



QUEEN CREEK, ARIZONA

Strategically located. Available land for development. Highly educated workforce.

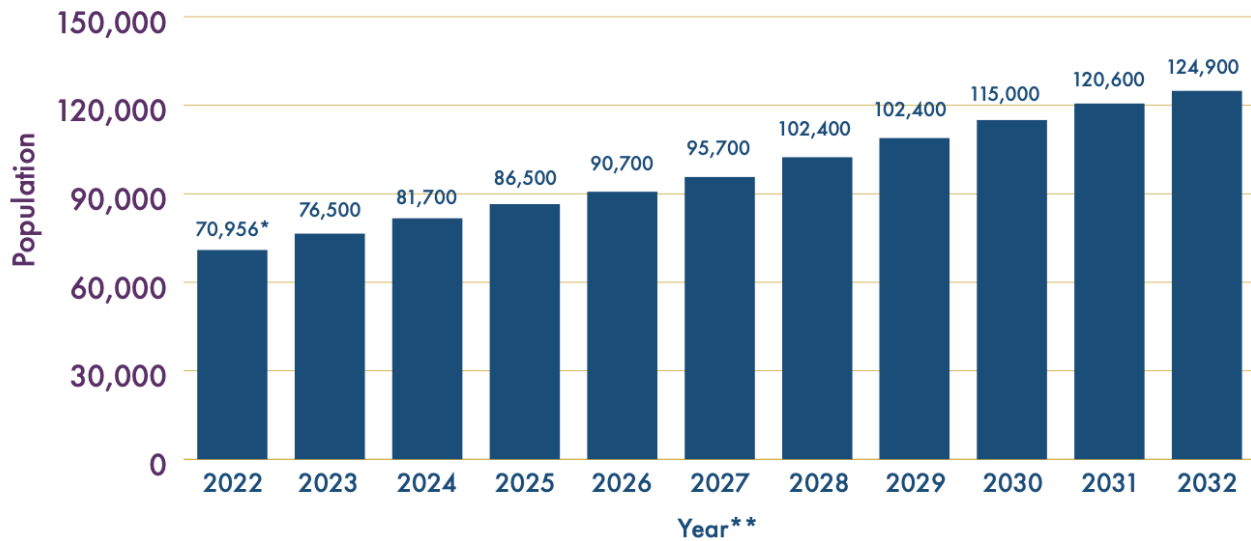
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[LinkedIn.com/company/QCED](https://www.linkedin.com/company/QCED)
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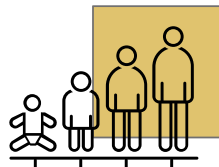
Strategic Location



