



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

NWC NOBELLA PKWY & JOMAX RD

TODD NOEL, CCIM
National Director | Education Advisory Group
Vice Chairman
+1 602 222 5190
todd.noel@colliers.com

KYLE CAMPBELL
Director | Education Advisory Group
Executive Vice President
+1 602 222 5062
kyle.campbell@colliers.com



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



**NOBELLA
MASTER-PLANNED
COMMUNITY**

Jomax Rd

Within a 2-mile radius:

21,950

Planned Single-Family Units

8,245

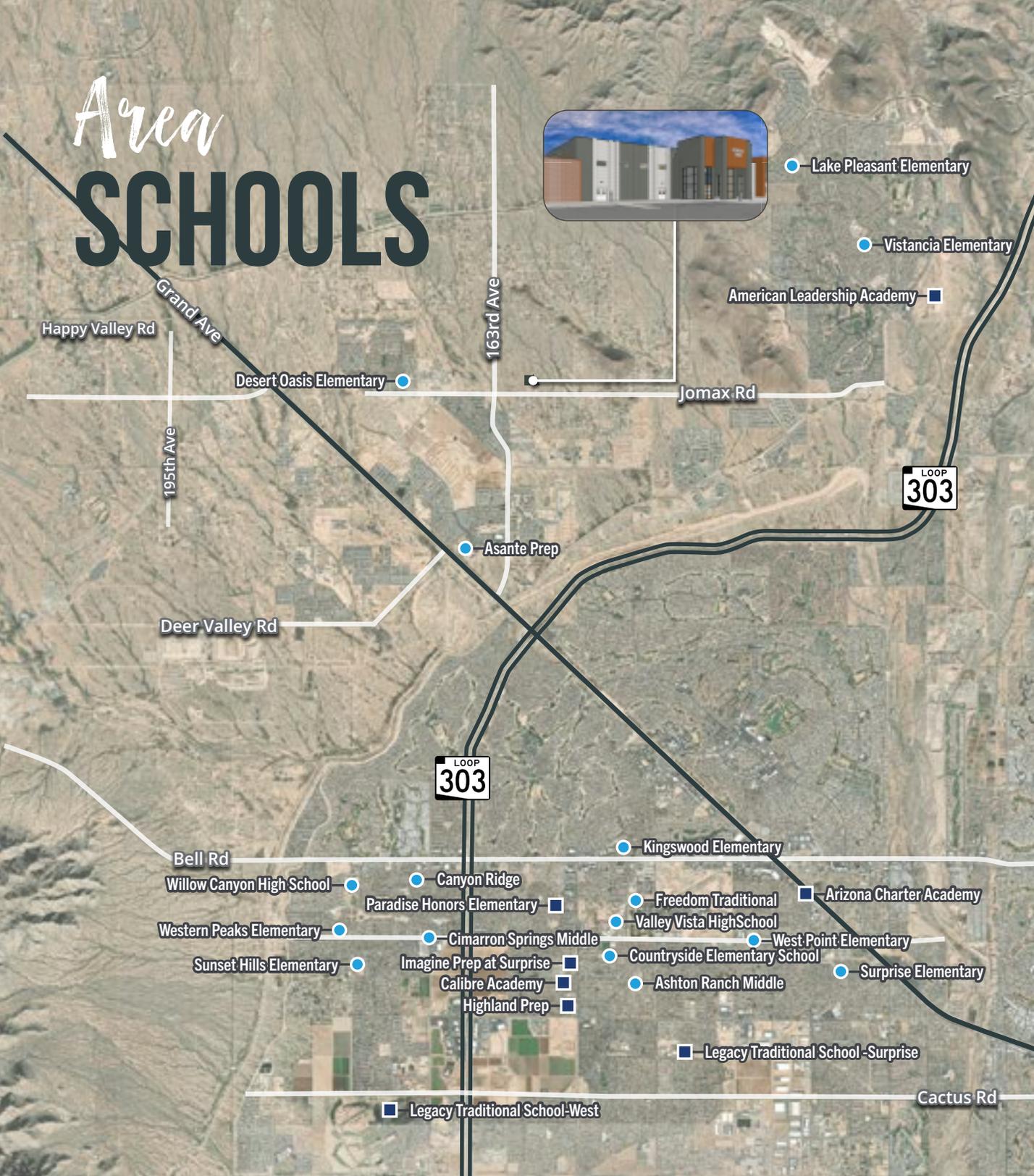
Constructed & Sold Single-Family Units

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

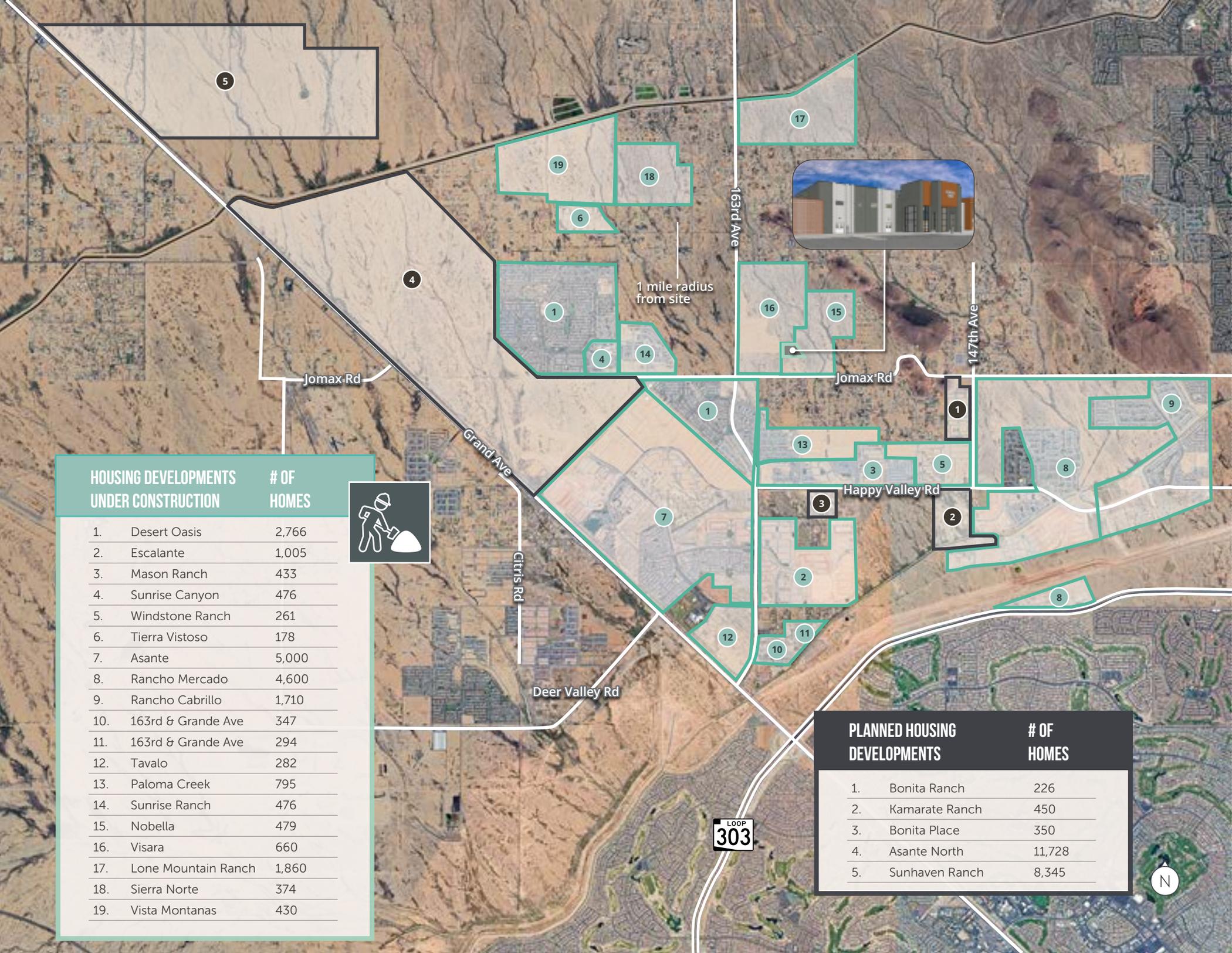
TAKEAWAYS

- ◆ 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.



