

FOR SALE!



STATE ROUTE 24 PHASE 2



INDUSTRIAL
ON MERIDIAN
AVAILABLE

PADS, ANCHORS & SHOPS

SEC State Route 24 & Meridian
Queen Creek, AZ

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MERIDIAN ROAD



FUTURE RETAIL



FUTURE RETAIL

- 5 ACRES
- 5 ACRES
- 4.4 ACRES
- 4.4 ACRES
- 3.83 ACRES
- 3.49 ACRES
- 4.2 ACRES
- 4.2 ACRES
- 4.2 ACRES
- 4.2 ACRES
- 4.2 ACRES

SITE 1 INDUSTRIAL

QUEEN CREEK ANNEXATION
FUTURE HOMES

GERMANN ROAD

PROPERTY HIGHLIGHTS

- Industrial opportunity
- Located just one mile east of the Mesa Gateway Airport
- Meridian will be 6 lanes and full diamond access at the SR 24 & Meridian Road
- 30,000 cars expected once freeway opens
- SR 24 due to open Q3/2022

QUEEN CREEK SNAPSHOT

Queen Creek which was founded in 1989 has been steadily growing into one of Arizona's favorite towns. Beginning from rich cultural roots to one of the most innovation planned family friendly home towns in Arizona. The Southeast Valley has seen substantial growth over the last decade and Queen Creek is a driving factor of the positive growth. The Town of Queen Creek is resident focused and has taken steps to manage growth while fulfilling resident's dreams for the community. The Town offers a growing abundance of beautiful residential communities with great amenities such as parks, trails, and community centers, making the Town ideal for families. Queen Creek, in the southeast corner of Maricopa County, Arizona is within 10 minutes of Phoenix-Mesa Gateway Airport and 45 minutes of Sky Harbor International Airport. This small town is an oasis in the East Valley of the Phoenix metropolitan area.

Over 500,000 people within 10 miles!



CITY
Queen Creek



METRO
Phoenix



COUNTY
Maricopa

Queen Creek Olive Mill



The Queen Creek Olive Mill is a family owned company that grows and presses olives for the production of high quality extra virgin olive oil from our farm to your table. The 100-acre family-owned farm is home to 7000 olive trees that provide a true blossom-to-bottle experience for visitors. The Olive Mill is a local highlight that attracts plenty of visitors who desire to experience first-hand how the olives are pressed into fresh extra virgin olive oil, as well as taste their way through the gourmet marketplace.

