



TOWN OF
QUEEN CREEK
ARIZONA

INVESTTHEQC

2024

**Queen Creek Economic
Development Summit**

DON'T HAVE #FOMO

Experience Greatness in Queen Creek!

**THANK YOU TO OUR
SUMMIT SPONSOR**



Delivering water and power®

TOWN OF QUEEN CREEK

ECONOMIC DEVELOPMENT TEAM



Doreen Cott

Economic
Development Director



Jennifer Lindley

Downtown
Development Manager



Marissa Garnett

Economic
Development Project
Manager



Bridgette Blair

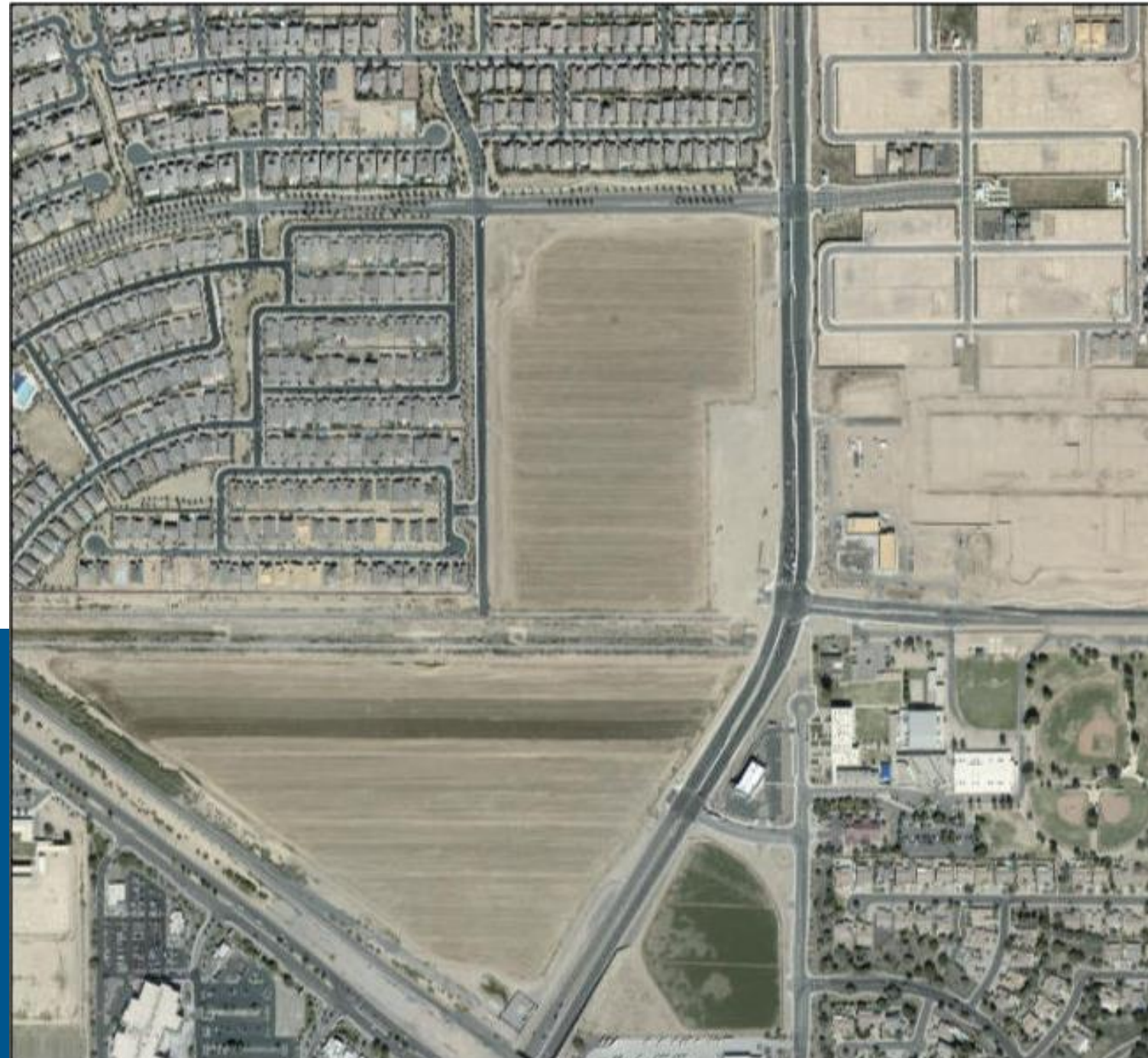
Economic
Development
Specialist

An aerial photograph of a suburban neighborhood, overlaid with a semi-transparent blue filter. A multi-lane highway with several cars is visible on the left side of the frame. The neighborhood consists of numerous houses with light-colored roofs, interspersed with green trees. In the far distance, a range of mountains is visible under a clear sky. The text 'THEN & NOW' is centered in the middle of the image in a large, white, sans-serif font.

