

**LUXE LOCKER**

*Luxury RV and Boat Storage*

**PROJECT OVERVIEW**

McKinney, TX

# PROJECT INTRODUCTION

## Luxelocker

A proposed Luxury Boat & RV Storage facility at 4111 FM 1461 in McKinney, TX. This exciting new project has been conceptually designed to include 92 units of Boat and RV storage.

The project would be built on approximately 4.0 acres of land. Upon purchase of the property, full permitting would begin immediately with construction scheduled to begin in Summer of 2025, and project completion and sales beginning in the Spring of 2026.

# PROJECT INTRODUCTION



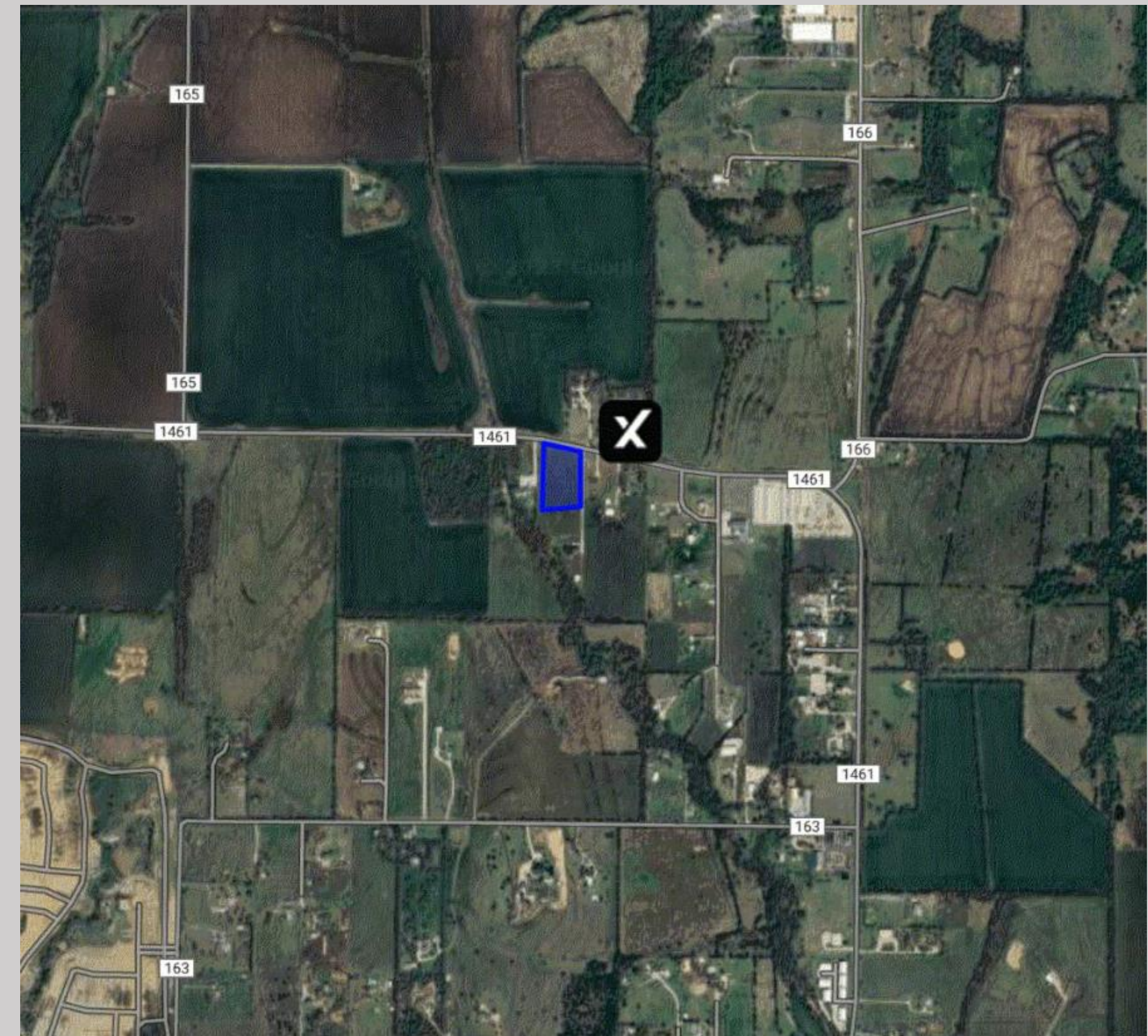
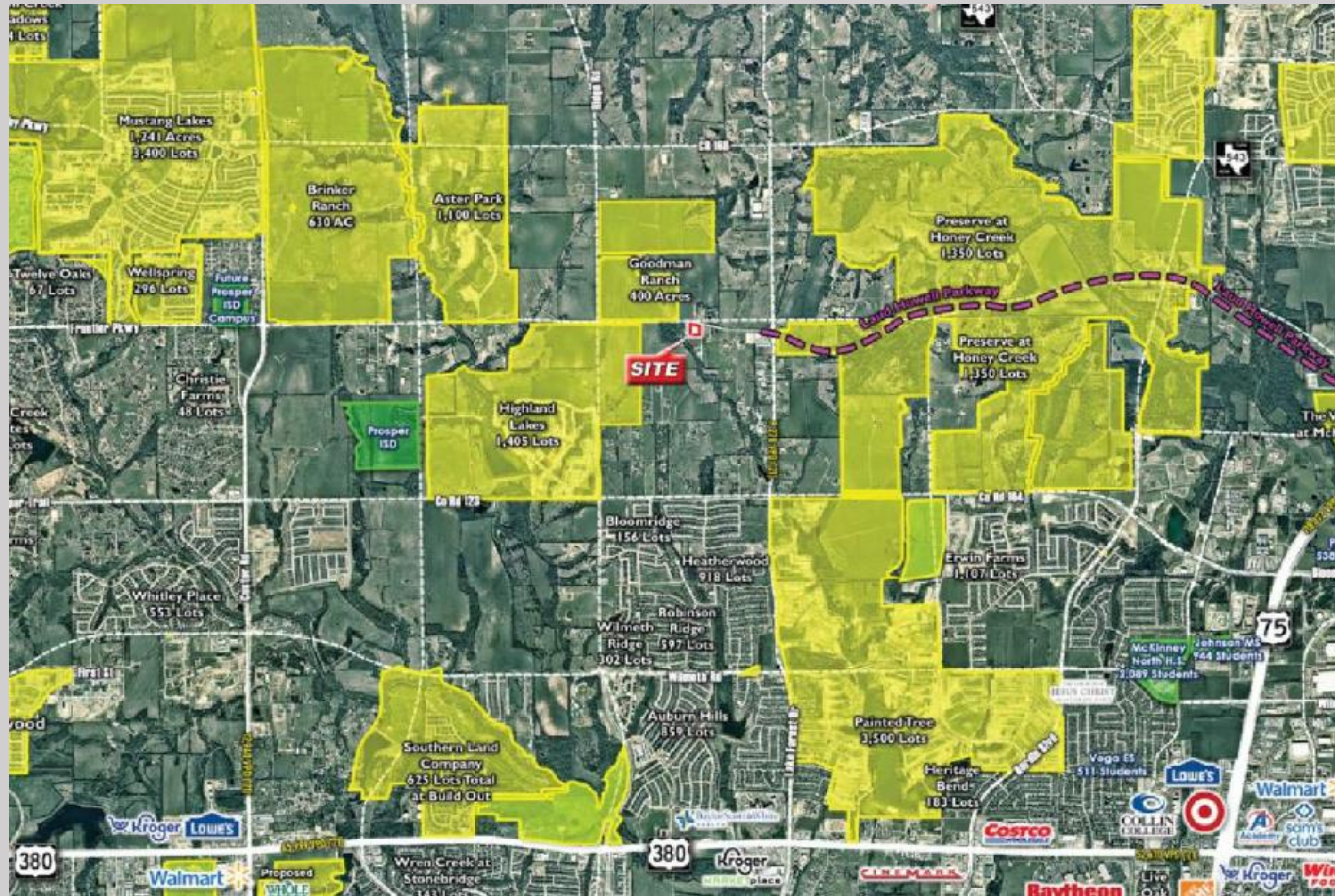
**Luxelocker** will be built for the storage of boats, RV's, vehicles and general storage needs. The facility will provide an all-inclusive storage solution consisting of large individual storage units within a secure gated complex. The storage units will be individually sold and leased as commercial storage condos.



