

5334 E Thunderbird Rd
Scottsdale, AZ 85254

Existing School Looking for a Church to
Lease Specific Facilities on a Part-time Basis



Church Facilities Part-time Lease

All visits must be scheduled in advance.

Please contact: Thomas Smith

Exclusively Listed By:



Church Realty Solutions

Linking Real Estate to Ministry

Thomas A. Smith
+1 602 393 6640
Mobile: 858 692 7911

NAI Horizon

Property Insights

The owners of the Academy are offering excellent integrated facilities for a new Christian Church to lease and share certain aspects of their excellent campus and its indoor and outdoor areas and rooms.

The Board of the Academy have brought to life a wonderful and sincerely patriotic and deeply faith based private school that has been well received and continues to grow since its inception and launch.

Offering K-12 classes the school is comprised of highly dedicated educators and staff members who are committed to the principles, culture, and teachings as outlined and described in the attachments overview of the Academy and can be reviewed within this package.

The owners are looking for a church with similar values and a clear sense of purpose that is in close alignment with the School's Values as reflected on the following page.

Outstanding elements and spaces in an excellent location and offered within the Academy campus and buildings for Church Uses that will support Church Services, Bible Studies, Fellowship Gatherings, and related activities.



Property Insights

EXPERIENCE TRUE ACADEMIC EXCELLENCE & SPIRITUAL GROWTH

WE ARE. CHRISTIAN. CONSERVATIVE.
CONSTITUTIONAL.

The Academy's theological philosophy is based on the following statement of faith.

We:

Believe the Bible to be the inspired, the only infallible, authoritative Word of God concerning all truth, morality, and just human conduct.

We believe that there is one God, eternally existent in three persons: Father, Son, and Holy Spirit.

Believe that humankind was created in the image of God to know and enjoy Him forever, yet willfully sinned by rejecting the Lordship of God. Because of this, creation experiences the effects and consequences of sin.

Believe in the deity of the Lord Jesus Christ, in His virgin birth, in His vicarious and atoning death through His shed blood on the cross, in His bodily resurrection, in His ascension to the right hand of the Father, and that He is now alive, ruling and reigning at the right hand of the Father.

Believe that anyone can be saved from sin by grace only, through faith only in the Lord Jesus Christ.

We believe in the present ministry of the Holy Spirit, whose indwelling enables the Christian to live a godly life.

Believe in the spiritual unity of believers in the Lord Jesus Christ, that the Church consists of all who put

their faith in Jesus Christ and finds her visible, yet imperfect, expression in local congregations.

Believe Jesus Christ will come again to the earth—personally, visibly, and bodily—to judge the living and the dead and to consummate history and the eternal plan of God. Rev. 22:20

Believe that every person who genuinely comes to faith in Jesus Christ will be with Him for eternity. He promises that He will never cast them out and will raise up every person who has believed in Him on the last day. John 6:37-40, John 10:27-29

Believe in the ministry of evangelism sharing and proclaiming the message of salvation by grace through faith in Jesus Christ.

Believe that God created man and woman as unique biological persons made to complete each other, that marriage is exclusively the union of one genetic male and one genetic female. God instituted marriage as the foundation of the family and the basic structure of human society.

Believe God endows all human life with inherent dignity, that human life is sacred from conception to its natural end and must be respected and protected from conception to its natural end. Psalm 139:13; Isaiah 49:1; Jeremiah 1:5; Matthew 22:37-39; Romans 12:20-21; Galatians 6:10.

Believe that our body is a temple of the Holy Spirit who we have received from God. We are not our own, but bought at a price, therefore, it is our responsibility and spiritual worship to glorify God with our bodies. 1 Corinthians 6:15-20, 1 Corinthians 3:16-17, Romans 12:1

Believe that people from every nation, tribe, people

and language, are called to salvation and service to God and that as a faith community, we are called to racial inclusion and unity. Revelation 7:9



CHRIST-CENTERED

Integrating a biblical worldview all day, every day to produce growth in God's word academically, relationally and physically.

PROJECT-BASED LEARNING

A dynamic classroom approach in which students learn by actively engaging in real-world and personally meaningful projects.