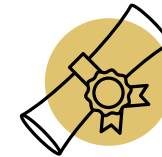
Demographics



\$147,889
Average Household
Income



32
Average Age



40%
Bachelor's Degree
or Higher



6%
Average Growth Rate
Over the Next 10
Years



150K
Buildout Population

#3
Fastest
Growing City

Source: US Census 2020

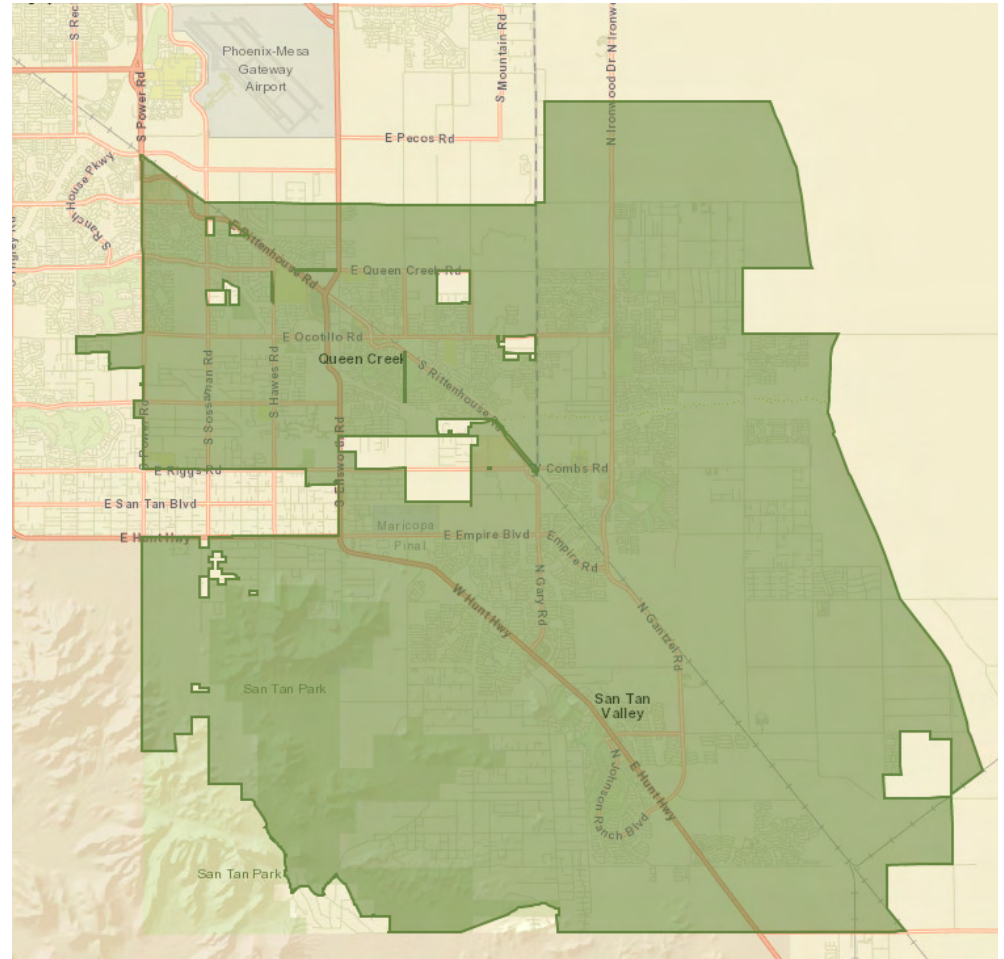
Local and Regional Assets



The Trade Area

Queen Creek and San Tan Valley (east and south of Queen Creek) are high-growth communities attracting young families. The area continues to have strong, unmet retail demand. Today, Queen Creek has over 70,000 residents, and San Tan Valley (part of Pinal County) has over 100,000 residents.

Demographic Summary	2022	2027
Population	172,945	183,270
Households	53,154	56,493
Families	43,069	45,748
Median Age	31.1	30.4
Median Household Income	\$91,353	\$106,962