## LUXELOCKER FEATURES

- 14' - 16'+ Wide x 36' - 60'+ Deep RV and Boat Storage Units
- Automatic Sectional Garage Doors w/ Remote Openers
- Concrete Drives w/ 55'+ Wide Drive Lanes
- Men's & Women's Bathrooms
- RV/Boat Wash Area w/ Clean Outs
- Automatic Exterior Gates w/ Openers
- Secure Facility w/ Cameras & Security System
- You can own these storage units and customize as desired.

# PROJECT LOCATION



# EXISTING WATER LINE AND UTILITY VERIFICATION LETTER



G031323

8/18/2023  
0 270 540 Feet

DISCLAIMER: This map and information combined it was developed exclusively for use by the City of McKinney. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of McKinney, its officials or employees for any discrepancies, errors, or omissions which may exist.



August 21, 2023  
Chevonne Perrotto  
Luxelocker  
Via a-mail to Chevonne.perrotto@luxelocker.com

RE: Utility Verification Letter  
4111 FM 1461

Dear Ms. Perrotto,

The City of McKinney maintains the following public sanitary sewer lines and water lines that may be used to serve the proposed development described above.

- 6" water line along the north side of FM 1461
- 12" sewer line along the Franklin Branch, adjacent to Lake Forest Business Park (inactive, capped at both ends)
- 21" sewer line along the Franklin Branch, at the SEC of Lake Forest Drive/FM 1461 and Bloomdale Road/CR 164 (active)

It will be the responsibility of the property owner to extend services to these public mains as necessary to serve the property and to satisfy any property specific development requirements. The property owner shall also be responsible for obtaining all required easements and/or permits to extend said utilities to the property. Upon submittal and approval of a site plan, the capacity of the City of McKinney's infrastructure will be evaluated. All design and construction shall conform to the City's standard specifications.