THEN & NOW

INVESTTHEQC

THEN AND NOW- QUEEN CREEK AND ELLSWORTH ROADS



THEN

September 2019

Vacant commercial land- all four corners

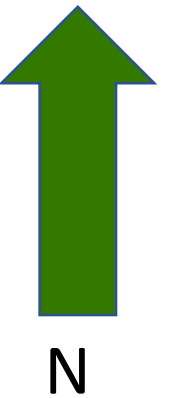


NOW

October 2023

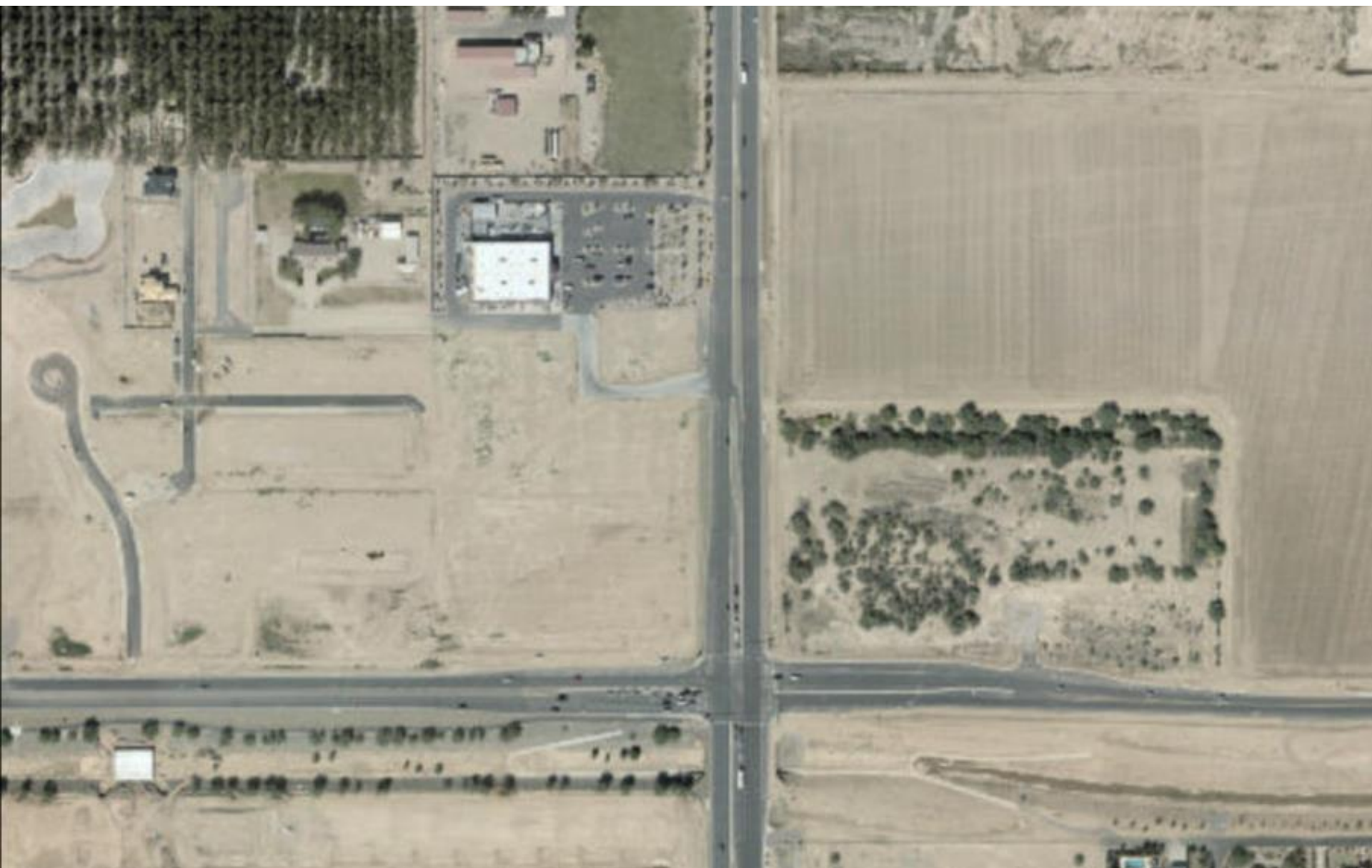
476 new multifamily units

359,000+ square feet of new retail (NWC, NEC and SEC)