Trade Area - Queen Creek & San Tan Valley

Queen Creek

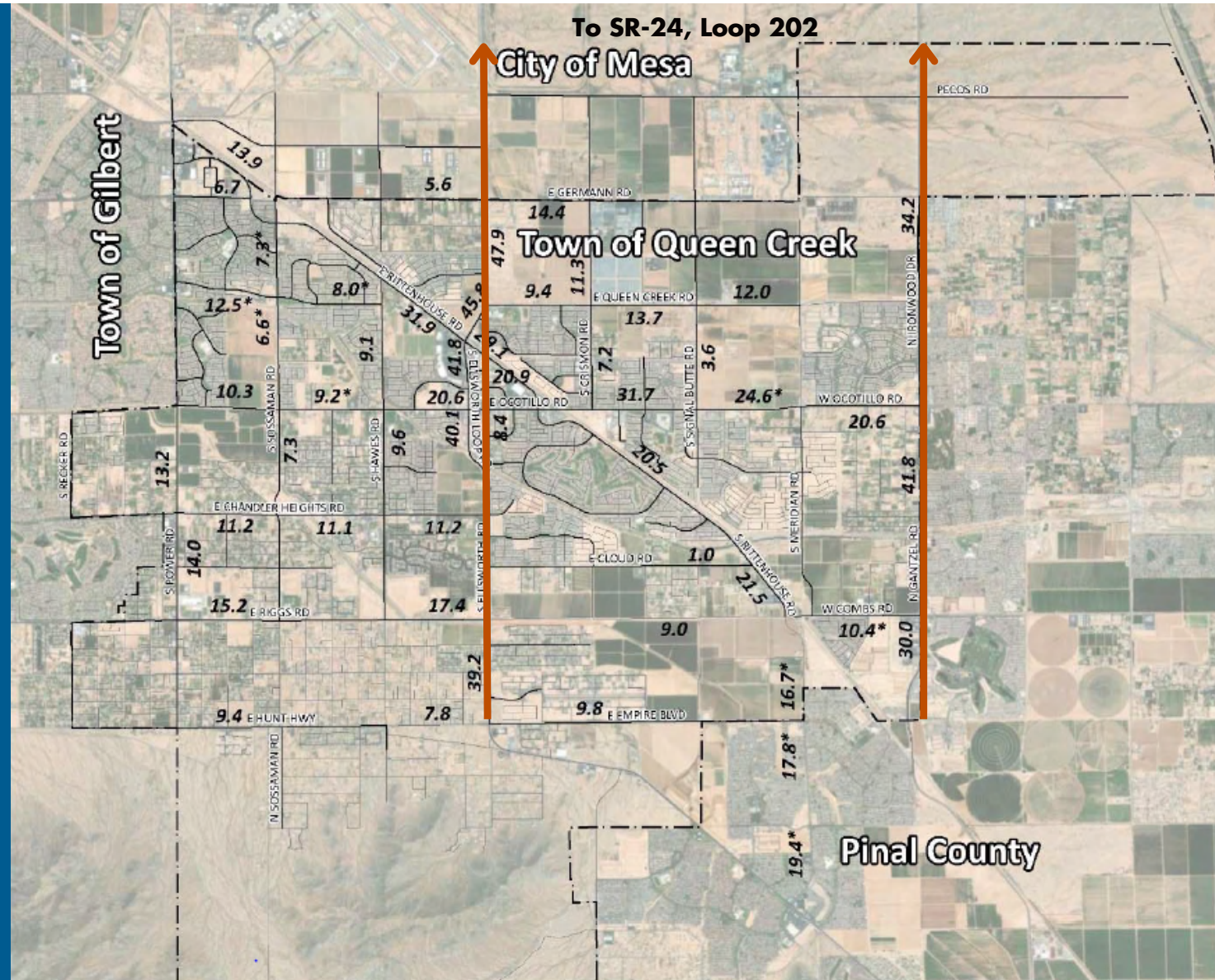
	2022 Consumer Spending	2027 Forecasted Demand	Projected Spending Growth
Apparel and Services	\$70,117,485	\$88,729,580	\$18,612,095
Men's	\$13,620,230	\$17,240,967	\$3,620,737
Women's	\$23,713,487	\$30,012,825	\$6,299,338
Children's	\$11,986,419	\$15,166,531	\$3,180,112
Footwear	\$15,821,086	\$20,007,886	\$4,186,800
Watches & Jewelry	\$4,085,752	\$5,174,963	\$1,089,211
Apparel Products and Services (1)	\$1,492,792	\$1,890,291	\$397,499

