

TOWN OF
QUEEN CREEK
ARIZONA

INVESTTHEQC



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QUEEN CREEK, ARIZONA

Strategically located. Land available for development. Highly educated workforce.

Meet the Team



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Rev. 04-2023

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Schnepf Farms



Horseshoe Park & Equestrian Centre

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Queen Creek Trails



Queen Creek Olive Mill

Message from Economic Development

Exciting things are happening in Queen Creek, Arizona! The Town continues to be **one of the fastest growing communities in the nation**, and along with this strong residential growth, the Economic Development Department has been busy working with retail, commercial, and industrial developers, as well as individual companies, both large and small, that are investing in the community.

The Town has **more than 3,500 acres of industrial land**, and a million square feet of speculative industrial space under construction, providing opportunities for businesses of all sizes to choose Queen Creek.

In March 2023, LG Energy Solution announced a **historic investment of \$5.5 billion** to develop an EV battery manufacturing facility in Queen Creek. The Town of Queen Creek is emerging, nationally and internationally, as a center for advanced manufacturing in the Greater Phoenix Metropolitan Area offering utility-served greenfield development sites, a talented workforce, and a high quality of life with rich recreational amenities.

Businesses and residents choose to make Queen Creek their home because of its **outstanding quality of life**. The development of beautiful parks, trails, and other public facilities, along with the variety of programs and events offered by the Town and other community groups, also support a unique lifestyle.

By preserving the past while providing for economic and recreational opportunities and a high quality of life, the Town of Queen Creek has grown from rich rural roots to what is one of the most **innovatively planned, family friendly** hometowns in Arizona.

Demographics



\$147,889
Average Household
Income



32
Average Age



40%
Have a Bachelor's
Degree or Higher

Source: ESRI, 2022.

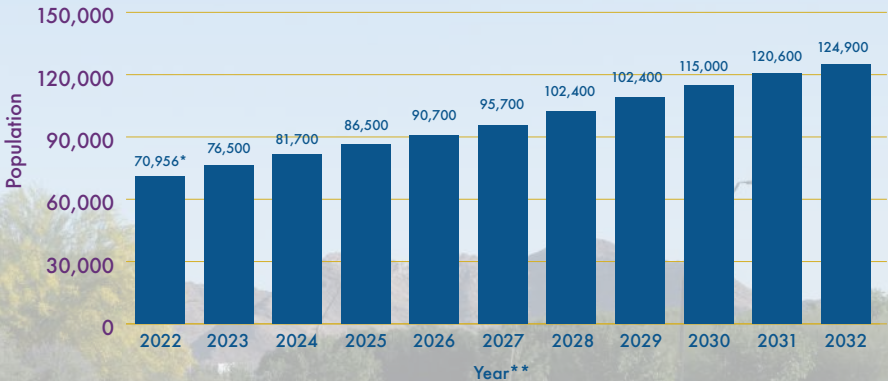


*"94% of Residents Rate
the Quality of Life in
Queen Creek as Good
or Excellent"*

— 2021 Town of Queen Creek
Citizen Survey



10-Year Population Projections



6%
Average Growth Rate
Over Next 10 Years



150K
Buildout Population



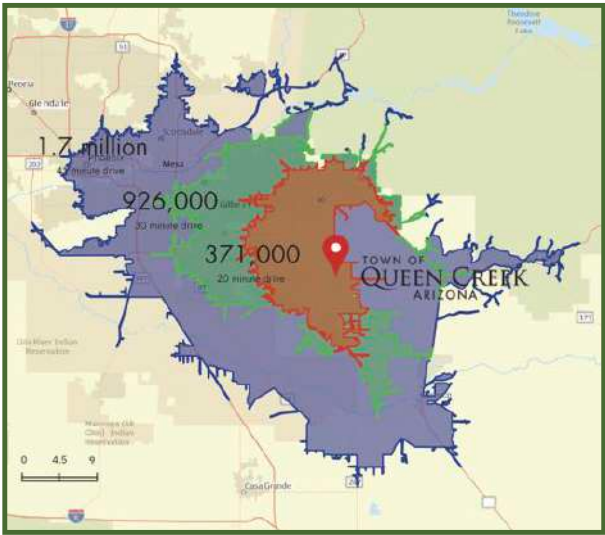
#3
Fastest Growing City
in the U.S.
Source: US Census, 2021.

* 7/1/2022 estimate from Arizona State Demographer, Office of Economic Opportunity.
** Data as of July 1 of each noted year.
Population growth includes single and multi-family.

Workforce

Queen Creek is situated in the enviable position between the high growth counties of Maricopa and Pinal, with access to more than 1.6 million workers in the commute shed (45-minute drive).

