



# K-12 SCHOOL BUILD-TO-SUIT DEVELOPMENT OPPORTUNITY IN SURPRISE

NWC NOBELLA PKWY & JOMAX RD

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# Property Highlights & DEMOGRAPHICS



Land Area:  
±16.19 acres



Ownership would  
entertain a Long  
Term Lease or Sale



Located within Nobella  
Master-Planned  
Community



Opportunity to have Existing  
Owner/Developer (Hines)  
Construct the Campus



School Concept Plans include a  
+/-70,965 SF Campus with 48  
Classrooms, Full Athletic Fields,  
Indoor Gym, Performance Stage  
& Commercial Kitchen



Within a 2-mile radius:

**21,950**

Planned Single-Family Units

**8,245**

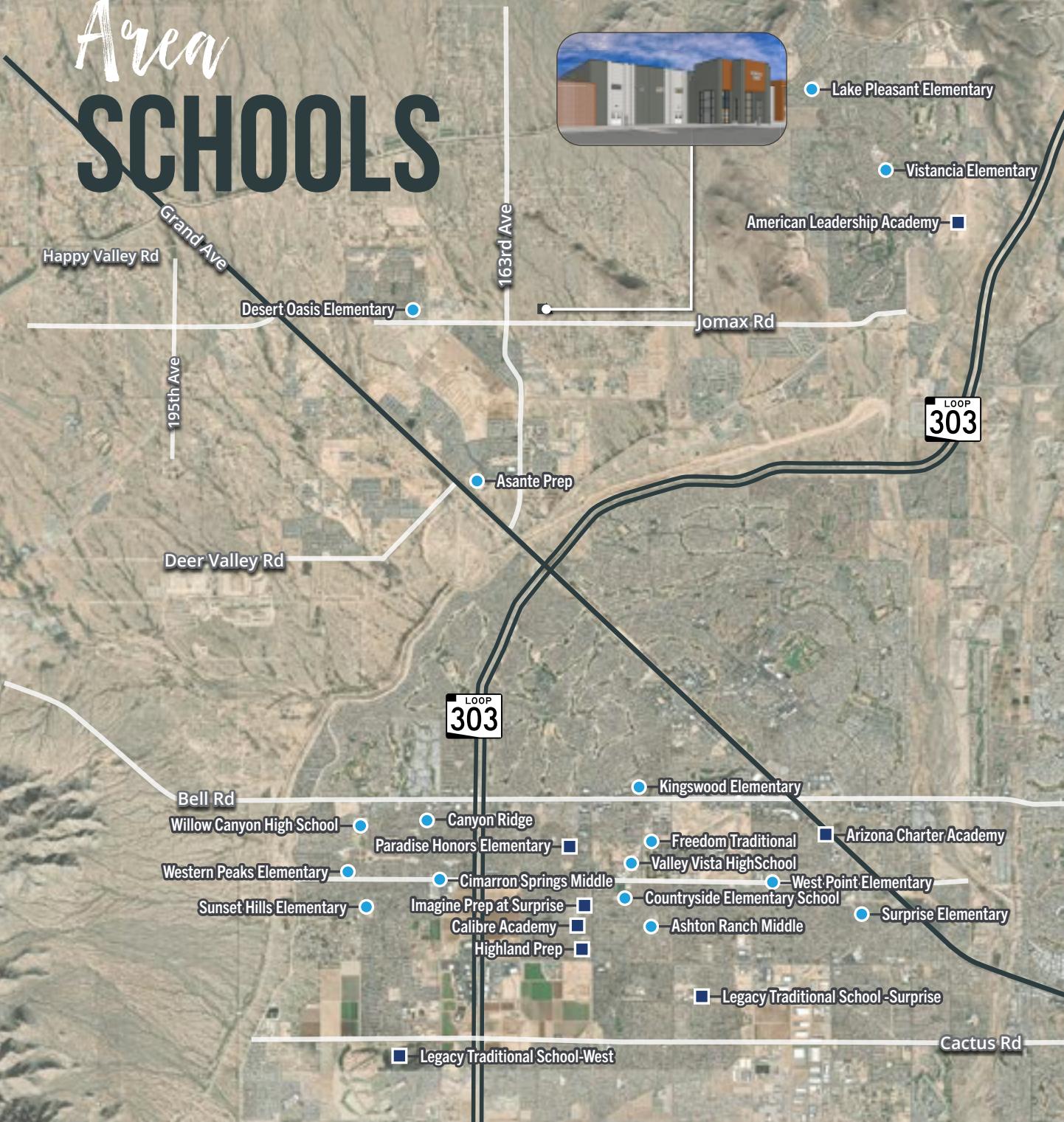
Constructed & Sold  
Single-Family Units