Queen Creek and San Tan Valley

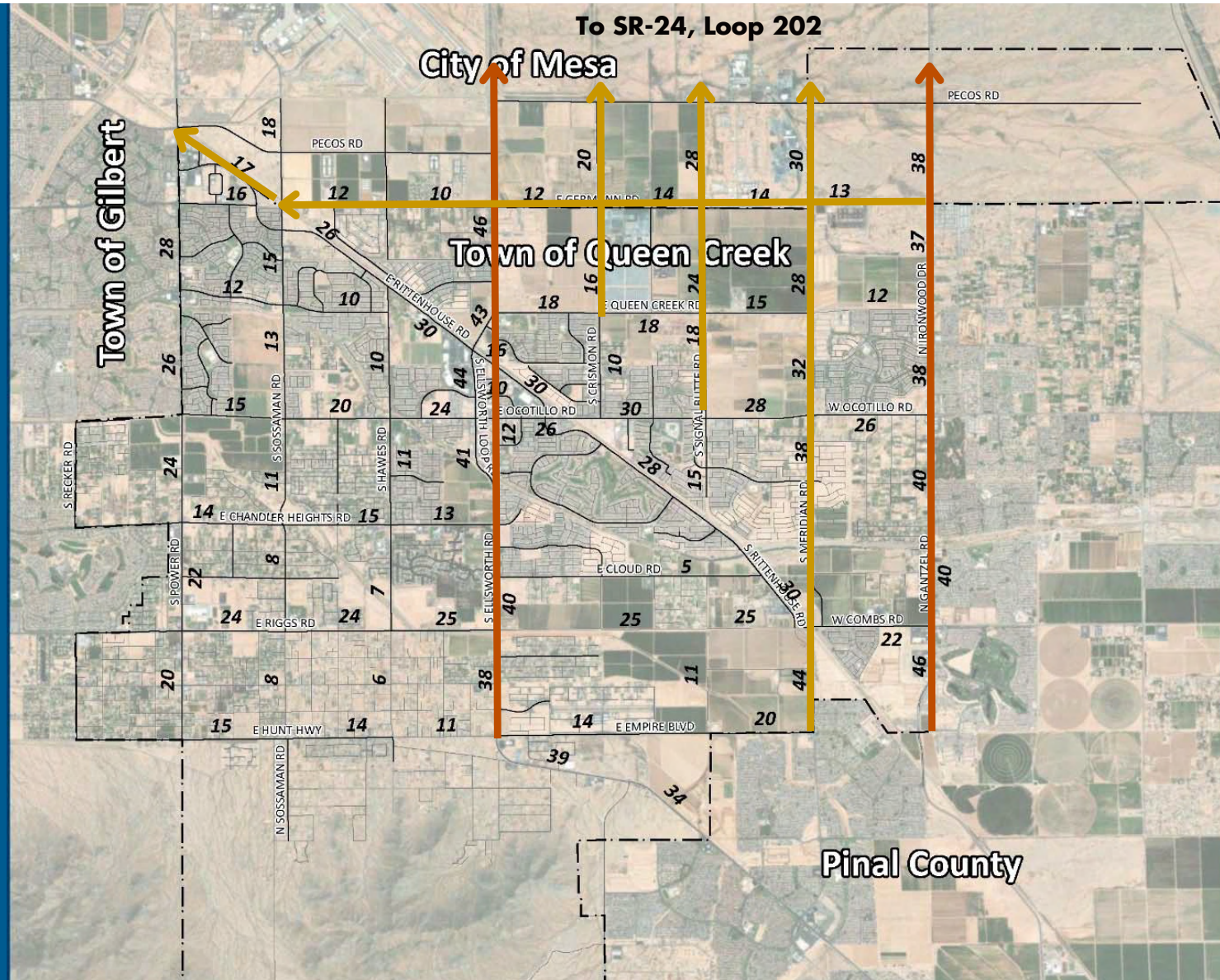
	2022 Consumer Spending	2027 Forecasted Demand	Projected Spending Growth
Apparel and Services	\$143,224,075	\$176,143,816	\$32,919,741
Men's	\$27,719,197	\$34,098,284	\$6,379,087
Women's	\$48,289,479	\$59,390,468	\$11,100,989
Children's	\$24,609,813	\$30,269,508	\$5,659,695
Footwear	\$32,593,354	\$40,066,224	\$7,472,870
Watches & Jewelry	\$8,195,633	\$10,087,049	\$1,891,416
Apparel Products and Services (1)	\$2,992,534	\$3,682,005	\$689,471

Source: ESRI Business Analyst, 2023

Traffic Counts (2020)



Future Traffic Counts (2040)