MASTERY LEARNING

Students achieve a level of mastery in prerequisite knowledge before moving on to learn subsequent information.

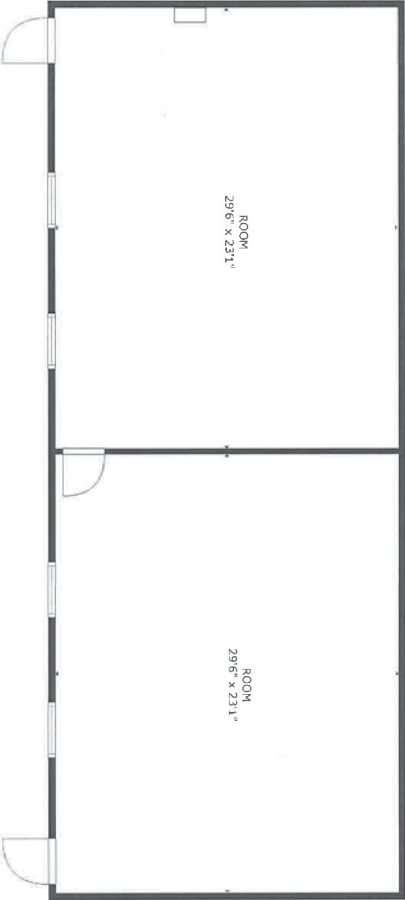
Property Insights

Features include

- An outstanding Sanctuary with like new seating that will accommodate +- 150 attendees
- An event hall or second sanctuary that will accommodate approximately 100 additional attendees
- A young children's room
- Well planned out door seating areas
- Classroom building with two large classrooms
- Break or coffee prep area
- Commercial kitchen that can be added for special uses on special events at an additional charge
- Sound board and related equipment available for use
- Informal indoor hall seating areas with comfortable and varied seating types
- Outside patios in front, sides, and rear of main Sanctuary building
- Areas for outdoor activities and play set ups for children with like new equipment
- Many more additional features and rest rooms for Church uses for Men and Women
- Well sized classrooms for Bible Study
- Like new buildings and well maintained improvements and facilities
- Sports and recreation areas
- Excellent parking availability
- Temporary signage placements available