NEXT – New tenants under construction, Developable commercial land on SWC

THEN AND NOW- ELLSWORTH AND RIGGS ROADS



THEN

September 2019

Vacant land- all four corners

NEXT – Phase II Pecan Lake Entertainment, remaining pads/space at NWC and NEC corner



NOW

October 2023/today

Pecan Lake Entertainment, Queen Creek Botanical Gardens, QC Commons retail, Pecan Plaza retail, Fat Cats
275 new multifamily units
nearly 300,000 square feet of new retail



THEN AND NOW- SIGNAL BUTTE AND OCOTILLO ROADS



THEN

September 2019
Vacant commercial land on
northwest and northeast corners



NOW

October 2023/today
174 new multifamily units (NEC)
21,000 square feet new medical office (NWC)
16,000 square feet of new retail (NEC)

NEXT

Last pad in review (NEC)



THEN AND NOW- SIGNAL BUTTE AND QUEEN CREEK ROADS



THEN

September 2019

Vacant land, rural residential, or agriculture use
all four corners

NOW

October 2023/today

85-acre Frontier Family Park (N/NWC)
198,000 square feet of new retail (SWC)
130 new multifamily units (SEC)

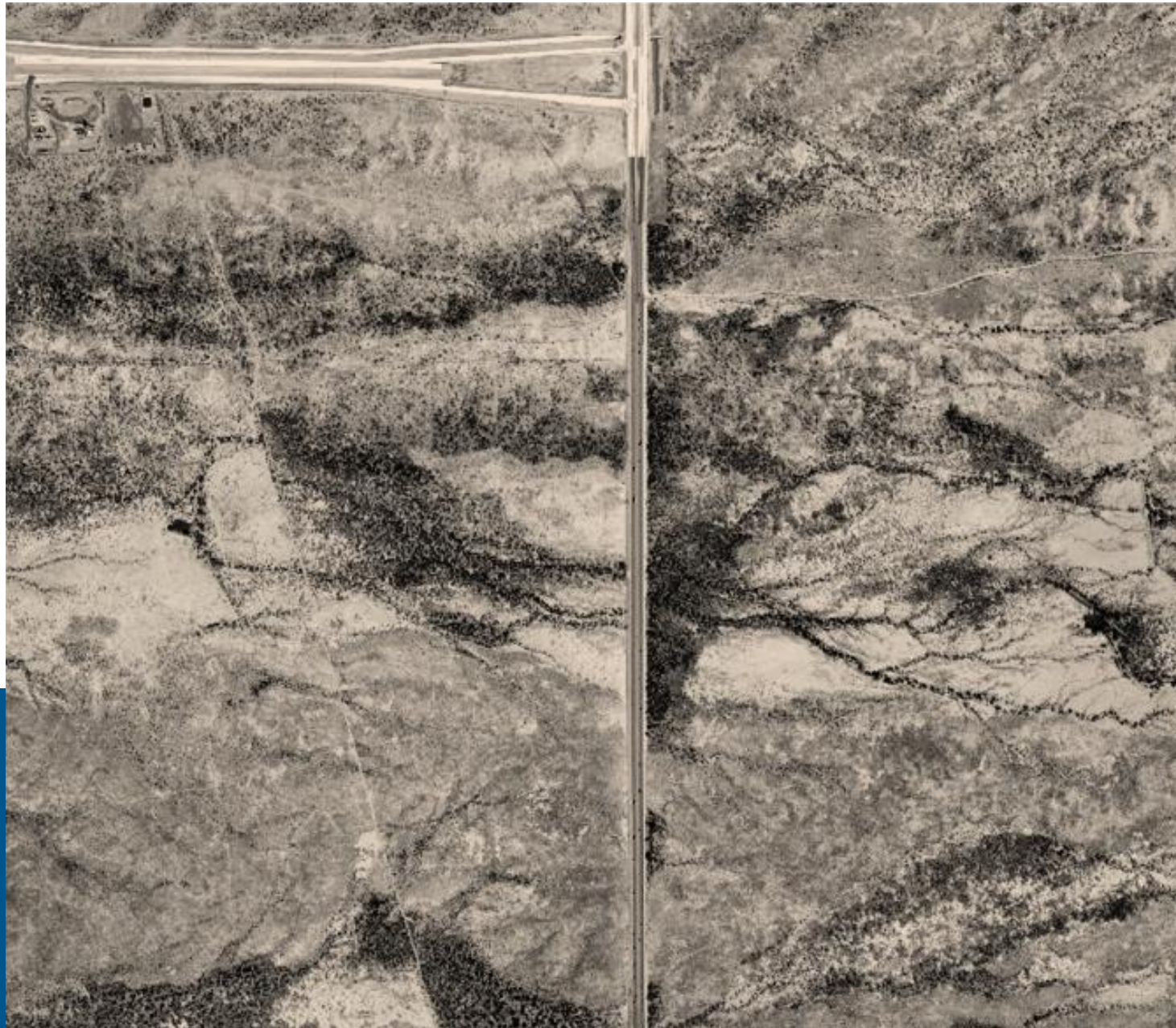
NEXT

600+ future single family lots (NEC and S/SWC)
Future commercial corner (SEC)



N

THEN AND NOW- IRONWOOD AND PECOS ROADS



THEN

October 2020

Early stages of SR24, vacant land



NOW

October 2023/today

LGES under construction on first facility (SEC Pecos and Ironwood)

NEXT - LGESS to begin construction soon (NEC Germann and Ironwood)



THEN AND NOW- COMBS/RIGGS BETWEEN RITTENHOUSE & IRONWOOD/GANTZEL ROADS



THEN

September 2019

QC Olive Mill, Schnepf Farms, Banner, vacant land



NOW

October 2023/today

910 new multifamily units (including the Village at Schnepf Farms on Cloud)
260,000 SF new commercial in QC (including future Target)

NEXT – Target at Vineyard, commercial land west of Vineyard Towne Center, Harvest Station commercial, future condos in Encanterra

An aerial photograph of a suburban neighborhood, featuring a mix of residential houses, green trees, and a multi-lane road with some traffic. The entire image is covered with a semi-transparent blue filter. The text 'VIDEO OF FOUNDING FATHERS' is centered in a large, white, sans-serif font.

