

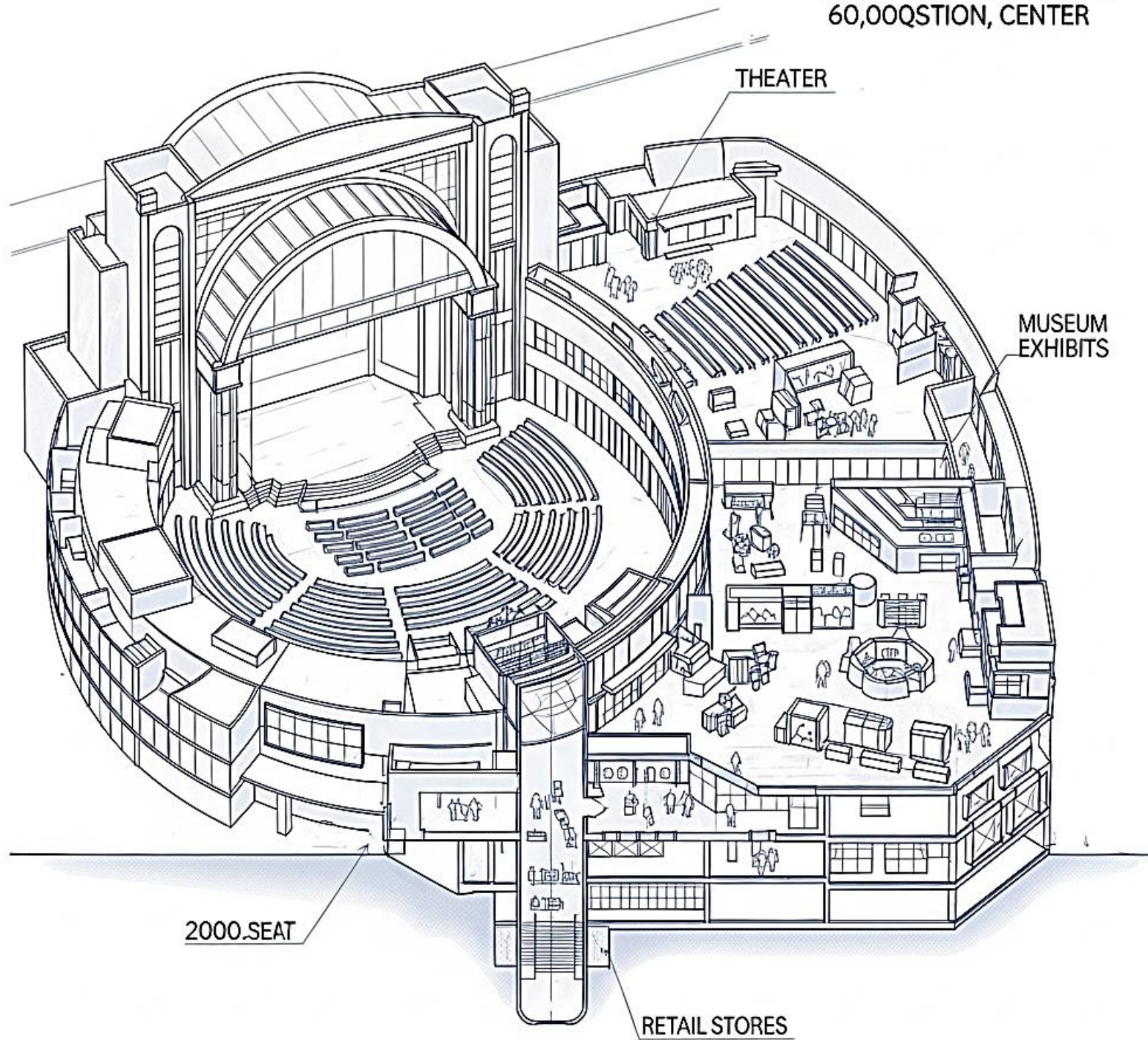
The background of the image is a 3D grid of dark purple cubes. Some cubes are highlighted with a bright magenta or pink glow, creating a sense of depth and movement. The text 'NAFCA' is centered in the upper half of the image, rendered in a bold, sans-serif font with a blue-to-purple gradient.

NAFCA

CENTER



MULTI-PURPOSE CENTER
60,000 SQ. FT., CENTER



FACILITY NAME "The NAFCA Center"

Project Name: The NAFCA Center

Project Components:

- A 2,000-seat performing arts theater
- A 60,000-square-foot attraction center, including a museum and retail stores

Estimated Scale and Cost:

- **Total Estimated Square Footage:** 135,000 to 160,000 square feet
- **Total Estimated Construction Cost (Hard Costs):** \$76 million to \$147 million
- **Total Estimated Project Cost (including soft costs):** \$90 million to over \$200 million
- **Total Estimated Land Required:** 10 to 15 acres

According to industry standards and typical site requirements for a project of this size, the following is an estimated breakdown of the acreage:

1. Building Footprint

- The total estimated square footage for the facility is between **135,000 and 160,000 square feet**.
- Since 1 acre equals 43,560 square feet, the building footprint alone would be approximately **3 to 3.7 acres**.

2. Parking

Parking is the most significant factor in determining the total acreage. A standard rule of thumb for public venues is to provide at least one parking space for every two to four seats. For a 2,000-seat theater, this would require 500 to 1,000 parking spaces.

- **Space per vehicle:** A single parking space typically requires about 300 to 350 square feet, which includes the stall itself and a portion of the access lanes.

- **Total parking space:** 500 to 1,000 spaces x 300 sq ft/space = 150,000 to 300,000 square feet.
- **Acreage for parking:** 150,000 to 300,000 sq ft / 43,560 sq ft/acre = **3.4 to 6.9 acres**.
- This estimate is for a surface lot and does not account for a multi-level parking deck, which would require less land but be significantly more expensive.

3. Additional Requirements

- **Landscaping and Green Space:** Zoning laws often require a certain percentage of a lot to be dedicated to green space, which includes landscaping, trees, and walking paths. This can easily add several acres to the total.
- **Building Setbacks:** Buildings must be set back from property lines and streets, and these requirements vary by municipality.
- **Accessibility and Loading:** You need space for delivery trucks, emergency vehicle access, and designated areas for buses or rideshare drop-offs.

Total Acreage Estimate

Factoring in all these elements, the land required would be:

- **Building Footprint:** ~3.7 acres
- **Parking:** ~3.4 - 6.9 acres
- **Landscaping, setbacks, and access roads:** This can easily add another 2 to 4 acres, depending on local regulations.

A project of this scale would realistically require **between 10 and 15 acres of land**. This estimate would be sufficient for the building, surface-level parking, and all necessary site improvements.

For a precise number, we would need to consult with a civil engineer and an architect who can perform a detailed site analysis based on the specific location's zoning and building codes.

CONCLUSION

It will cost about \$150,000,000 and 15 acres to build this project.

For more information, please feel free to contact:

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