**3,502**

Under Construction  
Single-Family Units

	1 MILE	3 MILES	5 MILES	7 MILES
Population	2,153	21,849	64,685	137,486
Households	711	7,706	28,296	60,046
Median Age	36.5	41.8	61.2	58.2
Median HH Income	\$95,570	\$100,450	\$94,638	\$87,908
Population by age 0-4	153	1,289	2,523	5,637
Population by age 5-14	330	2,906	5,692	12,649
Population by age 15-19	110	1,319	2,725	5,584
Total Population Growth Years 24-29	820	4,630	7,217	15,123

# Area Schools



## AREA SCHOOLS

### TAKEAWAYS

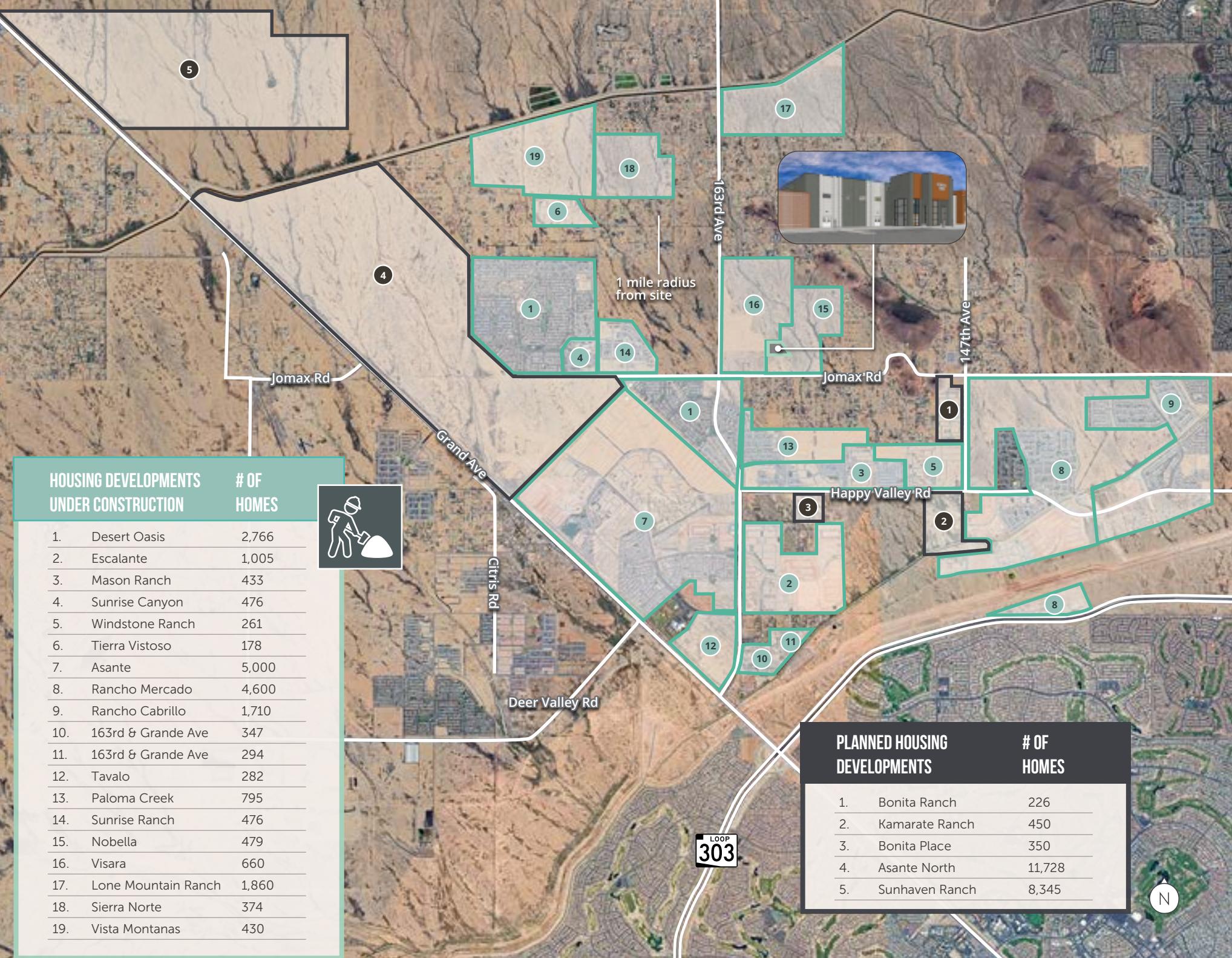
- Asante Prep reduced grades from K-8 to K-5 for the 24/25 school year to accommodate the rapid growth and open more seats up. Now 6-8th graders will attend Cimarron Springs Middle.
- The Subject Site is located within a “Not Defined School District” meaning individuals can select what school they would like to attend.