VIDEO OF FOUNDING FATHERS

INVESTTHEQC

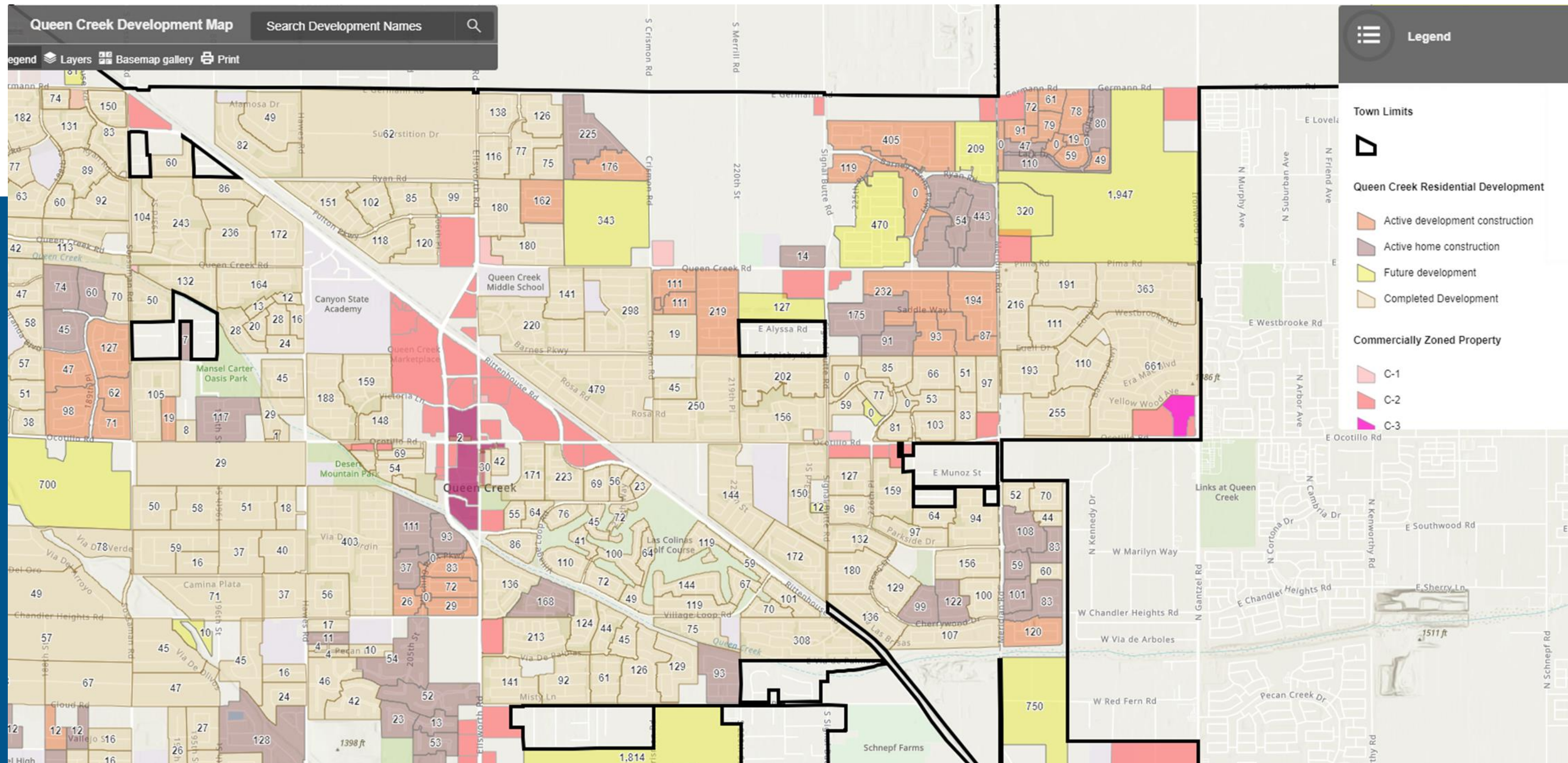


An aerial photograph of a suburban neighborhood, showing a grid of streets, houses, and trees. The image is overlaid with a semi-transparent blue filter. In the background, a range of mountains is visible under a clear sky. A multi-lane highway with several cars is visible in the lower-left corner.

RESIDENTIAL- SINGLE FAMILY AND MULTIFAMILY