Leading the EV & Renewable Energy Revolution

LG ENERGY SOLUTION TO INVEST \$5.5 BILLION TO BUILD BATTERY MANUFACTURING COMPLEX IN QUEEN CREEK

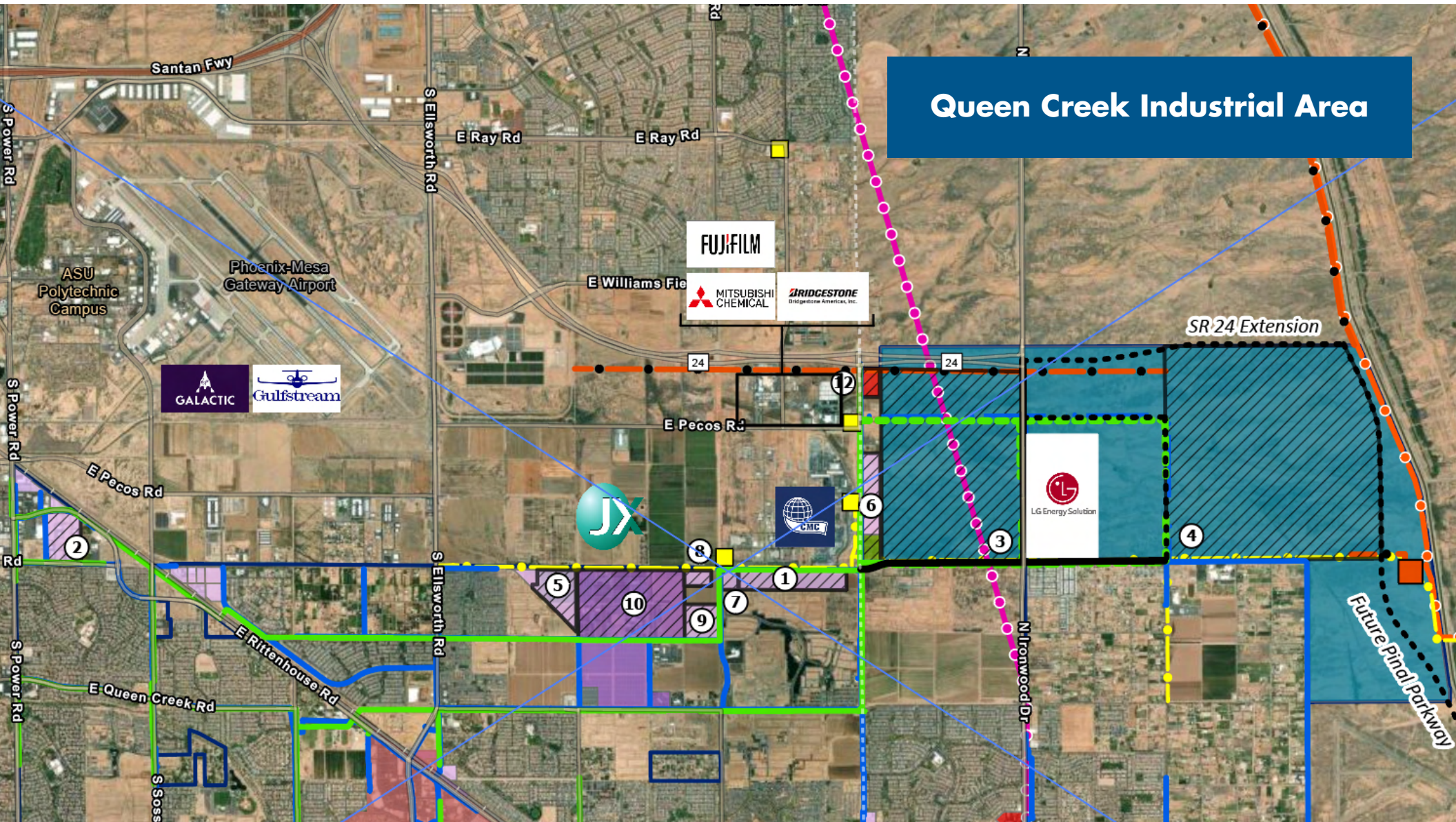
The complex marks the largest single investment for a stand-alone battery manufacturing facility in North America, creating thousands of jobs