1 mile radius from site

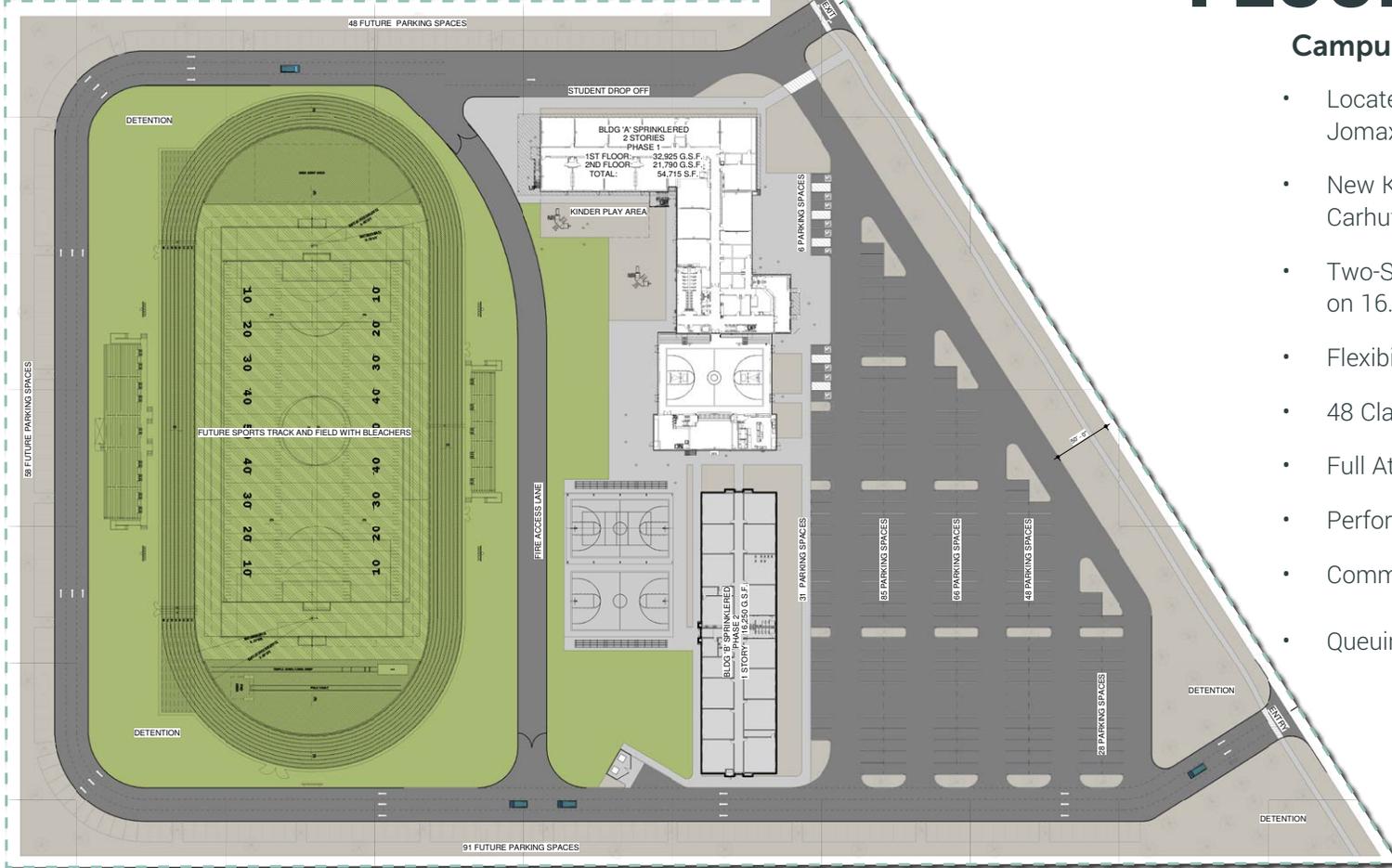
HOUSING DEVELOPMENTS UNDER CONSTRUCTION		# OF HOMES
1.	Desert Oasis	2,766
2.	Escalante	1,005
3.	Mason Ranch	433
4.	Sunrise Canyon	476
5.	Windstone Ranch	261
6.	Tierra Vistoso	178
7.	Asante	5,000
8.	Rancho Mercado	4,600
9.	Rancho Cabrillo	1,710
10.	163rd & Grande Ave	347
11.	163rd & Grande Ave	294
12.	Tavalo	282
13.	Paloma Creek	795
14.	Sunrise Ranch	476
15.	Nobella	479
16.	Visara	660
17.	Lone Mountain Ranch	1,860
18.	Sierra Norte	374
19.	Vista Montanas	430