● District School

■ Charter School

### Interactive Map

Hover over each school to see the following information: State Grade, Type of School, Grades Served, and Enrollment.



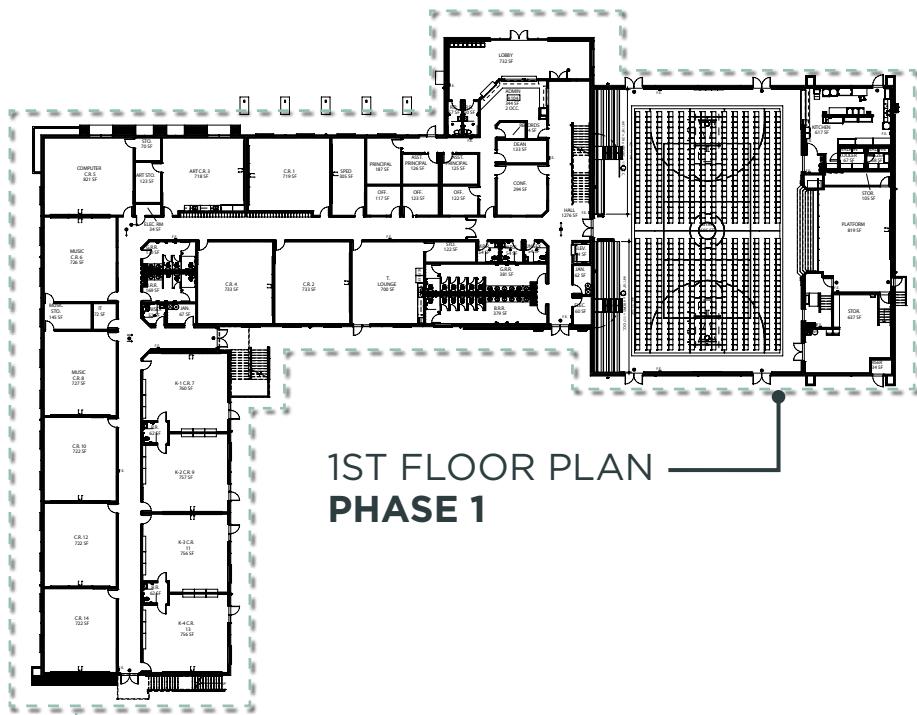
Hines

# Proposed Site & FLOORPLANS

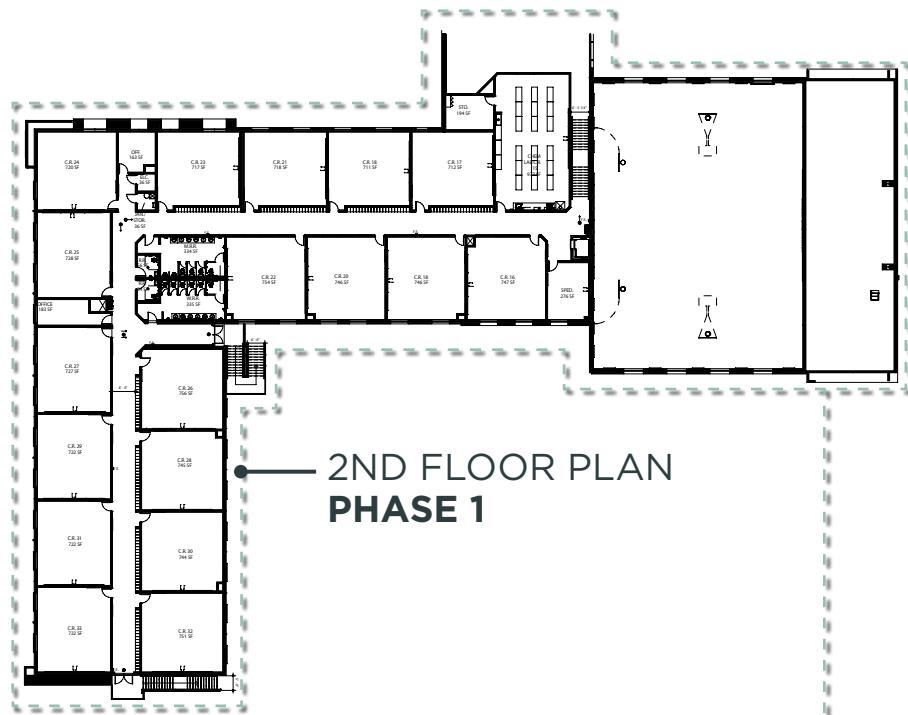


## Campus Highlights:

- Located at the NWC of Nobella Pkwy & Jomax Rd in Surprise
- New K-12 Campus Designed by Carhuff+Cueva Architects, (CCA)
- Two-Story  $\pm 70,965$  SF Campus located on 16.2 Acres
- Flexibility for a Phased Development
- 48 Classrooms & Indoor Gym
- Full Athletic Fields & Track
- Performance Stage
- Commercial Kitchen
- Queuing Around the Entire Campus

