



Project Statement for Storage Unit Facility

Project Title: Old Ranch Road Storage

Project Location: Colorado Springs, Colorado

Project Overview: The proposed project involves the construction and operation of a storage unit facility designed to meet the growing demand for secure, accessible, and flexible storage solutions in the Colorado Springs area. This facility will cater to both residential and commercial clients, providing a range of storage unit sizes and types to accommodate diverse needs.

Objectives:

1. **Secure Storage Solutions:** To provide a safe and secure environment for personal and business belongings, featuring advanced security measures including 24/7 surveillance, gated access, and individualized entry codes.
2. **Accessibility:** To ensure easy access to storage units with extended hours of operation and user-friendly features such as drive-up access and climate-controlled options.
3. **Sustainability:** To incorporate eco-friendly building practices and materials, enhancing energy efficiency and reducing the environmental impact of the facility.
4. **Community Engagement:** To foster positive relationships with the local community through employment opportunities, partnerships, and community-focused initiatives.

Target Market: The facility will serve a diverse clientele, including:

- Local residents in need of temporary or long-term storage solutions.
- Small businesses requiring additional space for inventory or equipment.
- College students seeking secure storage during academic breaks.
- Active-Duty military personnel stationed at nearby bases, including Fort Carson and the U.S Air Force Academy.
- Military families in transition between postings.
- Veterans and retirees in need of additional storage solutions.

Project Scope:

- **Facility Design:** Construction of 9 single-story buildings with varying numbers of storage units, including various sizes and climate-controlled options.
- **Site Development:** Landscaping, parking, and signage that enhance the facility's visibility and accessibility.

- **Operational Plan:** Implementation of a management system to streamline reservations, payments, and customer service.

Timeline:

- Project Planning and Design: 3 years
- Construction Phase: 1 year
- Grand Opening: 2026

Expected Outcomes:

- Establishment of a reputable storage facility in the NE Colorado Springs area.
- Achievement of operational profitability within 4 months of opening.
- Positive impact on the local economy through job creation and community engagement.

Conclusion: The development of the storage unit facility aims to address the increasing need for secure and accessible storage options in the area while promoting sustainability and community involvement. This project is positioned to enhance the quality of life for residents and support local businesses, contributing to the overall growth and prosperity of the community.



T-Bone Construction, Inc.
1310 Ford St.
Colorado Springs, CO 80915
(719) 570-1456 Fax (719) 591-5217

August 22, 2023

Letter of Intent

1. Owner:

Old Ranch Storage – New Construction
10545 Rhinestone Dr
Colorado Springs, CO

Applicant:

T-Bone Construction, Inc.
1310 Ford St.
Colorado Springs, CO 80915

Applicant Representative: Marcos Cazares
marcos.cazares@tboneconstruction.com

2. Site Location:

- **Property Address:** 10545 Rhinestone Dr, Colorado Springs, CO
- **Size:** 4.78 acres
- **Zoning:** PBC
- **Parcel Number:** 6222300007
- **Legal Description:** TR IN SE4SW4 SEC 22-12-66 LY SLY OF TR CONV BY REC #204193366, NLY OF RANCH RD, WLY OF POWERS BLVD & ELY OF RHINESTONE DR

3. Project Description:

T-Bone Construction is submitting this Letter of Intent on behalf of the landowner, Old Ranch Storage, located at 10545 Rhinestone Dr, Colorado Springs, CO, to submit a new site development plan.

4. Proposed Development:

The client has requested the construction of 10 buildings on the 4.78-acre lot, which will include one office building and nine buildings for storage. The proposed square footage for each building is as follows:

- **Office:** 1,856 sq.ft.
- **Building A:** 7,650 sq.ft.
- **Building B:** 9,675 sq.ft.
- **Building C:** 4,050 sq.ft.
- **Building D:** 12,000 sq.ft.
- **Building E:** 14,850 sq.ft.
- **Building F:** 13,600 sq.ft.
- **Building G:** 8,100 sq.ft.
- **Building H:** 7,650 sq.ft.
- **Building J:** 3,150 sq.ft.

5. Existing Site Conditions:

The site is currently open grassland with Pine Oaks Rd along the northern property line.

6. Total Proposed Square Footage:

The total proposed square footage for all buildings is 82,581 sq.ft. The buildings will be constructed in compliance with all applicable building codes, and the exterior finishes will be designed to maintain a uniform aesthetic across all structures.