Property Floor Plans



Property Photos



Property Photos



Property Photos



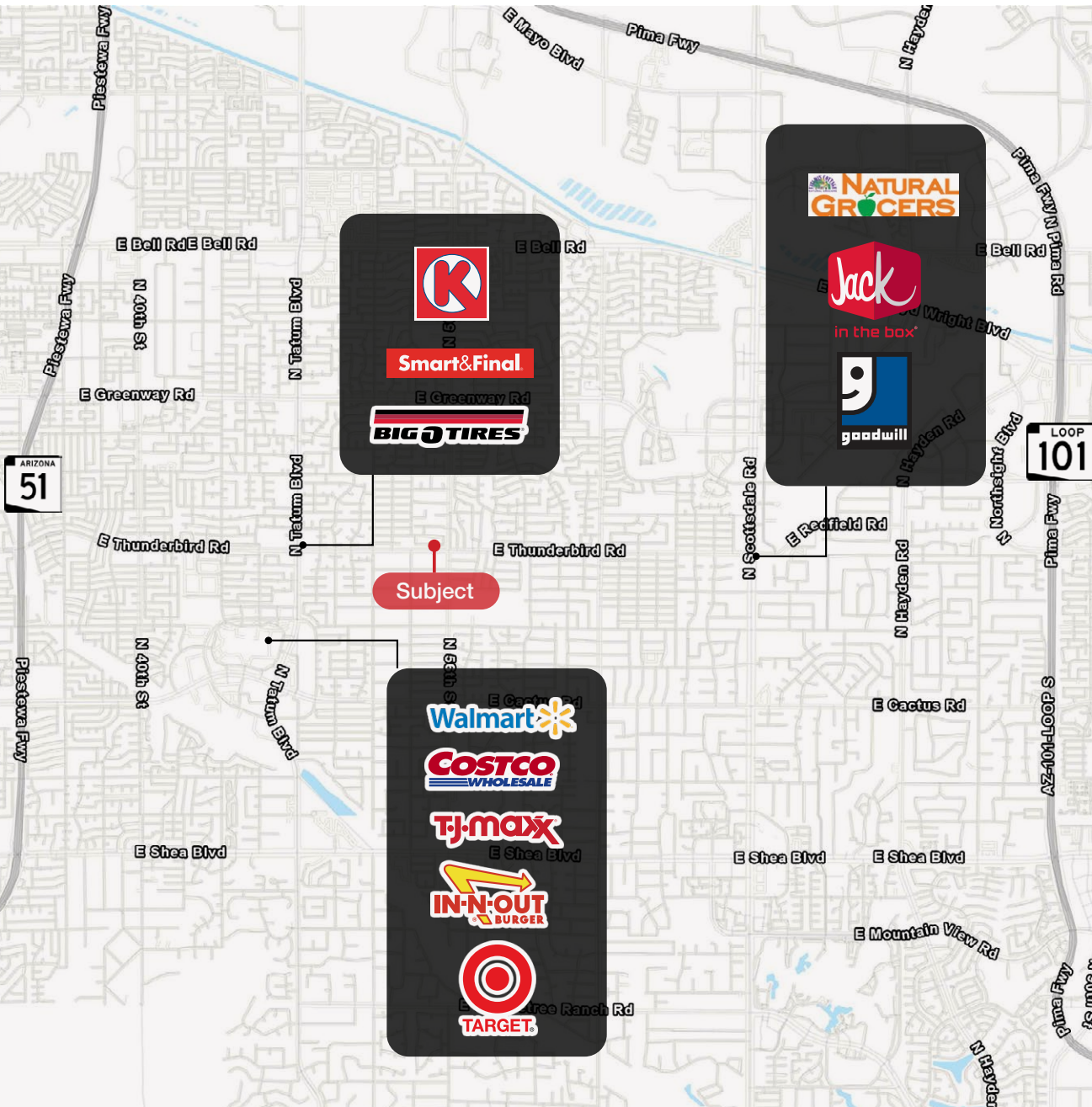
Property Photos



Property Photos



Property Information



Location Features

- Well located in northeast Scottsdale on the border of Phoenix
- Relevant demographics to grow your church
- Short drives to a variety of restaurants on or near the border of Scottsdale and Phoenix
- Expansive site setting on 2.96 acres
- Tailored areas for fellowship and activities
- Relaxing areas situated around the freshly built and remodeled campus
- Active areas also available for children's activities

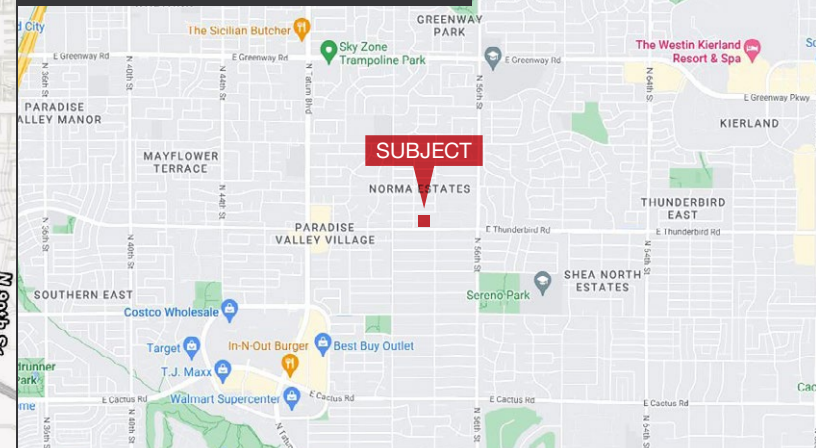
Demographics

	1 Mile	3 Miles	5 Miles
Median Age:	50.0	44.1	43.7
Population:	11,084	100,765	226,594
Average HH Income:	\$159,995	\$143,162	\$137,779

Traffic Counts

	VPD
E Thunderbird Rd	21,000 – 23,000
N 56th St	12,000

Well located in northeast Scottsdale



Subject Property : **5334 E Thunderbird Rd Scottsdale AZ 85254**

Owner Information

Owner Name : **Great State Alliance Inc**
Mailing Address : **5334 E Thunderbird Rd, Scottsdale AZ 85254-3655 C058**
Owner Occupied
Indicator :

