

SURPRISE TODAY

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New rental communities coming to Surprise

Detached, single-family rental concept set to open in December

By Martha Moyer Wagoner

SPECIAL TO INDEPENDENT NEWSMEDIA

Christopher Todd Communities has started preliminary construction on its fifth luxury rental community this year in the West Valley of the Phoenix metro area.

These innovative “horizontal” communities are single-story, single-family homes with private backyards and offer an alternative to traditional apartment living.

Each home is one- or two-bedrooms, ranging in size from approximately 700 square feet to over 1,000 square feet, depending upon location. Every home has private backyard living and all are

pet-friendly, with doggy doors as a standard feature.

Base rents start at \$1,050 for a one-bedroom and \$1,350 for a two-bedroom at the first community, which will be located at Litchfield and Greenway roads in Surprise.

“We have created a new way to live that is resonating with the market,” noted CEO Todd Wood.

Other Christopher Todd Communities are rising in locations across the Valley, including: Greenway and Litchfield Roads, Surprise; Marley Park planned community, Surprise; 99th Avenue and Lower Buckeye Road, Phoenix; Camelback and El Mirage Roads, Maricopa County.

The first community will open in early December and already is 40 percent pre-leased, with 1,000 people on the interest list.

A similar number of new communities are planned for 2018 in the Phoenix metro area. Meantime the

company is evaluating opportunities to create new communities in other parts of Arizona, as well as out of state.

Christopher Todd Communities is the developer, Hancock Communities is the company’s home building contractor, and Mark-Taylor Residential oversees leasing and property management.

Mr. Wood, an Arizona entrepreneur, has a robust appetite for development. “We believe the timing is right for these kinds of communities. The valley needs quality rental housing and we have something that is unique,” he noted.

Millennials are a key market for Christopher Todd Communities as they delay families and home purchases. Equally important are Baby Boomers, some of whom are selling their homes and prefer the care-free and maintenance-free lifestyle of a rental community.

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“Phoenix is at the forefront of this emerging product type and we have clients planning and considering these developments all over the United States. It is a residential space that should expand and mature over the next few years,” said Tim Sullivan, managing principal of Meyers Research in Solana Beach, California.

ramadas, sitting areas and fitness center. There will be an event lawn and smaller parks, which will be named in a similar fashion to the other parks in the broader community.

Preliminary construction planning is underway and crews will begin site work in December. The two model homes are expected to be completed late 2018 or early 2019, along with the leasing office and initial phase of homes. Homes range in size from approximately

Next up: Marley Park

The Surprise Planning & Zoning Commission approved the Christopher Todd Communities rental home project in Marley Park in August.

Since the land has always been designated for multi-family use, no other vote was required. There will be a total of 173 homes, including 64 one-bedroom homes and 109 two-bedroom homes, with Craftsman and Territorial Ranch elevations, which are per-

mitted by the Marley Park Design Guidelines.

The community will have a number of trails providing connectivity to the street, school and a western trail, which were important components for the existing residents. The pet-friendly community will be professionally managed with social events to foster resident interaction and build a sense of community.

Amenities will include a resort-style pool with ra-

700 square feet to 1,000 square feet, and all have a private backyard.

“Christopher Todd Communities worked diligently to create a community design that fits and flows with the rest of Marley Park. It was important to the residents and it was equally important to us. Marley Park is a special place and we are excited to bring a new way to live to those who wish an innovative rental option,” said Todd Wood, CEO of Christopher

Todd Communities.

Christopher Todd Communities neighborhoods are gated, with event lawn, beautiful outdoor pool, fire pits and ramadas. Smart home technology is standard with every home including doorbell camera, keyless door entry, lighting and climate control all via a smart phone or tablet.

Editor’s note: Martha Moyer Wagoner of Master Planned Communications, LLC conducts marketing efforts for Christopher Todd Communities.

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