PLANNED HOUSING DEVELOPMENTS		# OF HOMES
1.	Bonita Ranch	226
2.	Kamarate Ranch	450
3.	Bonita Place	350
4.	Asante North	11,728
5.	Sunhaven Ranch	8,345

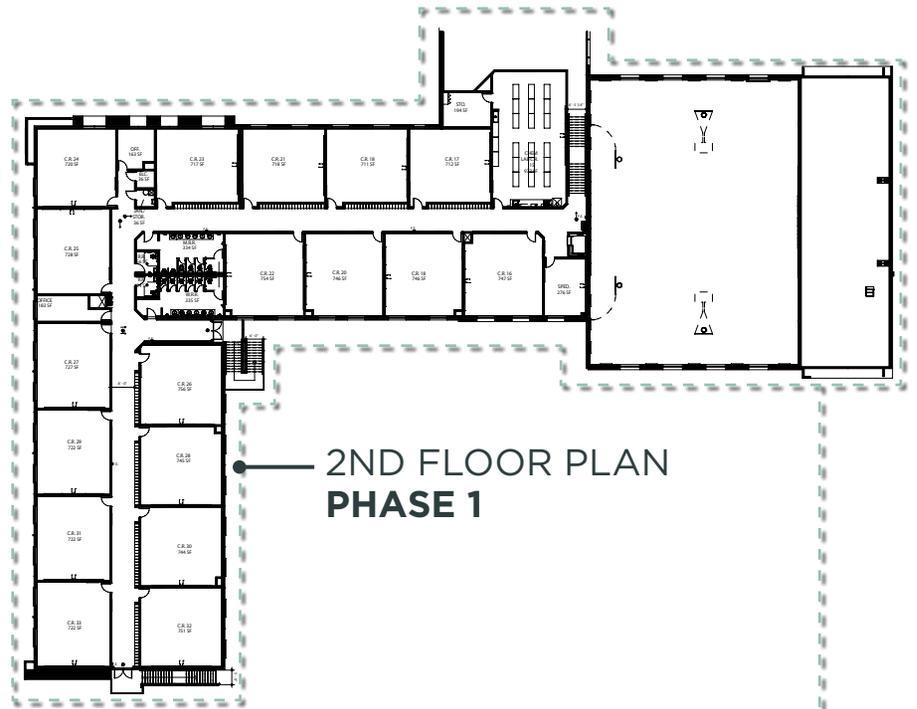
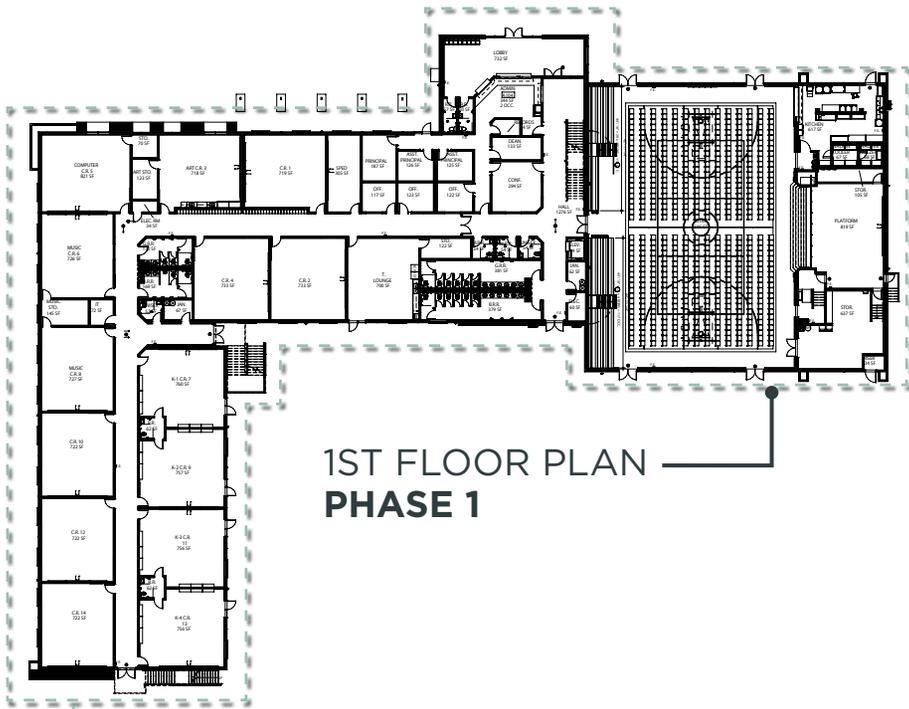


