

# **MO**TOWN **STORAGE**

- 14x40 Units
- Completely Fenced In Property
- Security Camera
- Individual Key Code Gate Entry
- Lighted 60' Driveways
- Concrete Pad In Each Unit
- 12x12 Overhead Door
- 110 AMP Receptacle In Each Unit
- Lighting In Each Unit

**LOCATION - LOCATION - LOCATION**  
Located 1/4 mile north of Toledo Town  
29676 Highway 191 Many, La 71449

[www.motown-storage.com](http://www.motown-storage.com)



**A place to store boats,  
trailers, RV and lake toys  
with all the amenities !!!!**

OFFERED FOR SALE \$1,195,000 OWNER/AGENT



Explanations of pages.

Page 1. the master plan as well as phase 1 buildings

Page 2. Facts about Toledo Bend and some amenities

Page 3. Aerial map of Toledo Bend

Page 4. Estimated homes within a 6-8 mile radius of Mo Town

Page 5. Aerial of the center of Toledo Bend called Toledo Town

Page 6. Number of boat ramps located within the circle located on page 4

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Mo Town Storage opened approximately 5 months ago

We have 23 units leased presently @ \$200 per month

Monthly expenses with only 5 months history

Electric bills \$275(expected to increase as we lease units)

Grass Cutting \$70

Property and Liability insurance \$440.42

Estimated taxes \$5,681

Sale price includes remaining land of 3 acres totaling 4.41 acres

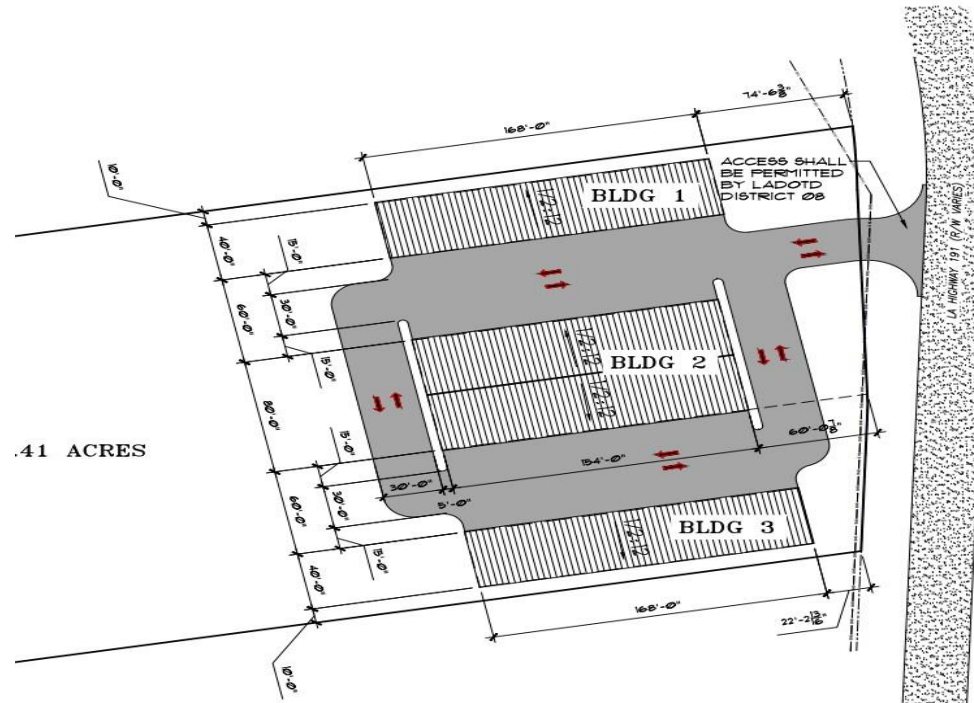
We can build out the remaining units for \$33-\$35 per sf. (based on current construction prices)