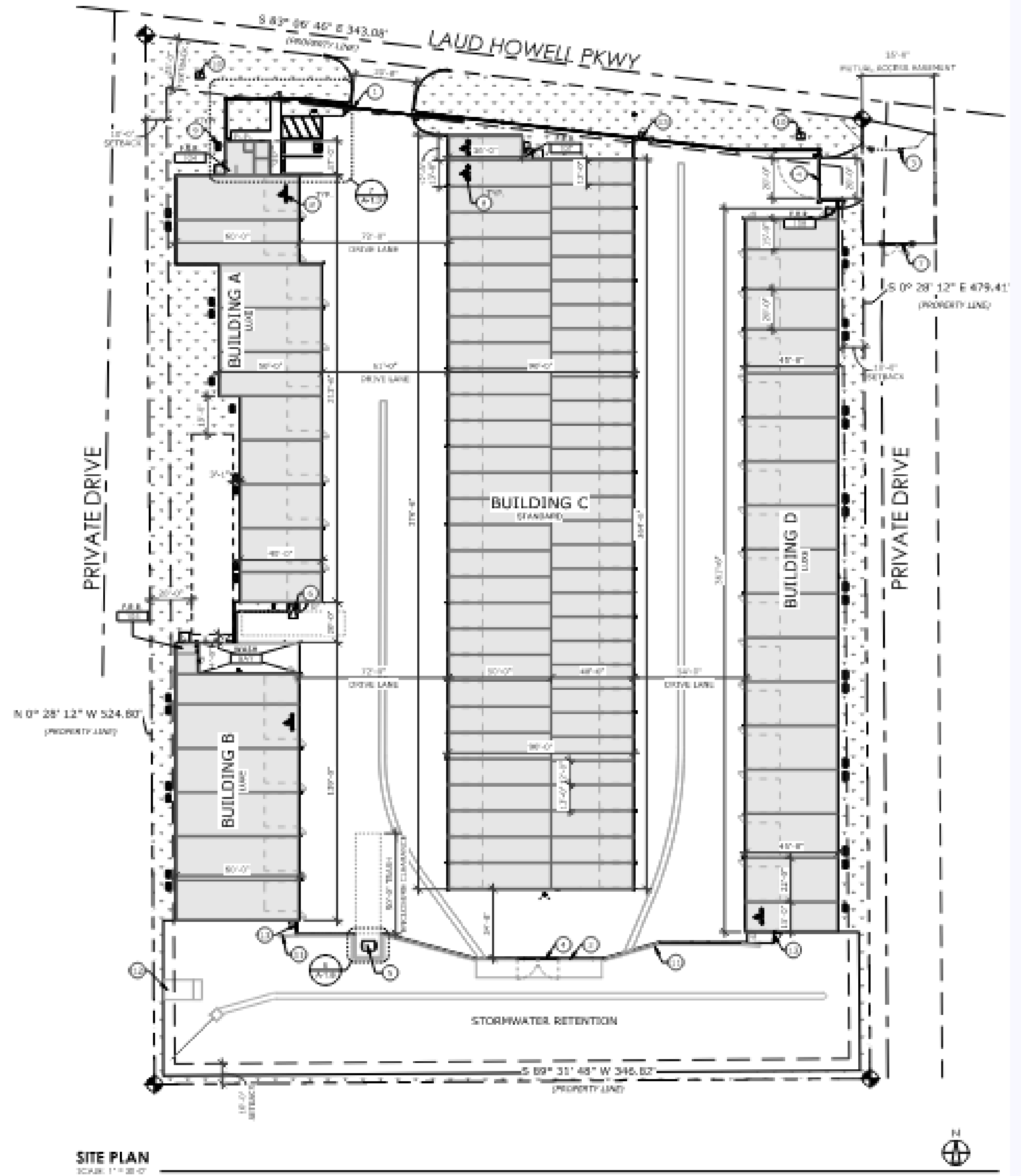
Sincerely,

Ryan Hunter, P.E.  
Development Services  
E-Mail: [rhunter@mckinneytexas.org](mailto:rhunter@mckinneytexas.org)  
Phone: 972.547.7433

enc: Utility Verification Map

# PROPOSED SITE PLAN

**LUXELOCKER**



RENDERING

LUXELOCKER







# HISTORICAL WATER USAGE



**LUXELOCKER – SPANISH SPRINGS, NV**  
**99 UNITS**  
**MAXIMUM MONTH: 97 GALLONS PER DAY**

STANDARD BILLING CYCLE		01/01/23 TO 01/31/23	
READING DATE		01/10/23	

KEEP THIS TOP PORTION FOR YOUR RECORDS

TYPE OF SERVICE	AMOUNT	TYPE OF SERVICE	AMOUNT
SEWER SERVICE	\$54.13		
FLOOD / DETENTION FEE	\$228.65		
TOTAL CURRENT CHARGES			\$282.78

*Handwritten: Vc 2/8/23*

\*The sewer rate has increased \$3.13 for 2023 per Ord.#1536, Sec.#5.6: "A yearly automatic increase of the Consumer Price Index". \*\* Please note if enrolled in the recurring payment program the statement shows current amount to be processed but will not state "Do Not Pay".

Bill Pay options available at [www.washoecounty.gov/utility](http://www.washoecounty.gov/utility) or call 866-334-6014.