INVESTTHEQC

<https://investtheqc.com/demographics/>



HOUSING ACTIVITY

Single Family Permit activity (by calendar year):

- 2020 – 1,985 permits
- 2021 – 1,947 permits
- 2022 – 1,301 permits
- 2023 – 1,344 permits
- 2023 – averaged 112/month
- 2024 (Jan–April 29, 2024) – 626 permits

Multifamily units:

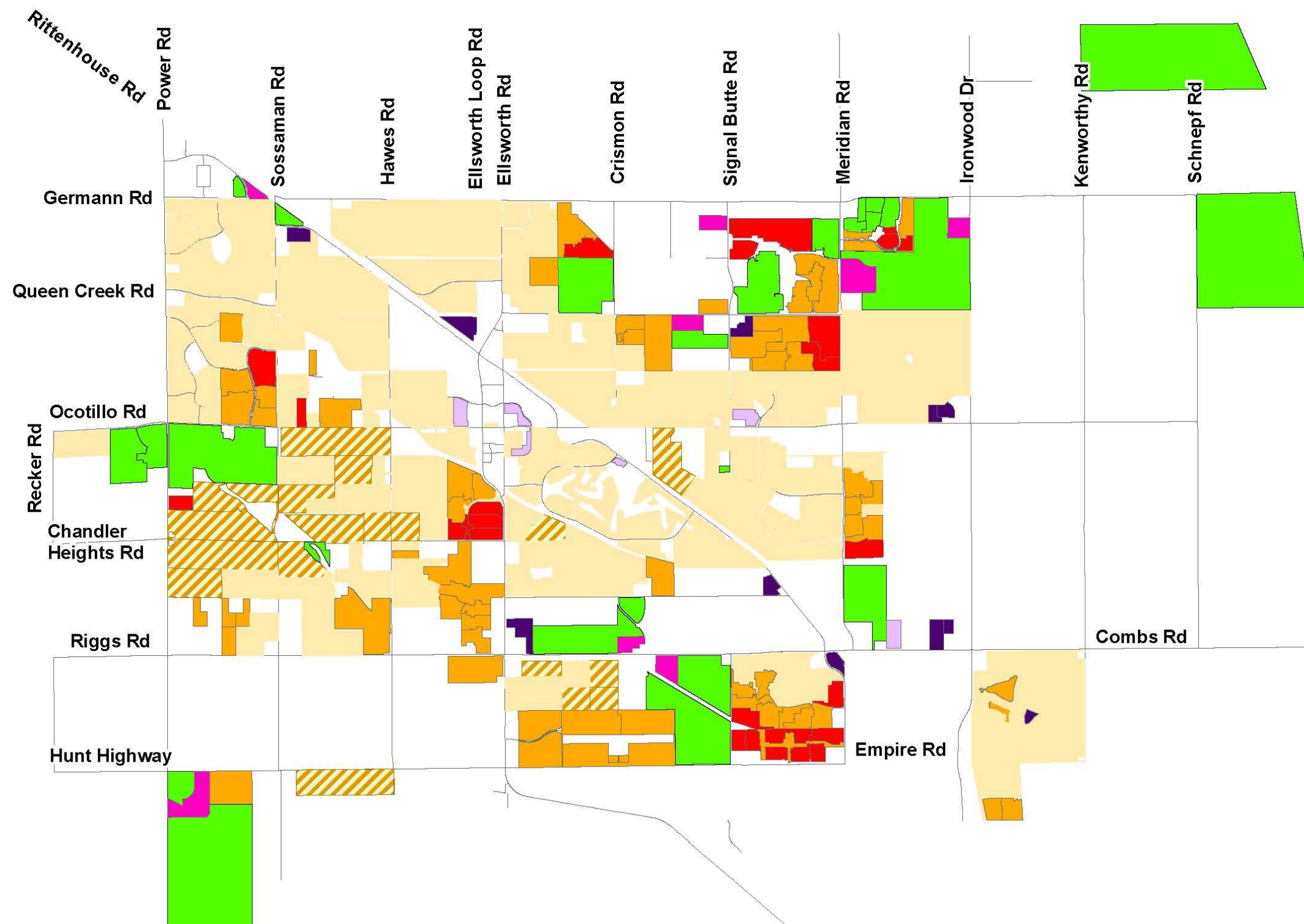
- Existing – 2,274
- Under Construction – 990
- Site Plan Approved – 815