Proposed Site & FLOORPLANS

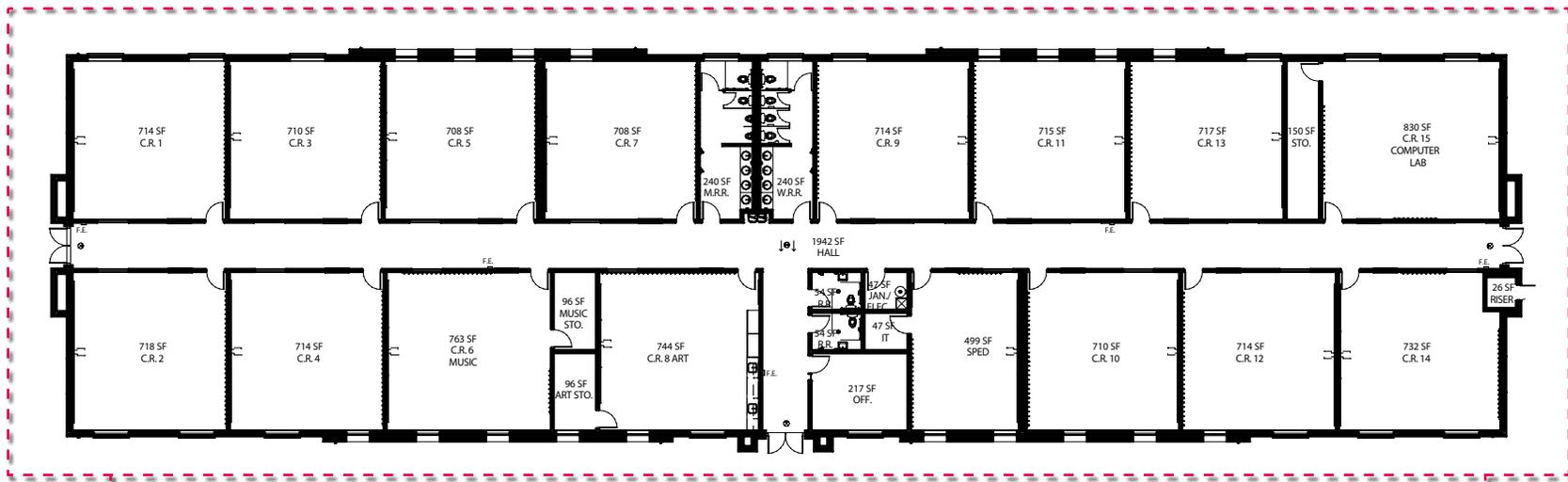


Campus Highlights:

- Located at the NWC of Nobella Pkwy & Jomax Rd in Surprise
- New K-12 Campus Designed by Carhuff+Cueva Architects, (CCA)
- Two-Story ±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