# Mo Town Master Plan

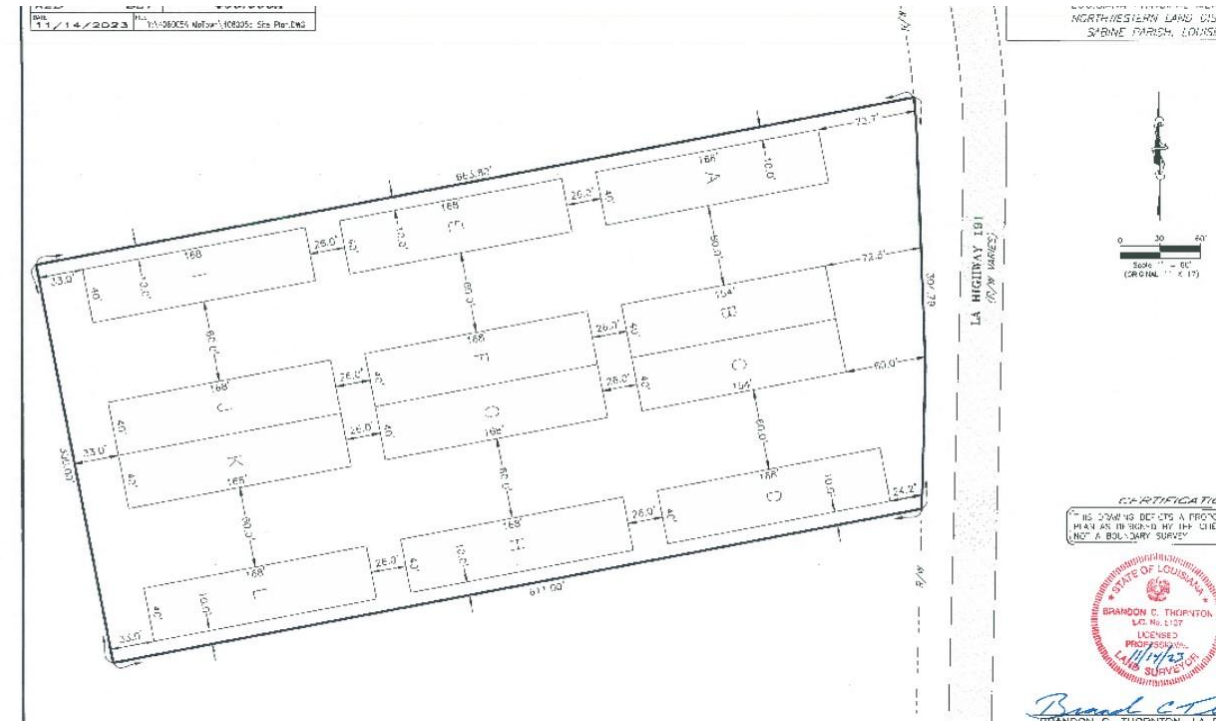
Property sits on 4.41 acres consisting of a proposed 138 14'x40' units (sizes may vary depending on demand) in 3 phases

Phase 1 consists of 46 units

Phase 1



Master Plan



# Facts about Toledo Bend Reservoir

**Toledo Bend Reservoir** is a reservoir on the Sabine River between Texas and Louisiana. The lake has an area of 185,000 acres (750 km<sup>2</sup>), the largest man-made body of water partially in both Louisiana and Texas, the largest in the South, and the fifth largest by surface acre in the United States.<sup>[1]</sup> The dam is capable of generating 92 megawatts of electrical power. The dam itself is located in the northeast corner of Newton County, Texas; however, that county includes very little of the reservoir, as most of it extends northward into parts of Sabine and DeSoto parishes in Louisiana, and Sabine, Shelby, and Panola counties in Texas.

Toledo Bend is the largest man-made body of water in the South, and the fifth largest in surface acres in the United States. From the dam site, the reservoir extends 65 miles upriver to Logansport, Louisiana, and inundates land in Sabine, Shelby, Panola, and Newton Counties in Texas, and Sabine and DeSoto Parishes in Louisiana.