Total = 4,079



92%
of occupied homes are
owner-occupied.





Multi-Family Development Status

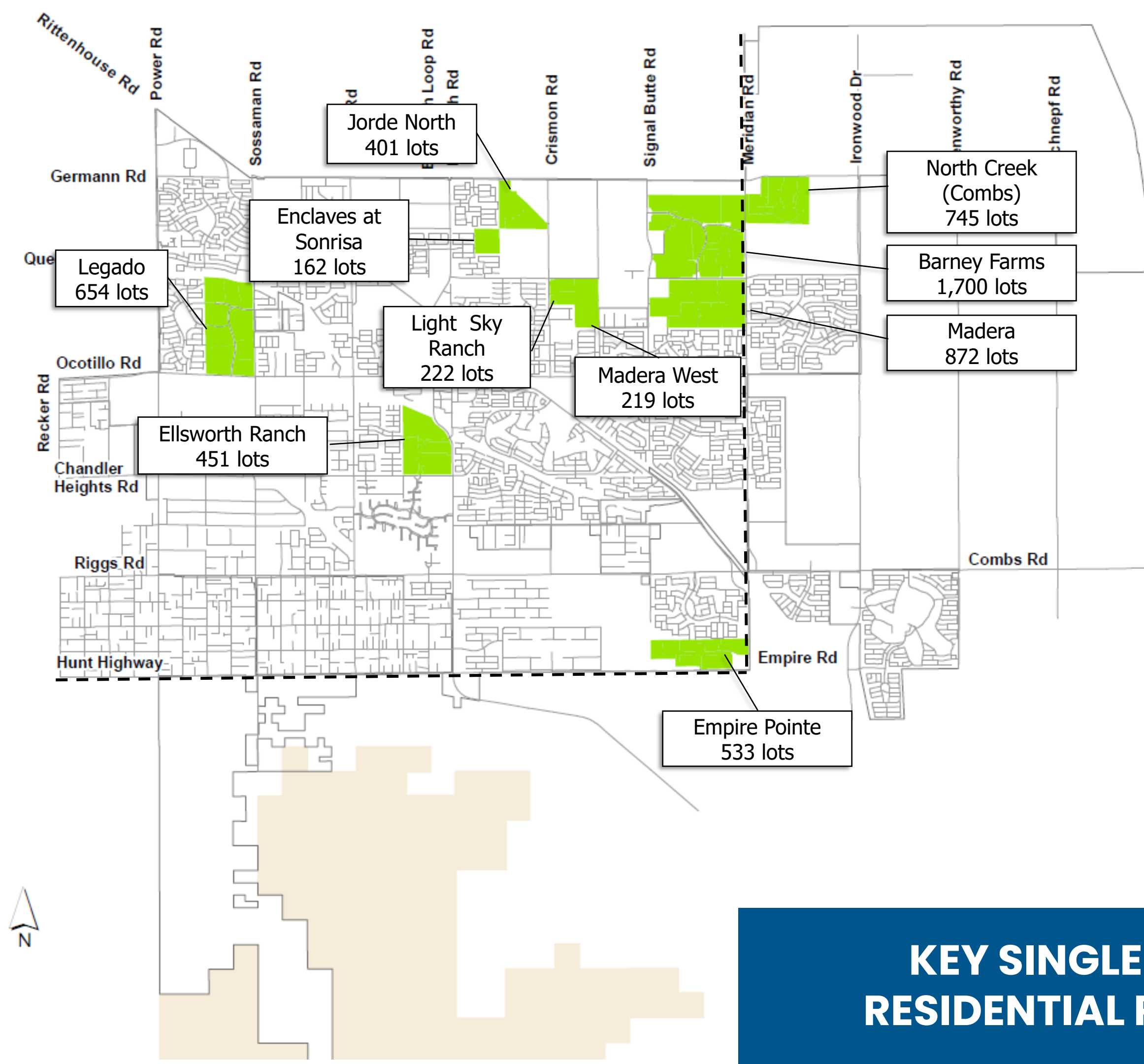
- Future development - estimated 1,742 units
- Active construction - 2,125
- Completed - 1,108 units