Location Information

Legal Description : **E 330f Of S 395f Of Sw4 Se4 Sec 8 3n 4e Ex S 40f Rd**
County : **Maricopa, Az** Subdivision : **Shea North Estates #3**
Census Tract / Block : **1032.12 / 2** School District : **Paradise Valley 69**
Township-Range- Sect : **03N-04E-08** Munic/Township : **Phoenix**
Legal Lot : **184** Neighbor Code : **05-011**
APN : **215-65-001-A**

Owner Transfer Information

Recording/Sale Date : **01/27/2022 / 01/27/2022** Deed Type : **Rerecorded Deed**
Document # : **80134**

Last Market Sale Information

Recording/Sale Date : **12/10/2021 / 11/09/2021** 1st Mtg Amount/Type : **\$1,485,000 / Pp**
Sale Price : **\$1,485,000** 1st Mtg Document # : **1312443**
Document # : **1312442** Price Per SqFt : **\$245.86**
Deed Type : **Special Warranty Deed**
Title Company : **Equitable Title Agency Inc**
Lender : **Private Individual**
Seller Name : **Tij Real Estate Investment**

Prior Sale Information

Prior Rec/Sale Date : **03/09/2021 / 02/00/2021** Prior Doc Number : **263924**
Prior Sale Price : **\$1,350,000** Prior Deed Type : **Special Warranty Deed**

Property Characteristics

Gross Area : **6,040** Roof Material : **Built-up** Cooling Type : **Package**
Living Area : **6,040** Construction : **Concrete** Air Cond : **Package**
Year Built / Eff : **1990 / 1990** Heat Type : **Package** Quality : **Average**
of Stories : **1**



Property Detail

Property Information

Land Use : **Religious**

Lot Size : **117,150**

Sewer Type : **Public Service**

Zoning : **R1-14**

Water Type : **Type Unknown**

State Use : **Religious-
worship Facility**

Lot Acres : **2.69**

Tax Information

Total Value : **\$2,472,600**

Assessed Year : **2022**

Market Value : **\$2,472,600**

Land Value : **\$1,698,200**

Improve % : **31%**

Current Assessed
Year : **2024**

Improvement
Value : **\$774,400**

Tax Rate Area : **691300**

Current Year Total
Value : **\$852,798**

Total Taxable
Value : **\$370,890**

Property Summary Report

5334 E Thunderbird Rd



Scottsdale, AZ 85254 - Paradise Valley Submarket



BUILDING

Type	2 Star Religious Facility
Year Built	1990
GBA	6,040 SF
Stories	1

LAND

Land Acres	2.69 AC
Parcels	215-65-001A

EXPENSES

Taxes	\$6.94/SF (2021)
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TRANSPORTATION

Airport	29 min drive to Phoenix Sky Harbor International Airport
Walk Score®	Car-Dependent (23)
Transit Score®	Some Transit (25)

TENANTS

Milestones Charter School	-	Tree Of Life Worship Center	-
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5334 E Thunderbird Rd



Location: North Phoenix Cluster
Paradise Valley Submarket
Maricopa County
Scottsdale, AZ 85254