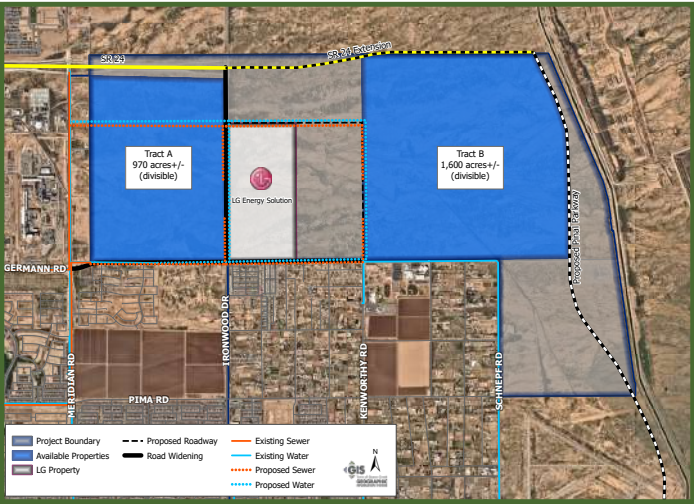
Several excellent institutions of higher education are nearby Queen Creek, ensuring the right partnerships for future companies, including: Arizona State University, Chandler-Gilbert Community College, Central Arizona College, and the Communiiversity at Queen Creek.



ARIZONA@WORK serves both Maricopa and Pinal County areas of Queen Creek and has no-cost workforce development programs to support businesses in finding the talent they need.

Available Land for Development

Queen Creek has **more than 3,500 acres** of industrial land ranging from 10 to 1,600 acres with direct frontage or in close proximity to State Route 24, Phoenix-Mesa Gateway Airport, and ASU Polytechnic Campus. Site zoning ranges from light industrial to heavy industrial uses.



To see a full list of the Town of Queen Creek industrial properties and related infrastructure, please scan the QR code or visit InvestTheQC.com/Industrial.



Strategic Offering

 **Utility-Served Greenfield Development Sites**

 **Sites with Freeway Frontage / Proximity**

 **Nearby Amenities Within 10 Miles (Airport, ASU Polytechnic, Downtown)**

 **Rapid Approval Process**

 **Talented Workforce**



The Town of Queen Creek is ready to assist your business with growth, expansion, and/or relocation needs. We look forward to working with you!

Advanced Manufacturing

The Town of Queen Creek has a diverse economy with the following sectors playing a crucial role in the Town’s character – Advanced Manufacturing, Agritainment/Destination Tourism, Business Services, Healthcare, and IT/Software.

TARGET INDUSTRIES

 **Aerospace / Aviation**

 **Consumer Electronics**

 **EV/ Autonomous Vehicles**

NOTEWORTHY

 **The region is home to electric vehicle makers Lucid, Nikola, and ElectraMeccanica**

 **115+ automotive suppliers operate in Greater Phoenix**

 **4,500 students earned degrees relevant to the development of autonomous and electric vehicles in 2019-2020**

LG Energy Solution to Invest \$5.5B to Build Battery Manufacturing Complex in Arizona, Step Up EV and ESS Battery Production in U.S.

- The largest single investment ever for a stand-alone battery manufacturing facility in North America.
- The new manufacturing complex to produce cylindrical batteries for electric vehicles (EVs) (27GWh) and lithium iron phosphate (LFP) pouch-type batteries for energy storage systems (ESS) (16GWh), with total annual production capacity reaching 43GWh.

The Town of Queen Creek is positioned as a center of influence in the PHX East Valley, featuring a strategic location, land available for development and a young, highly educated workforce. Queen Creek offers limitless opportunities.

Community Assets

Higher Education

- ASU Polytechnic is a 600-acre campus with more than 10,000 students, located next to Phoenix-Mesa Gateway Airport.
- Programs include aviation, engineering, engineering education systems and design, environmental and resource management, graphic information technology, human systems engineering, information technology, etc.
- Central Arizona College has more than 5,000 students across five campuses in Pinal County, offering degrees and certificates in business, science, engineering, industrial technology, and skilled trades.
- Chandler-Gilbert Community College serves more than 19,000 students across four campuses and offers more than 70 degree and certificate programs.
- The Communiversity at Queen Creek serves as a regional hub for East Valley communities and employers, providing accessible, flexible, and affordable higher education to meet the needs of today's students.



Healthcare

- Banner Ironwood is a full-service hospital and Level IV trauma center with ability to expand up to 500 beds with supporting health services.



Air Travel

- Located less than five miles away, Phoenix-Mesa Gateway Airport is a regional reliever for Phoenix Sky Harbor International Airport with five airlines serving 50+ destinations in the US / Canada and 1.9 million passengers in 2022.
- Located approximately 30 miles away, with ease of access via State Route 24, Phoenix Sky Harbor International Airport serves more than 44 million people, offering non-stop flights to 117 domestic destinations and more than 23 international destinations.



Downtown Core / Town Center

- The Town of Queen Creek Town Center encompasses nearly 900 acres offering more than two million square feet of commercial, entertainment, and dining options.
- The focus of the Downtown Core is to create a vibrant, active district in the heart of the Town Center that complements the culture and heritage of the community and provides a range of venues that celebrate all that is unique to Queen Creek.