PREVIOUS BALANCE	\$279.65
PAYMENTS	\$279.65
ADJUSTMENTS	\$0.00
PAST DUE BALANCE FORWARD	\$0.00
CURRENT CHARGES	\$282.78
<b>TOTAL DUE</b>	<b>\$282.78</b>

**WATER USAGE**  
Usage Per Month (1,000 gallons)

**LUXELOCKER – BOISE, ID**  
**220 UNITS**  
**MAXIMUM MONTH: 168 GALLONS PER DAY**

Hi, LUXELOCKER RV AND BOAT STORAGE  
 This is your 03/07/23 bill.

**Account Number**  
**06007418707428**

↓

**Total Amount Due**  
**\$35.66**

↓

**Current Charges Due By**  
**03/24/23**

**Your Water Usage**  
for 01/04/23 thru 03/07/23

CCF = Hundreds of Cubic Feet (100 cu. ft. = 748 gallons)

E = Estimated Reading

Next meter reading date: on or about 05/04/2023

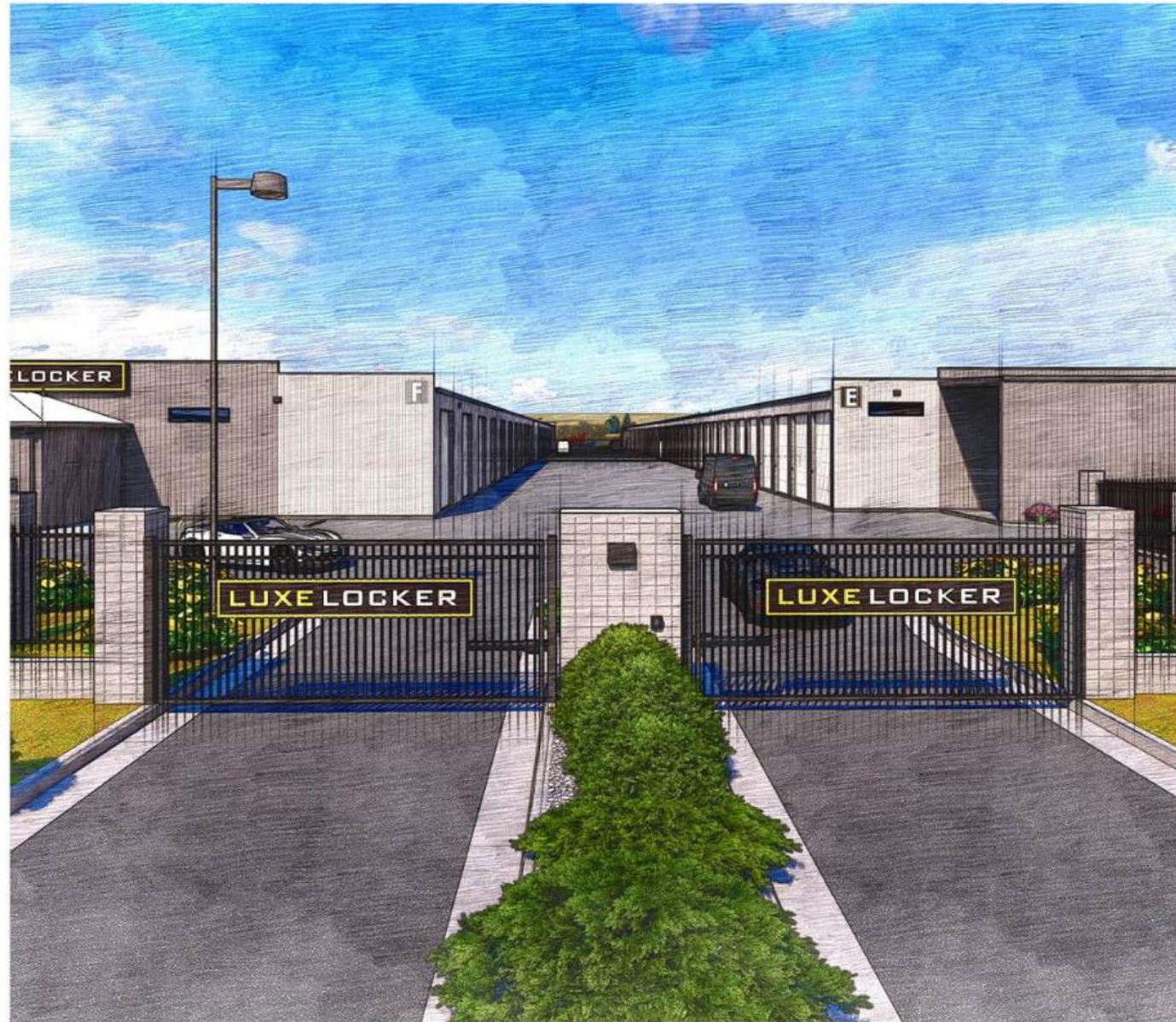
**LUXELOCKER RV AND BOAT STORAGE**  
 Service Address  
**7373 S FEDERAL WAY OFC BLDG**  
**BOISE ID**