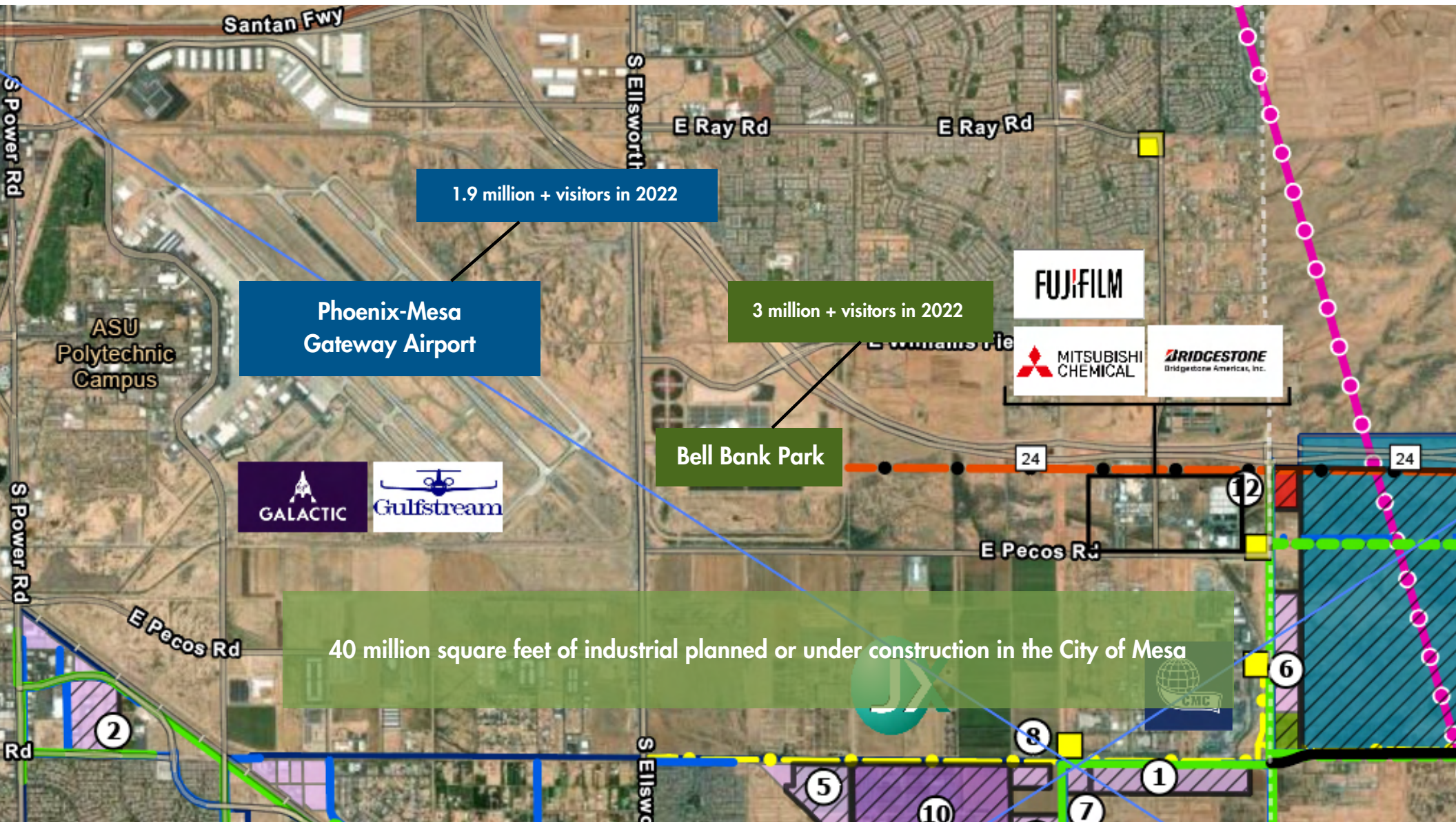
QUEEN CREEK, AZ (March 24, 2023) – [LG Energy Solution](#) (LGES), a leading global manufacturer of lithium-ion batteries for electric vehicles, mobility, IT, and energy storage systems, today announced it will invest a total of \$5.5 billion to build a battery manufacturing complex in Queen Creek, Arizona. The complex will consist of two manufacturing facilities – one for cylindrical batteries for electric vehicles (EV) and another for lithium iron phosphate (LFP) pouch-type batteries for energy storage systems (ESS). The investment represents the largest single investment ever for a stand-alone battery manufacturing facility in North America.



