



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



**NOBELLA
MASTER-PLANNED
COMMUNITY**

Within a 2-mile radius:

21,950

Planned Single-Family Units

8,245

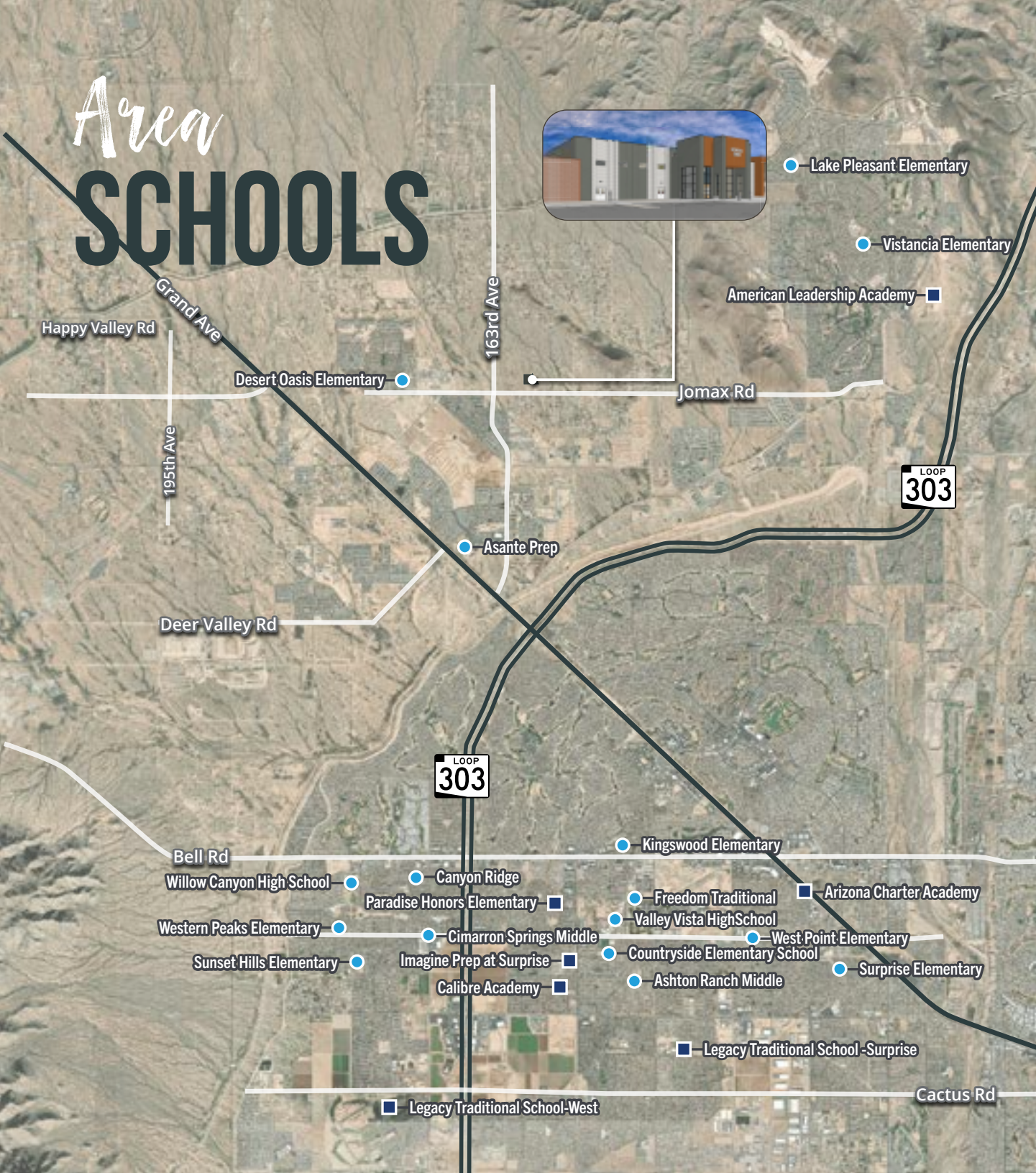
Constructed & Sold
Single-Family Units

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

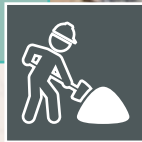
Hover over each school to see the following information: State Grade, Type of School, Grades Served, and Enrollment.