Building Type: Specialty/Religious Facility

Status: Built 1990

Stories: 1

RBA: 6,040 SF

Typical Floor: 6,040 SF

Total Avail: No Spaces Currently Available

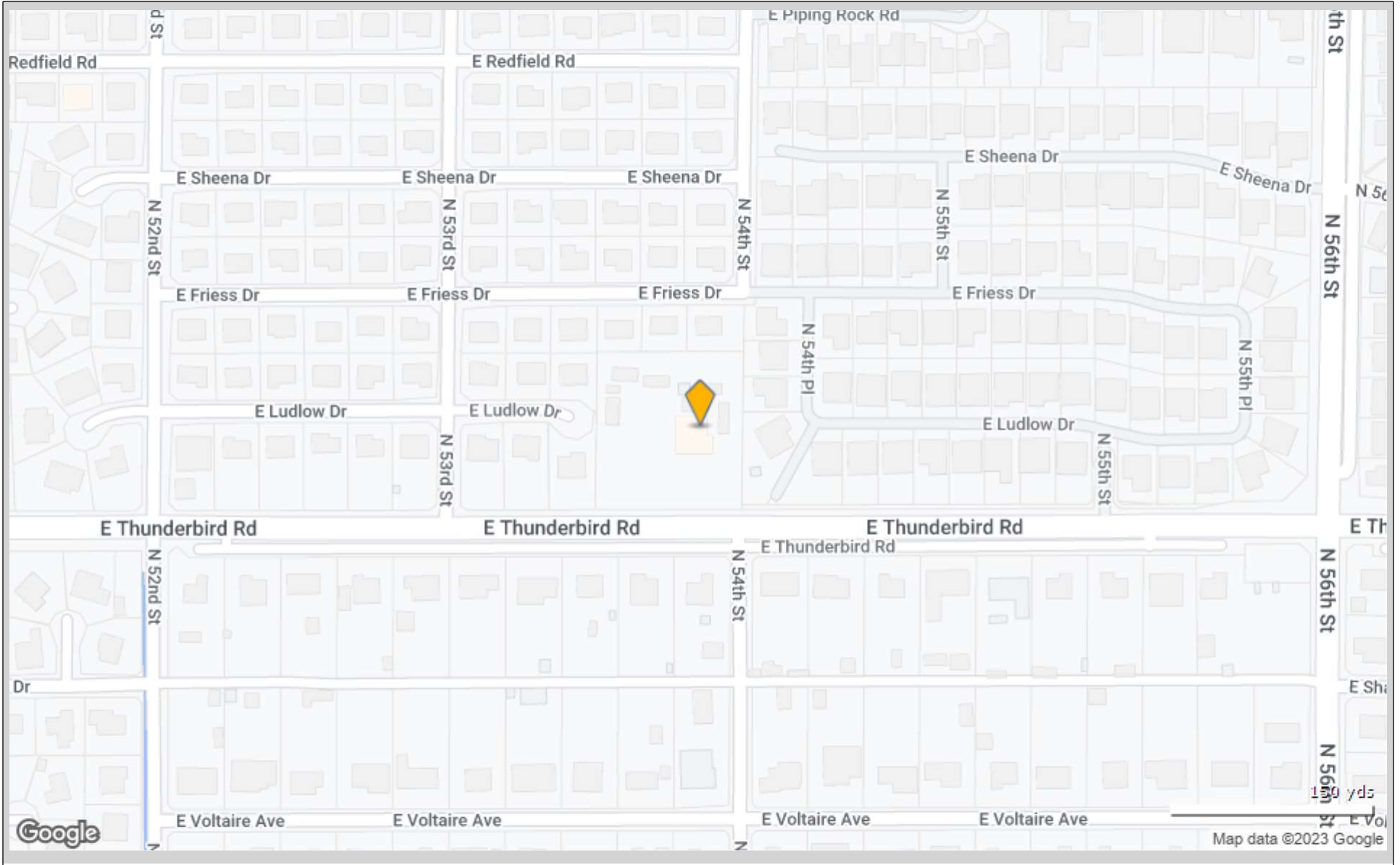
% Leased: 100%

Developer: -
Management: -
Recorded Owner: -

Expenses: 2021 Tax @ \$6.94/sf
Parcel Number: 215-65-001A

Aerial / Map Report

5334 E Thunderbird Rd - Scottsdale, AZ 85254



5334 E Thunderbird Rd. Scottsdale, AZ 85254

Academy Church School

Contact Thomas Smith for lease rates:

Thomas A. Smith
+1 602 393 6640

thomas.smith@naihorizon.com

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of 5334 E Thunderbird Rd. Scottsdale AZ.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information that prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner and NAI Horizon. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Neither the Owner nor NAI Horizon, nor any of their respective directors, officers, affiliates, or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time, with or without notice, which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or NAI Horizon. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or NAI Horizon.

In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

If after reviewing this Memorandum, you have no further interest in leasing the Property, kindly return this Memorandum to NAI Horizon.

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23-04-059