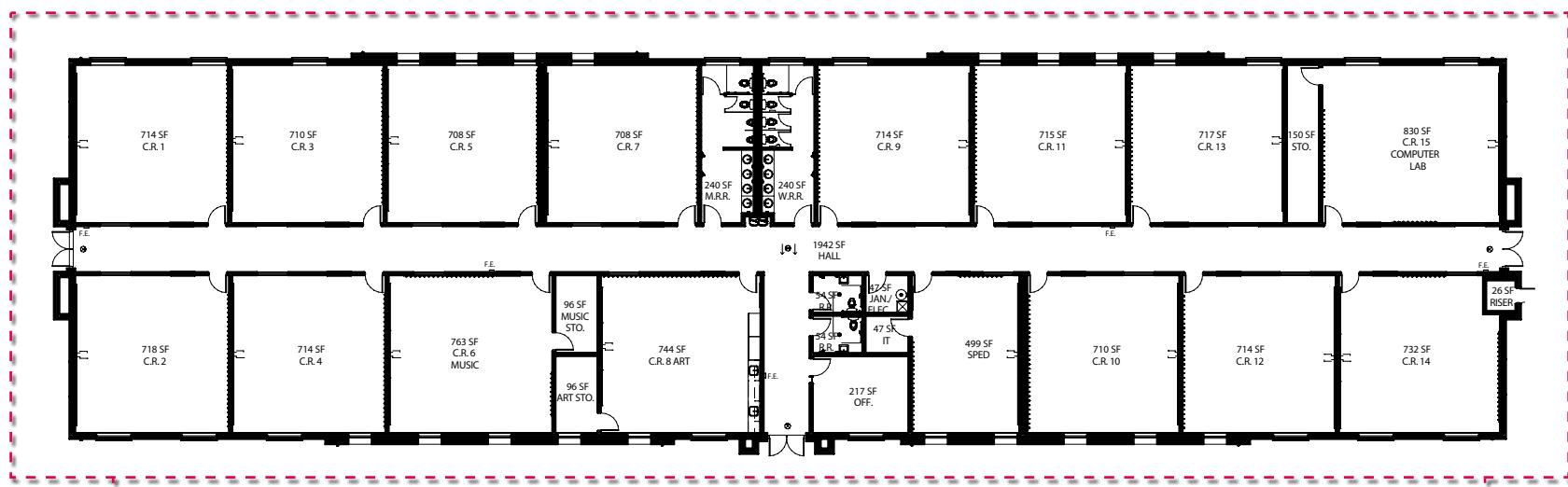


## 1ST FLOOR PLAN **PHASE 1**



## - 2ND FLOOR PLAN **PHASE 1**

53,188 SF | INCLUDES 33 CLASSROOMS

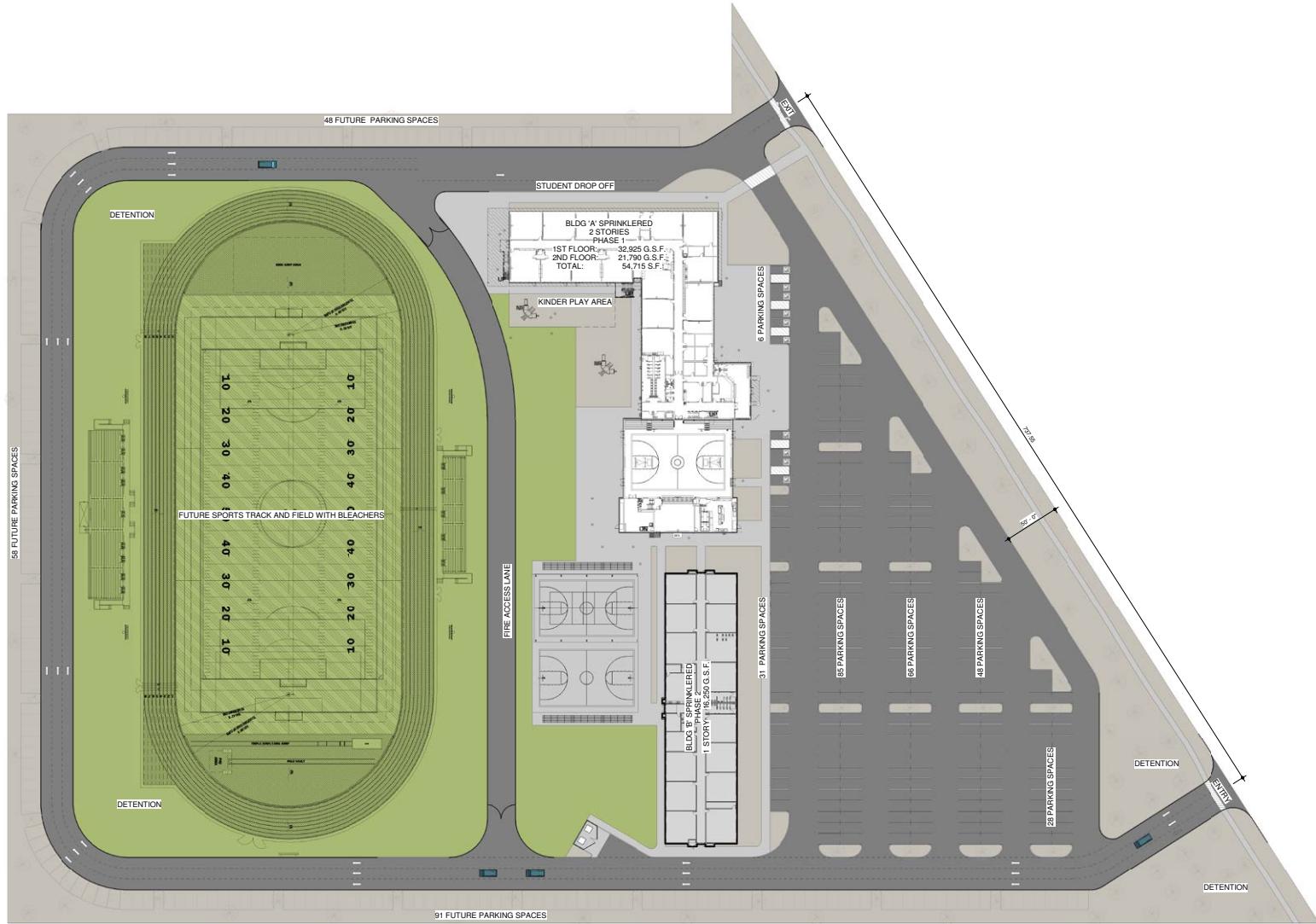


FLOOR PLAN PHASE 2 | 16,250 SF | INCLUDES 15 CLASSROOMS









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### *Contact us*

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