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

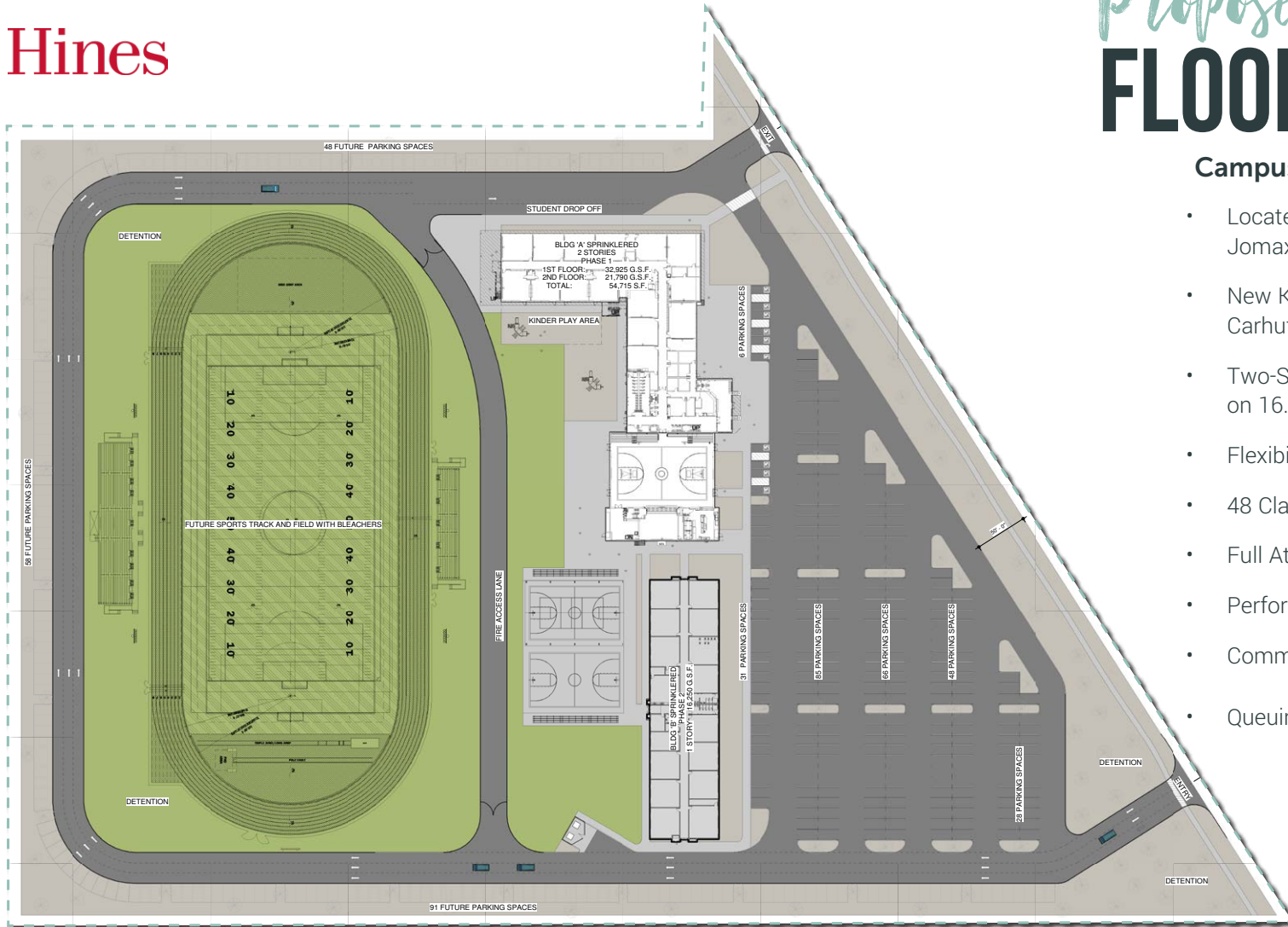
1.	Bonita Ranch	226
2.	Kamarate Ranch	450
3.	Bonita Place	350
4.	Asante North	11,728
5.	Sunhaven Ranch	8,345