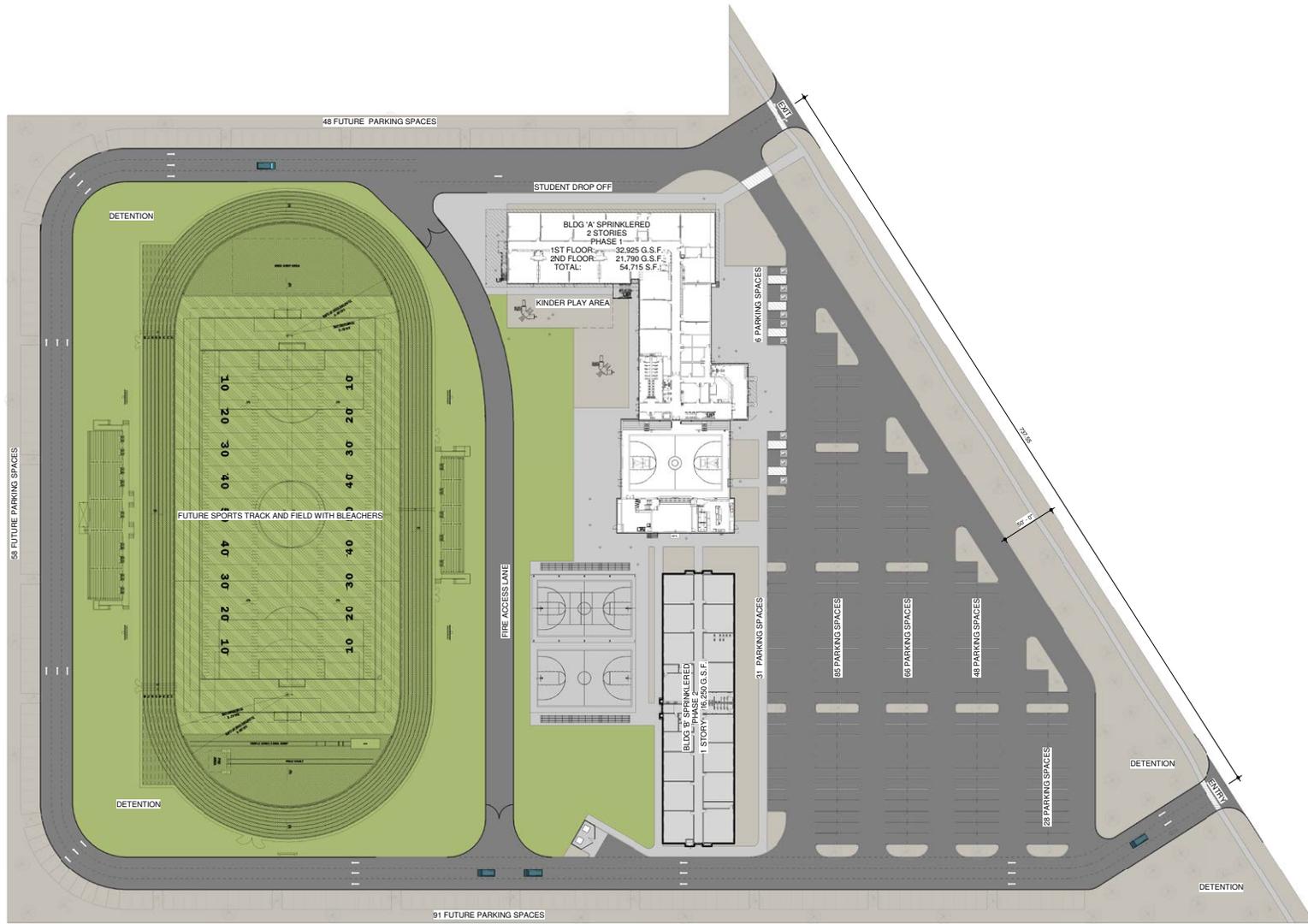
53,188 SF | INCLUDES 33 CLASSROOMS











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

NWC NOBELLA PKWY & JOMAX RD

HINES DEVELOPMENT

Hines is a leading global real estate investment manager. We own and operate \$90.1 billion¹ of assets across property types and on behalf of a diverse group of institutional and private wealth clients. Every day, our 5,000 employees in 30 countries draw on our 68-year history to build the world forward by investing in, developing, and managing some of the world's best real estate. To learn more, visit www.hines.com.

Contact us

TODD NOEL, CCIM

National Director | Education Advisory Group
Vice Chairman
+1 602 222 5190
todd.noel@colliers.com

KYLE CAMPBELL

Director | Education Advisory Group
Executive Vice President
+1 602 222 5062
kyle.campbell@colliers.com

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.

Hines