LG Energy Solution

Queen Creek Industrial Area





Barney Farms Site C

Development Opportunity - 32 acres
SSWC Signal Butte and Germann

Barney Farms Pkwy

Utilities in place

E Ryan Rd

E Oriole

Raven

S 230th St

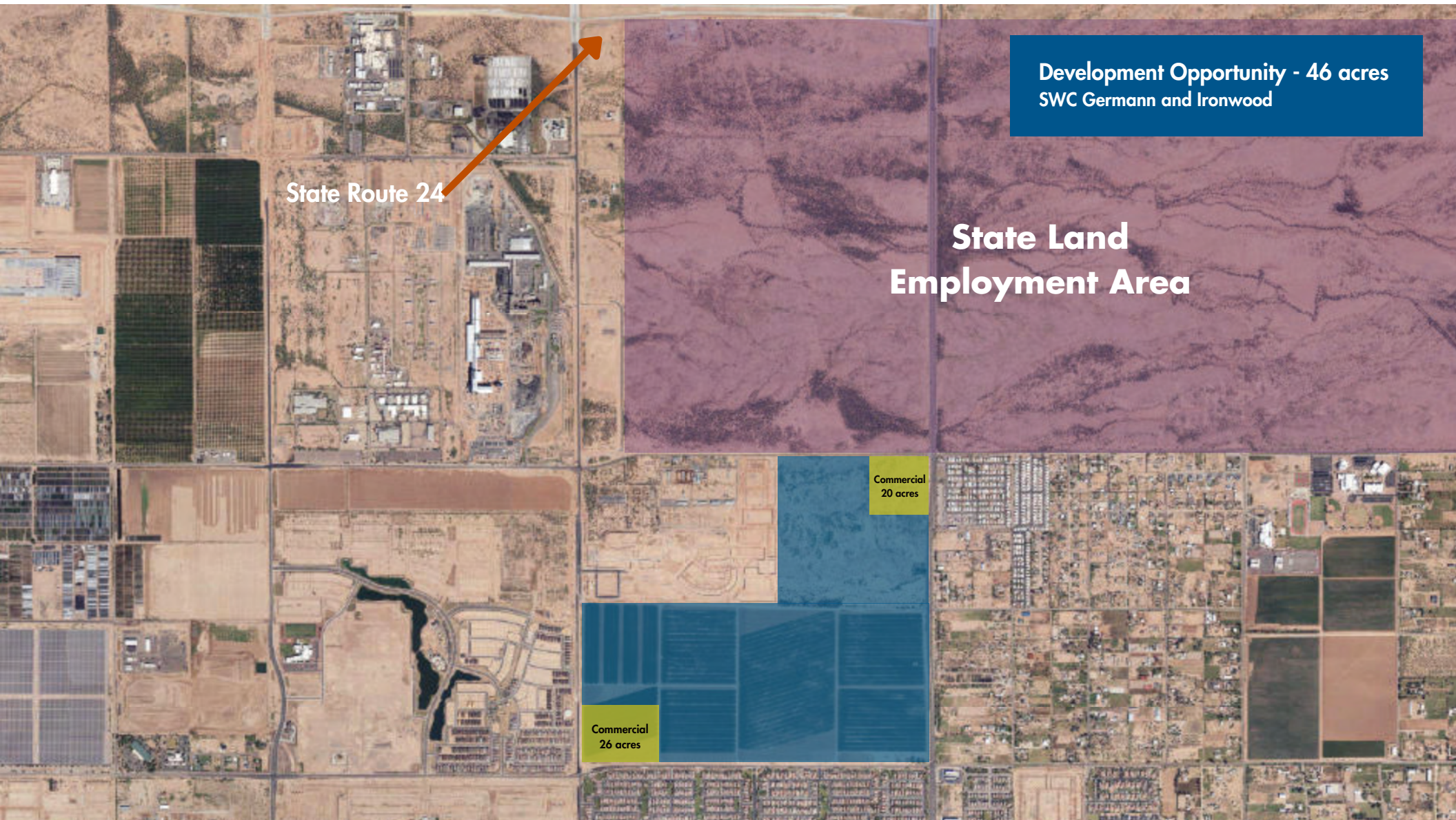
Way

E Arrow

Reins Rd



Barney Farms Site C is located across from the future hub of community activity - Frontier Family Park. Frontier Family Park is an 85-acre facility that will include a recreation and aquatic center, an inclusive play area, a 5-acre fishing lake, lighted ball fields, picnic areas, splash pad, basketball and volleyball courts, 24 pickleball courts, and a 1.5-mile multiuse path. The park is scheduled to open in 2024.



Development Opportunity - 46 acres
SWC Germann and Ironwood

State Land
Employment Area

Commercial
20 acres

Commercial
26 acres

State Route 24



Development Opportunity - 7.9
acres
Downtown

The Barn Bar
Courtyards

Sacred Pint
Tap Room

The Perch

S Ellsworth Rd

S Ellsworth Loop Rd
S Ellsworth Loop Rd

S 208th St

S 209th St

E Duncan St

E Munoz St

E Aldecoa Dr

Queen Creek

Queen Creek Marketplace





Queen Creek Station

An Emerging Nightlife

Dave and Busters - Until 1 AM

Harrkins Theater - Until 10:30 PM

The Perch Brewery - TBD

The Barn Bar Courtyards - TBD

Sacred Pint Tap Room - TBD

Badlands Bar and Grille - TBD

***Friday and Saturday Hours**