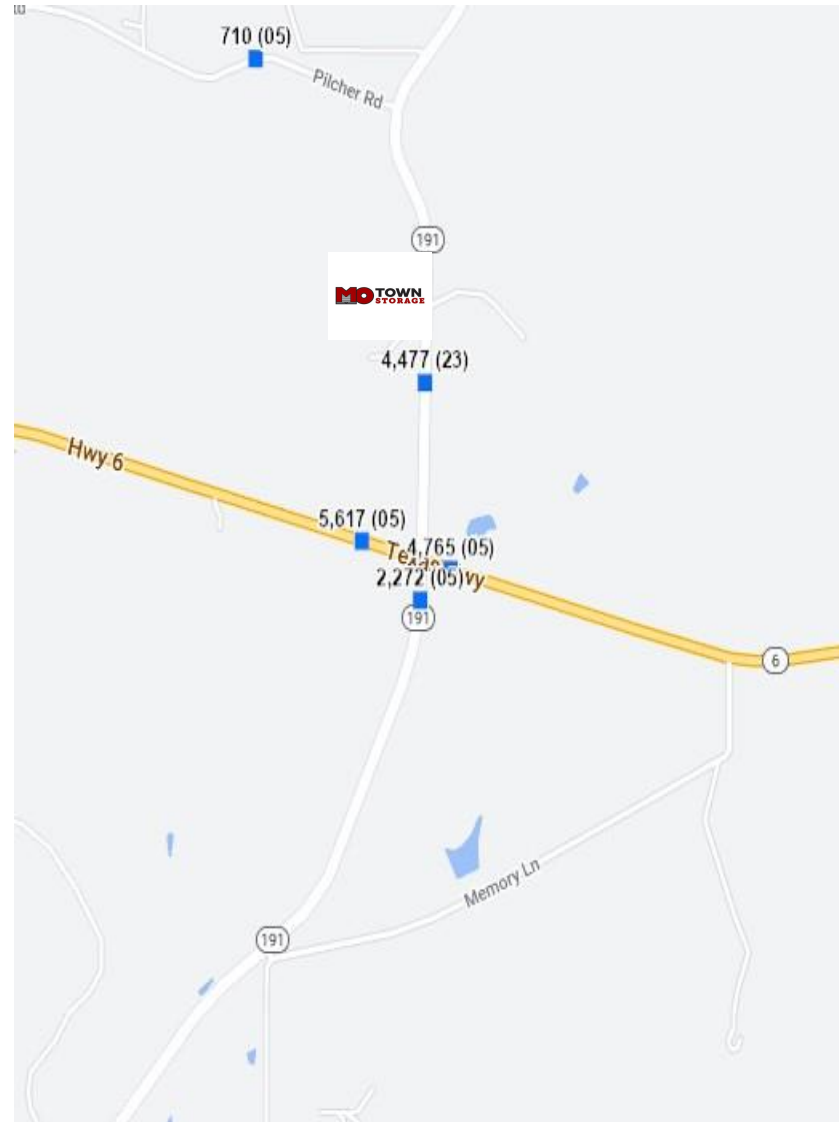
Toledo Bend, with its 1,200 miles (1,900 km) of shoreline, offers a large variety of recreational activities and is a major element in serving the growing demand for water oriented outdoor recreation. Both private and public facilities are available for swimming, boating, picnicking, fishing, camping, hunting, and sightseeing. The reservoir is a popular location for freshwater fishing with many clubs hosting tournaments.

According to Bass Master, Toledo Bend is one of the oldest, most famous fisheries in the country, Toledo Bend Reservoir has been one of the best big bass factories in the world for many years, and those genes continue to thrive in the lake today. So far in 2023, the lake record for a five-bass limit was shattered with a 42-pound bag and the lake record largemouth was also caught, a bass that weighed 15.67 pounds.

2024 Toledo Bend hosted The Major League Bass Fishing Tour stage 1, as well as the Bass Master Elite Series.

Cypress Trace Golf Club and Resort is a newly renovated 18 hole Championship Golf Course with club house, restaurant and hotel.

