
Institutional Presence	High – Federal Correctional Institution (federal prison) is a major institutional anchor near Thomson, generating employment and service-related storage needs.
Tourism (Nature / Outdoor)	Moderate – Thomson Causeway, Mississippi River, wildlife refuge, biking/fishing/hunting draw outdoor visitors, generating seasonal storage and service demand.
Scenic / Drive Tourism	Moderate – Part of Great River Road scenic corridor; attracts travelers by road, supporting lodging, recreational vehicle, and temporary storage demand.

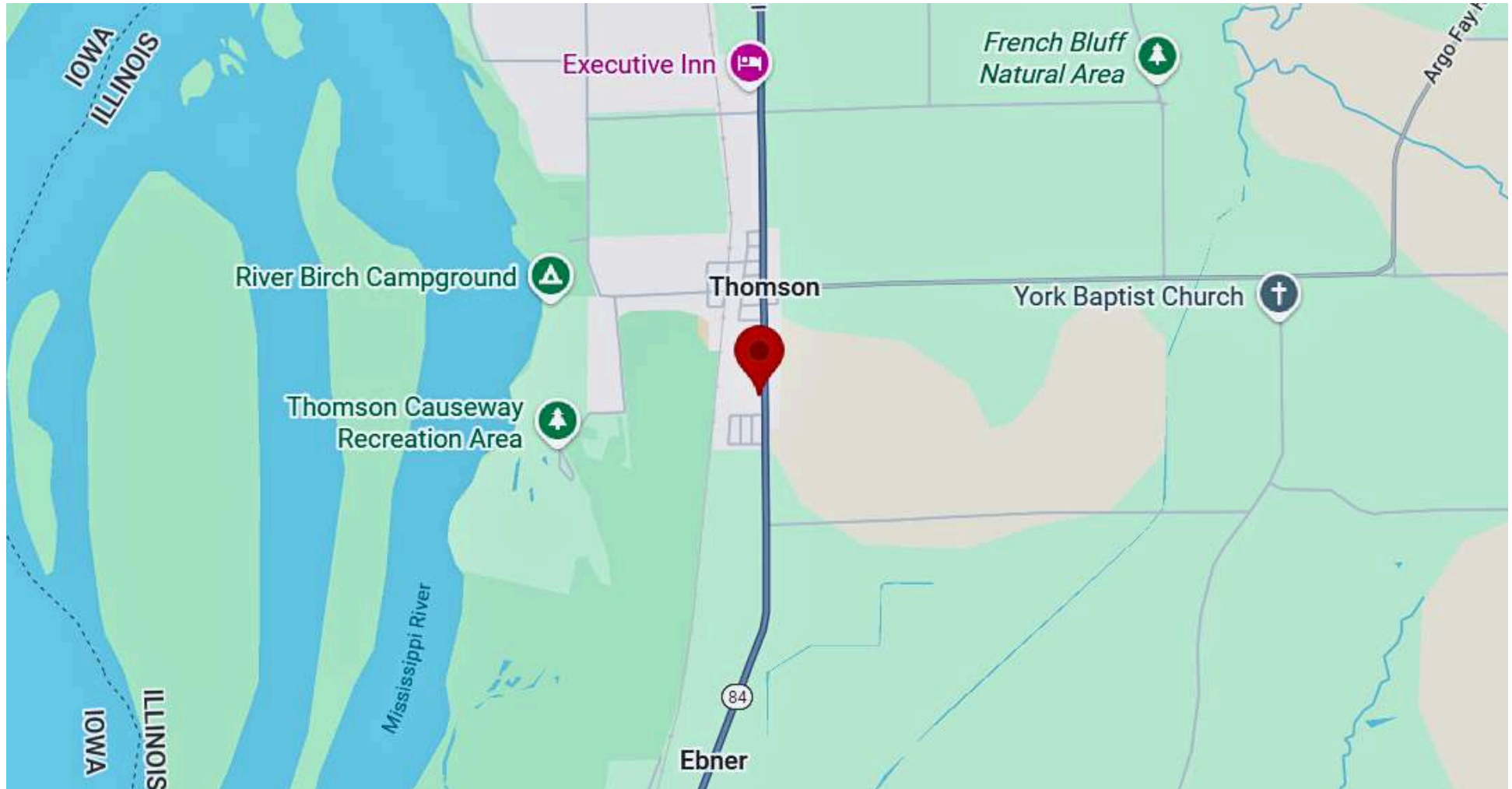


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PROPERTY PHOTOS



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OFFERING MEMORANDUM

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