Previous Balance	\$41.10
Payments / Credits Since Last Bill	\$41.10CR
Balance Forward	\$0.00
Current Charges	\$35.66
<b>Total Amount Due</b>	<b>\$35.66</b>

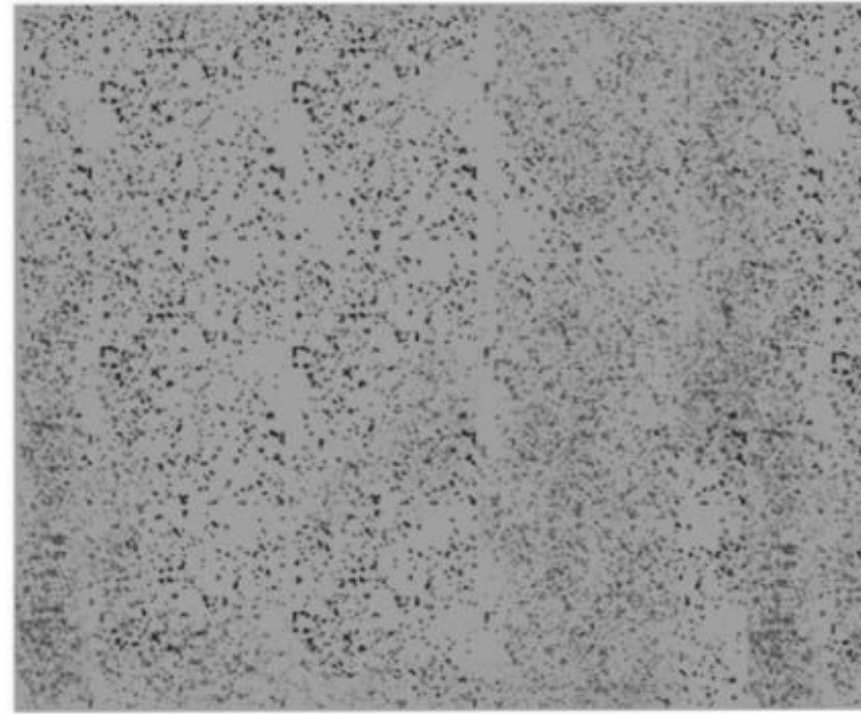
Bill details on reverse side

**SINGLE-FAMILY RESIDENCE USEAGE: 290 GALLONS PER DAY**

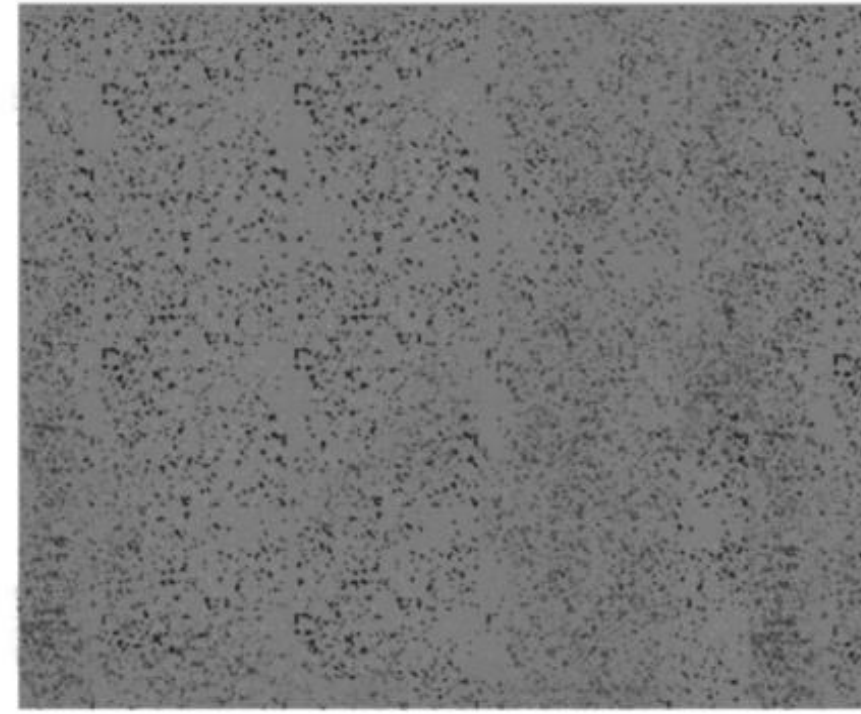
# MATERIALS



Metal Wall Panel with Embossed Finish. Ash



Metal Wall Panel with Embossed Finish. Gray



Wall Pack Lighting:  
Halco - AMP-3-WS-CS-U-PC



