Proposed RV Storage Development
Florence AZ

May 2022

MACRITCHIE

- Macritchie, the proposed developer of the Florence RV Facility, is an experienced, regional developer of self-storage and RV storage facilities.

- Macritchie is focused on delivering premier facilities to markets where there is unserved demand for such storage. Florence is one of those markets.

Basic RV storage facility[1]

Proposal for Florence

Basic RV storage facility

Proposal for Florence

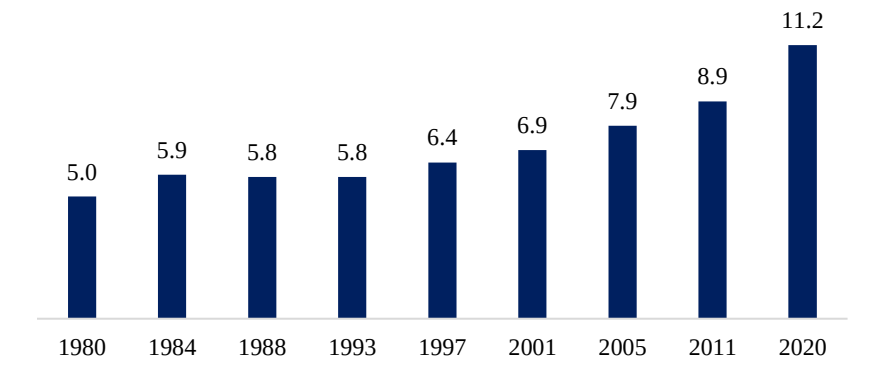
(1) Absolute Low Cost Storage Solutions located 6.7 miles (10 min drive) north

RV STORAGE

- Macritchie estimates there are more than 6,600 RVs within 15 miles of the proposed development, yet only 700 RV parking spaces are available at storage facilities.

- RVs have grown increasingly popular in recent years, with more than 11 million households owning one nationwide.
  - Over 93.8 million active camper households in 2021 (9.1 million first-time camper households).[1]
  - Wholesale shipments and ownership numbers are at all-time highs, and growth is expected to continue.

Household Ownership of RVs (in millions)[2]



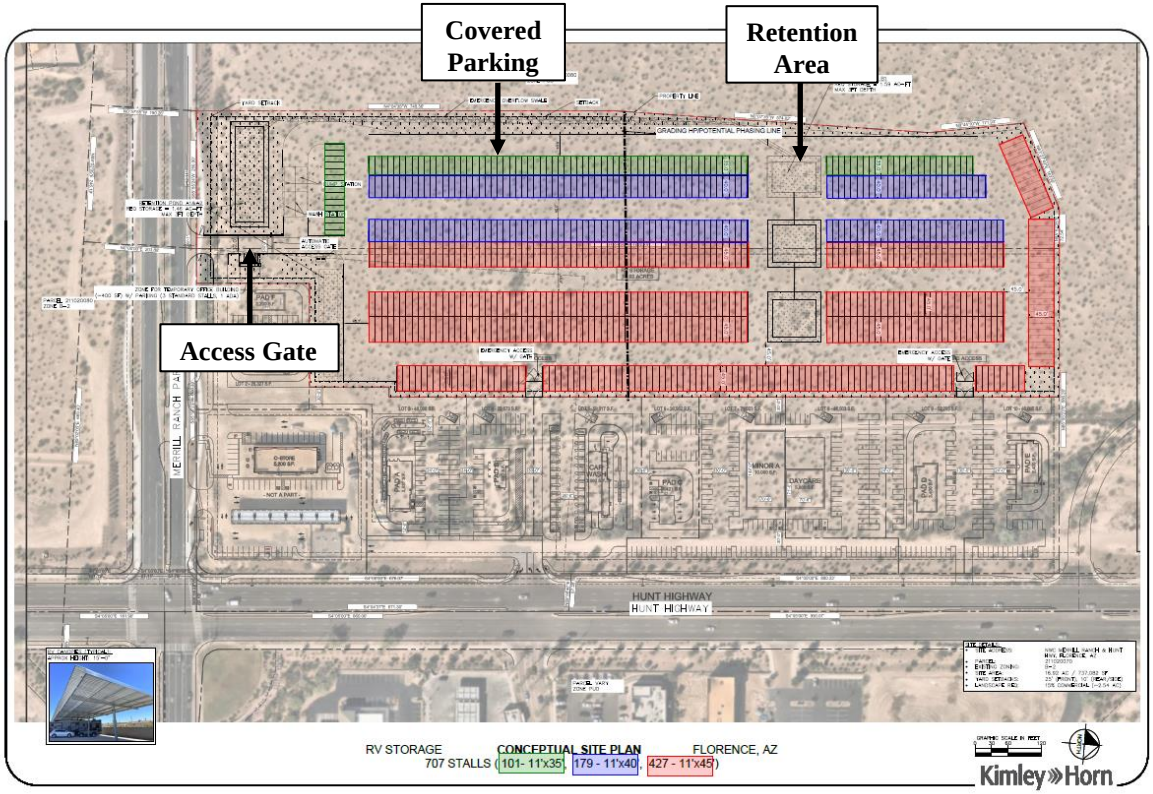
- Many HOAs and cities have restrictions against parking RVs in front of houses, creating a problem for families with RVs. For example, nearby Sun City Anthem does not permit RV parking at home.

- This center will help to attract families with RVs to purchase homes in the area because they will know there is a place for their RV to be stored securely nearby. As more families move to the area, spending power will increase. And that increase will attract additional commercial development to the area.

(1) KOA (2) RVIA

DEVELOPMENT PLAN

- At full buildout, the facility would accommodate approximately 700 parking spaces, with spaces ranging from 35 feet to 45 feet in length
  - Access will be from Merrill Ranch Parkway, with emergency-only access off of Hunt Highway.
  - Office and customer parking will be located off of Merrill Ranch Parkway, before gate access.
  - The site will feature paved drive aisles, keypad access gate, 10-foot walls around the perimeter of the site, and trees and other landscaping around the perimeter
  - Dump and wash station will be available for tenants to clean/empty RVs after trip. Note that dump stations are designed in a way to ensure no odor is emitted



Proposed Unit Mix:
- **101 11x35 Spaces**
- **179 11x40 Spaces**
- **427 11x45 Spaces**