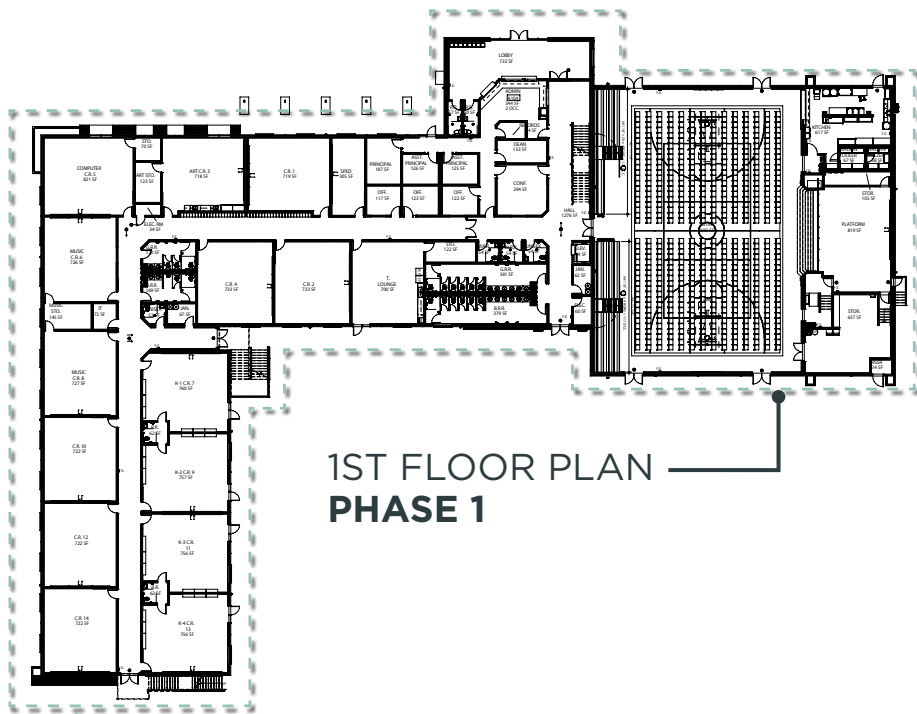
Hines

Proposed Site & FLOORPLANS

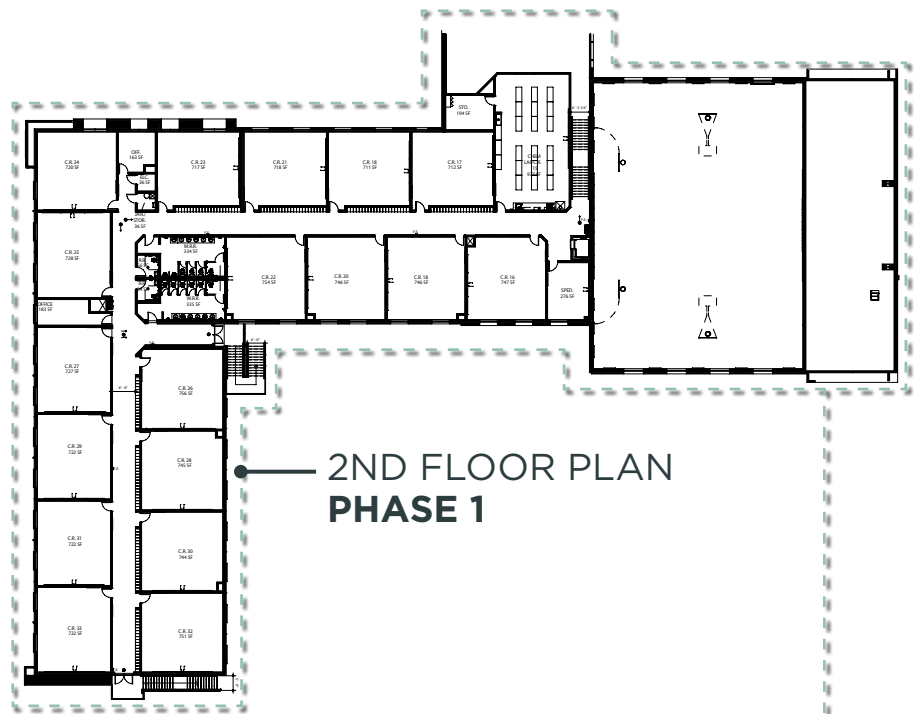
Campus Highlights:

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



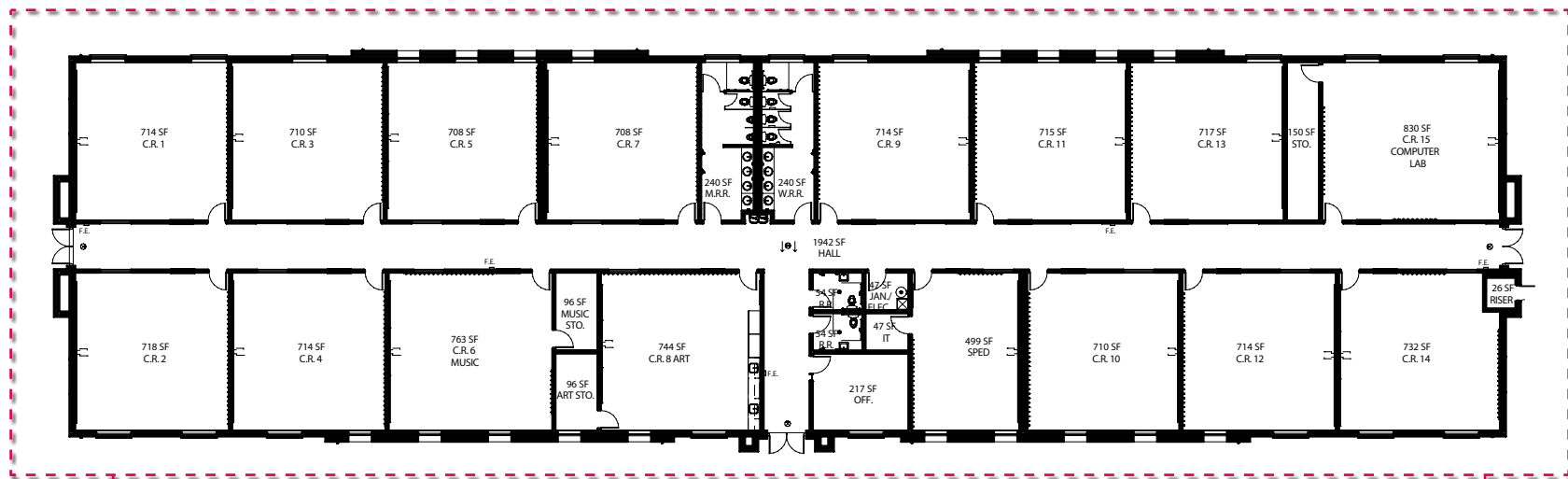


1ST FLOOR PLAN
PHASE 1



2ND FLOOR PLAN
PHASE 1

53,188 SF | INCLUDES 33 CLASSROOMS

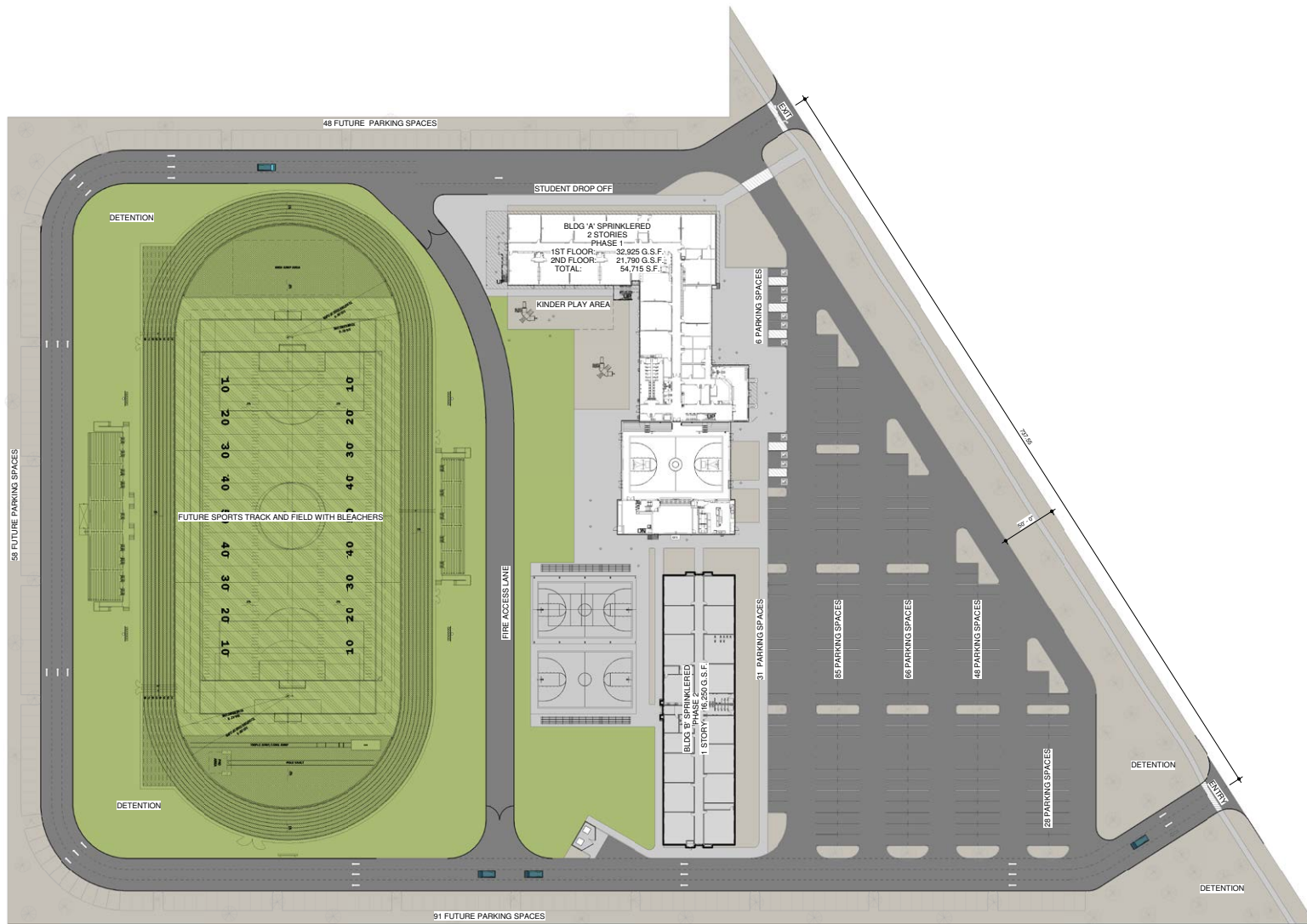


FLOOR PLAN PHASE 2 | 16,250 SF | INCLUDES 15 CLASSROOMS









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HINES DEVELOPMENT

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Hines