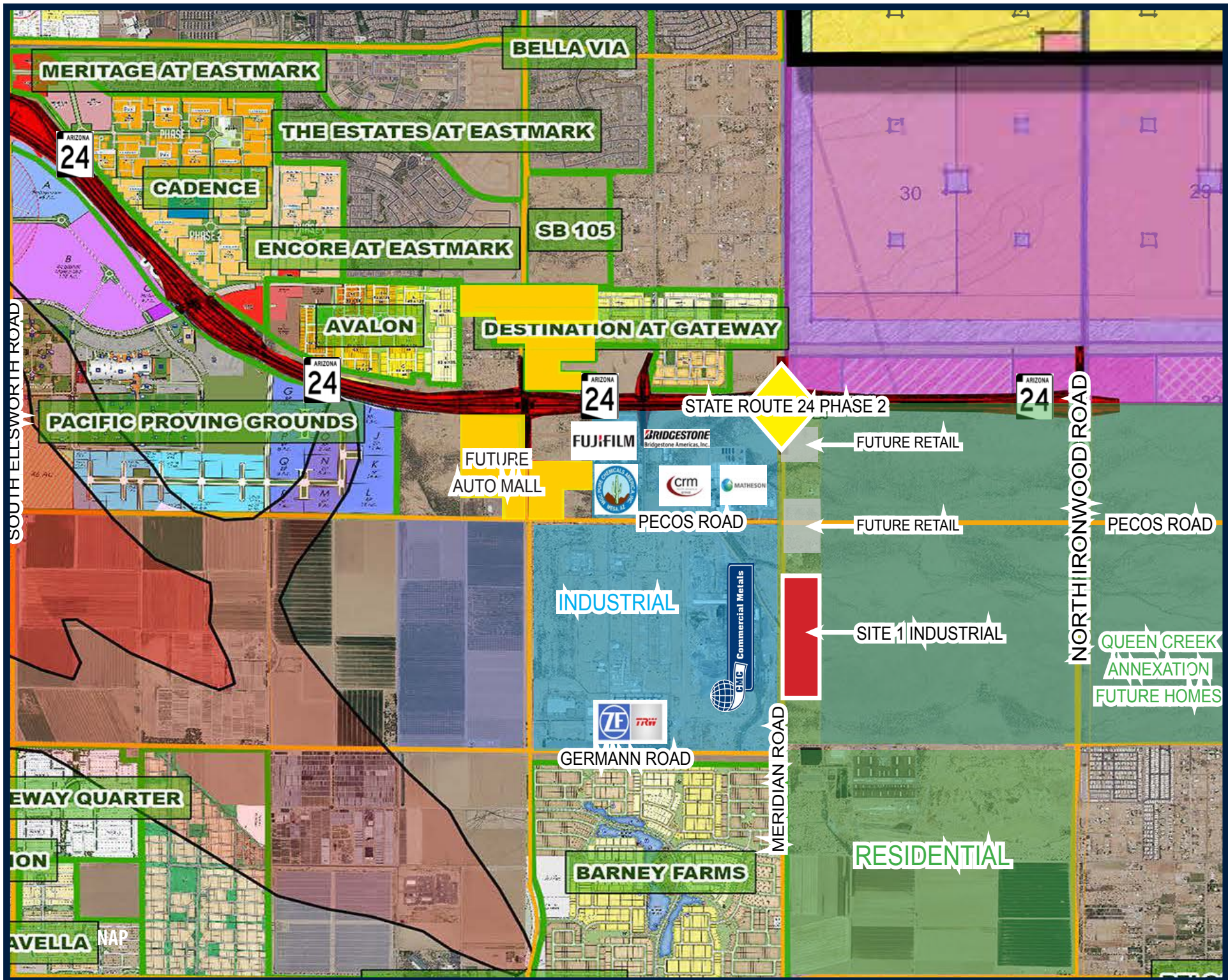
Schnepf Farms



Schnepf Farms is a family owned and operated 4th generation farm known mainly for their Fall pumpkin festival and their UPICK peaches which allows visitors to pick their own fruits. They are the largest organic peach grower in the State of Arizona. visitors can enjoy a country store, bakery, petting zoo, play yards, train rides, Upick organic gardens and orchards, hay rides, Farmhouse museum, gift shops, Breakfast, Lunch, Tours, Educational tours, cooking classes, farm classes and more. The beautiful farm is home to local events and weddings.

QUEEN CREEK COMMUNITY AMENITIES

- Queen Creek Library
- Recreation Annex
- Queen Creek Parks and Trails
 - Splash Pad (seasonal)
 - Pocket Parks for Pups
 - Desert Mountain Park
 - Founders' Park
 - San Tan Mountain Regional Park
 - ~Queen Creek & Sonoqui Washes
- Food Truck "Festival Fridays" at the Queen Creek Library
- Horseshoe Park and Equestrian Centre
- Queen Creek Olive Mill
- Schnepf Farms
- Queen Creek Performing Arts Center