# TRAFFIC COUNT









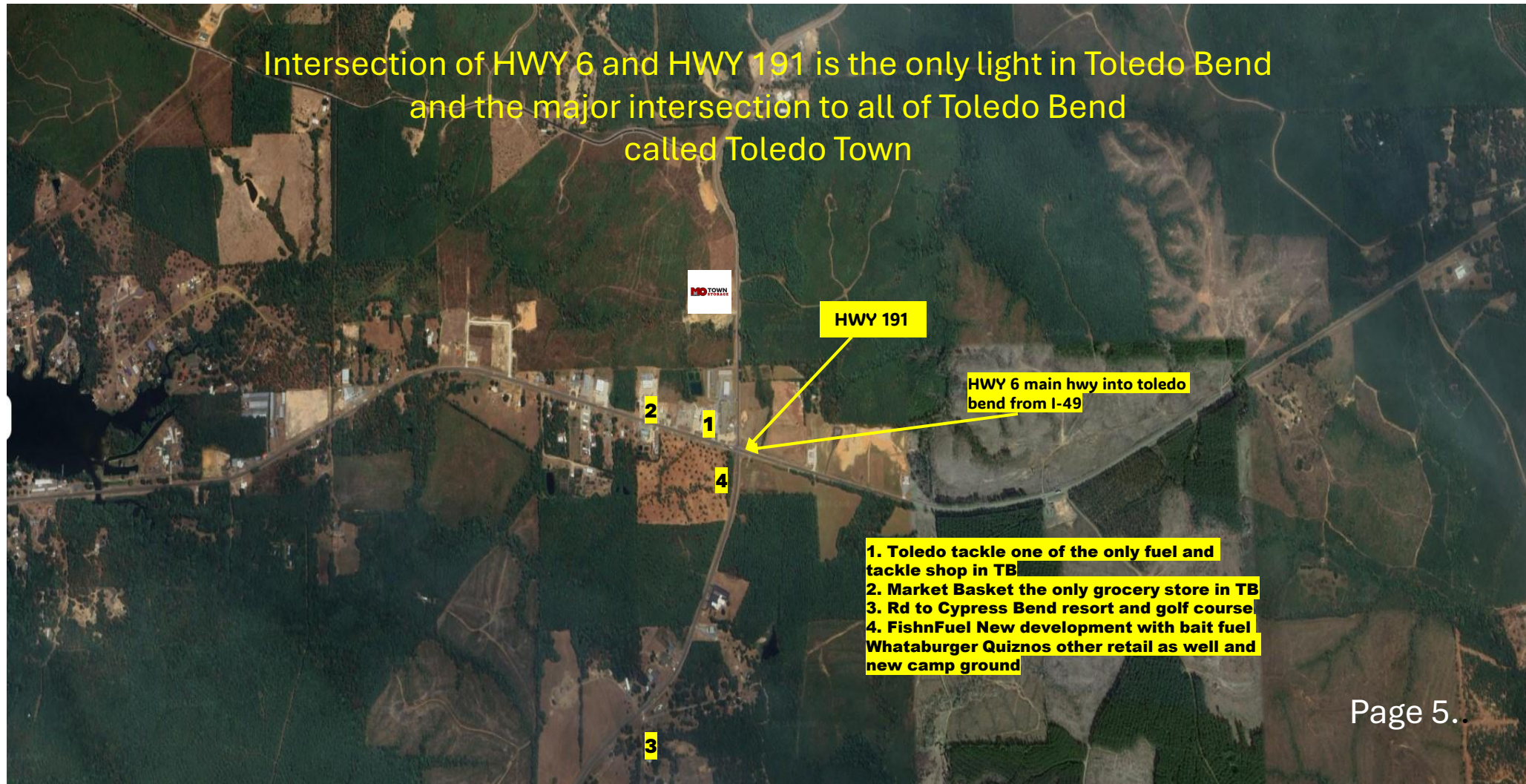


Estimated 1200 homes  
within circled area





Intersection of HWY 6 and HWY 191 is the only light in Toledo Bend  
and the major intersection to all of Toledo Bend  
called Toledo Town



HWY 191

HWY 6 main hwy into toledo  
bend from I-49

1. Toledo tackle one of the only fuel and tackle shop in TB
2. Market Basket the only grocery store in TB
3. Rd to Cypress Bend resort and golf course
4. FishnFuel New development with bait fuel Whataburger Quiznos other retail as well and new camp ground