LuxeLocker Building Signage:  
24'-0" W x 4'-0" H



Metal Wall Panel,  
Ash Gray



Metal Wall Panel,  
Slate Gray



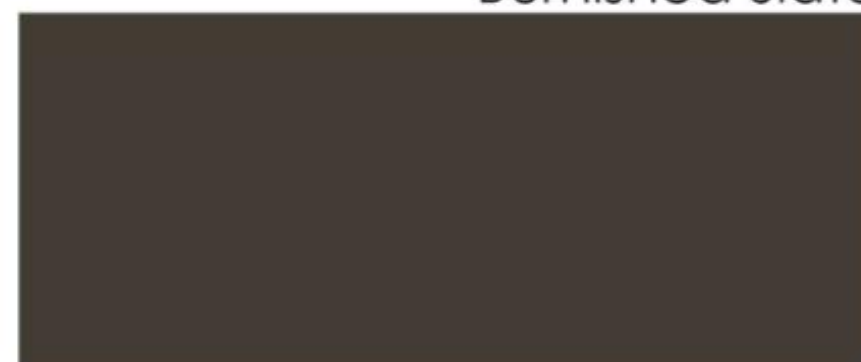
Overhead Door  
"White"



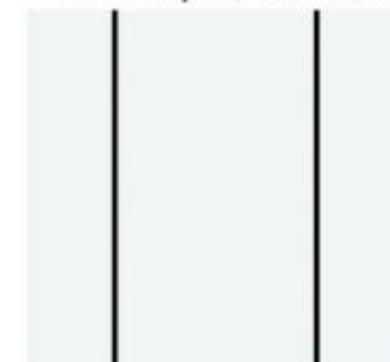
Metal Wall Panel, Door,  
Charcoal Gray



Metal Trim/Accessories/Etc  
Burnished Slate



Metal Roofing Panel,  
White/Galvalume



THANK YOU!

**LUXE LOCKER**

*Luxury RV and Boat Storage*

Contact us at 833.333.LUXE

[luxelocker.com](https://luxelocker.com)