Gateway Quarter

ION

AVELLA NAP

Bella Via

Meritage at Eastmark

The Estates at Eastmark

Cadence

Encore at Eastmark

SB 105

AVALON

Destination at Gateway

Pacific Proving Grounds

Future Auto Mall

STATE ROUTE 24 PHASE 2

Future Retail

PECOS ROAD

Future Retail

PECOS ROAD

INDUSTRIAL

SITE 1 INDUSTRIAL

Queen Creek Annexation Future Homes

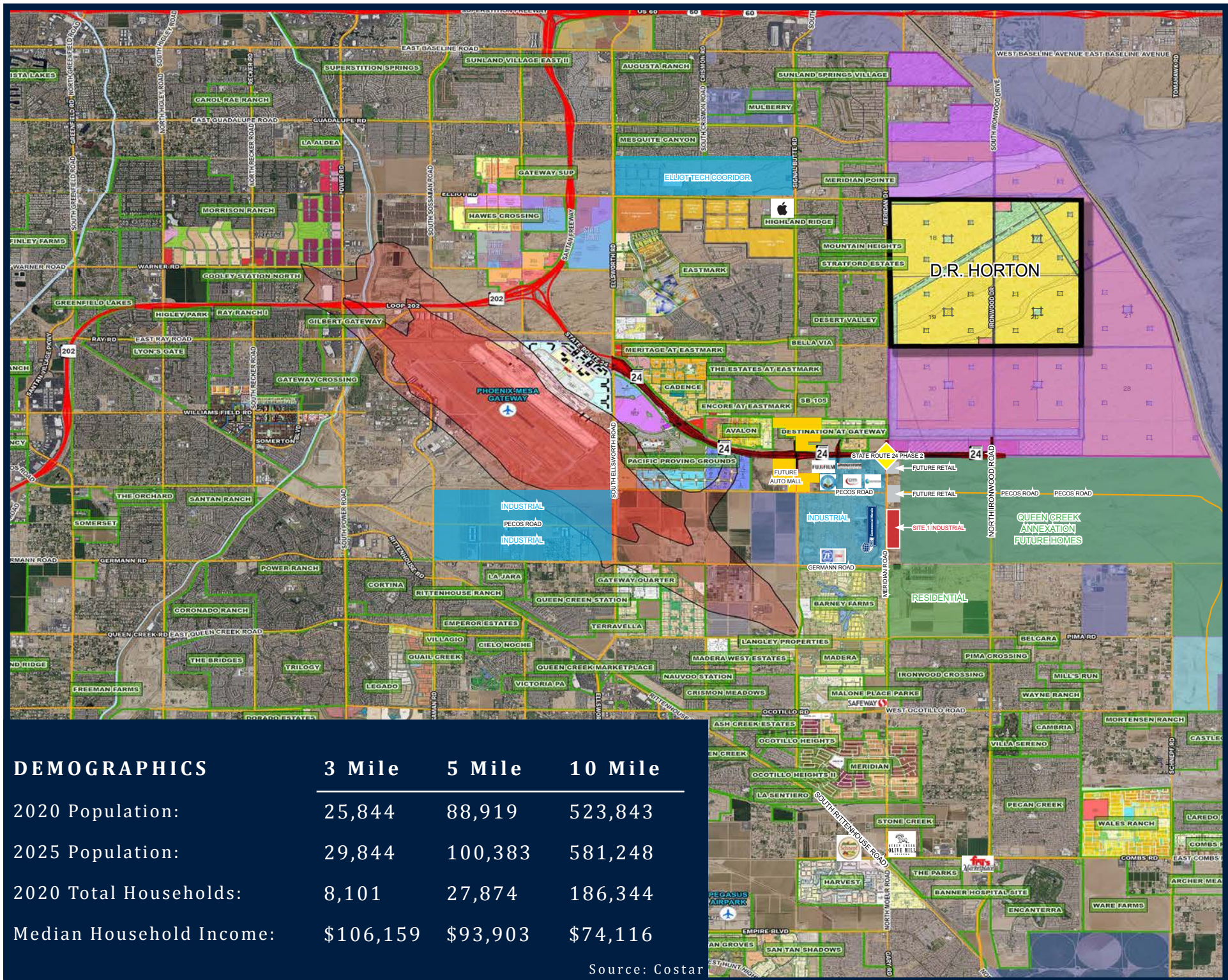
GERMANN ROAD

MERIDIAN ROAD

NORTH IRONWOOD ROAD

BARNEY FARMS

RESIDENTIAL



DEMOGRAPHICS	3 Mile	5 Mile	10 Mile
2020 Population:	25,844	88,919	523,843
2025 Population:	29,844	100,383	581,248
2020 Total Households:	8,101	27,874	186,344
Median Household Income:	\$106,159	\$93,903	\$74,116

Source: Costar