**as of Oct. 23*

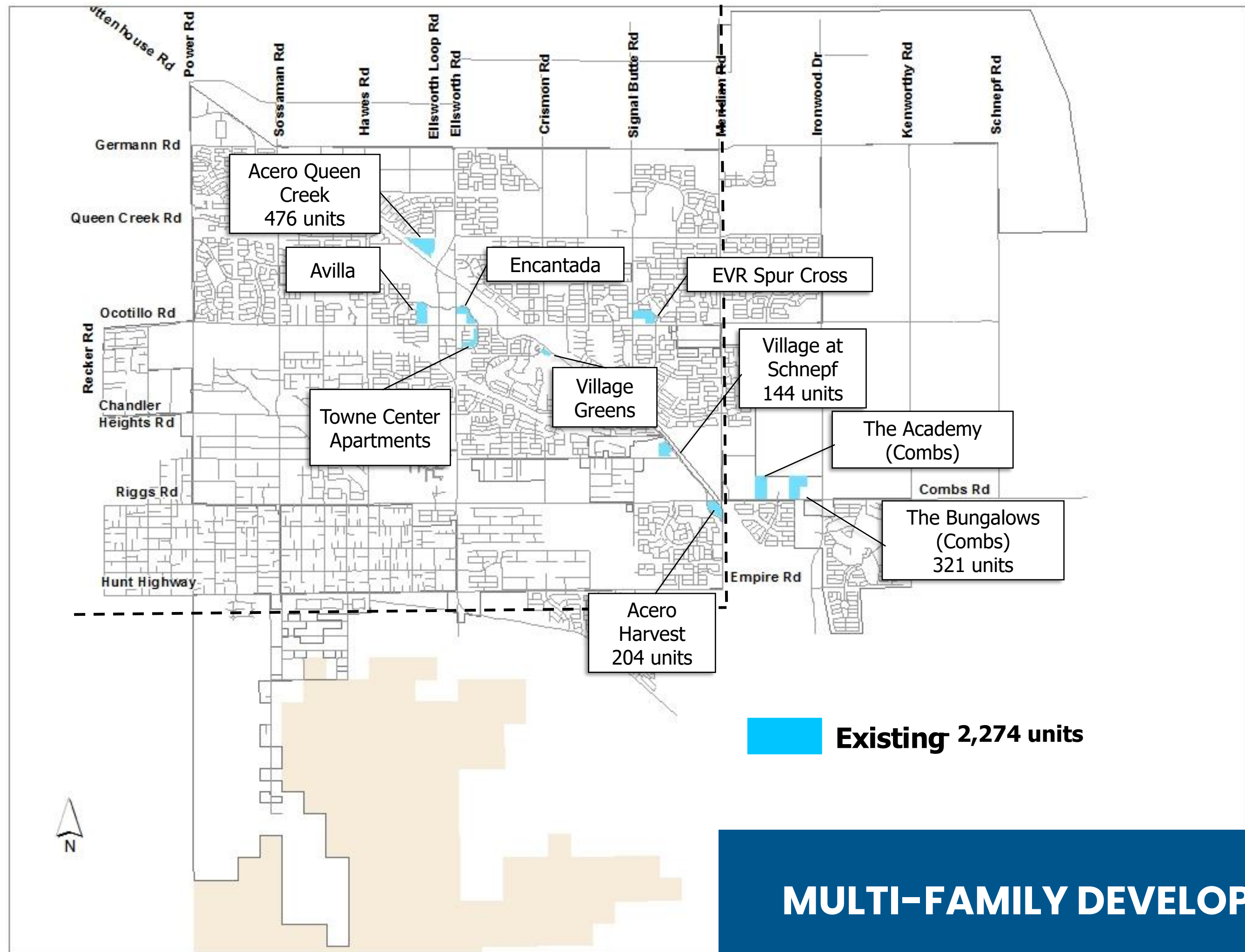
Subdivision Development Status

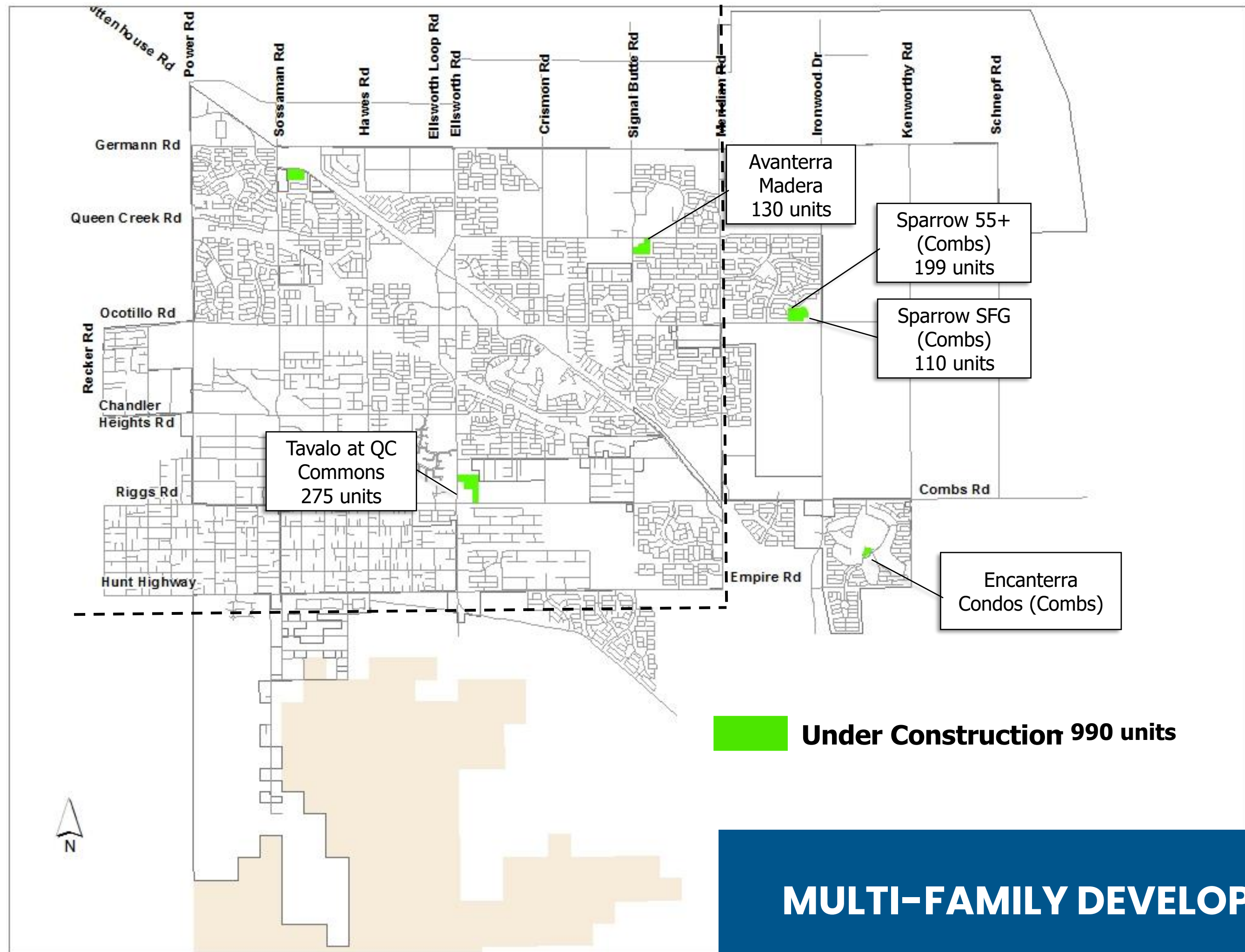
- Active development construction - 2,234 lots (246 lots not platted)
- Active home construction
- Completed
- Completed - Some Lots Available
- Future development - estimated 10,569 lots*

**excludes State Land*

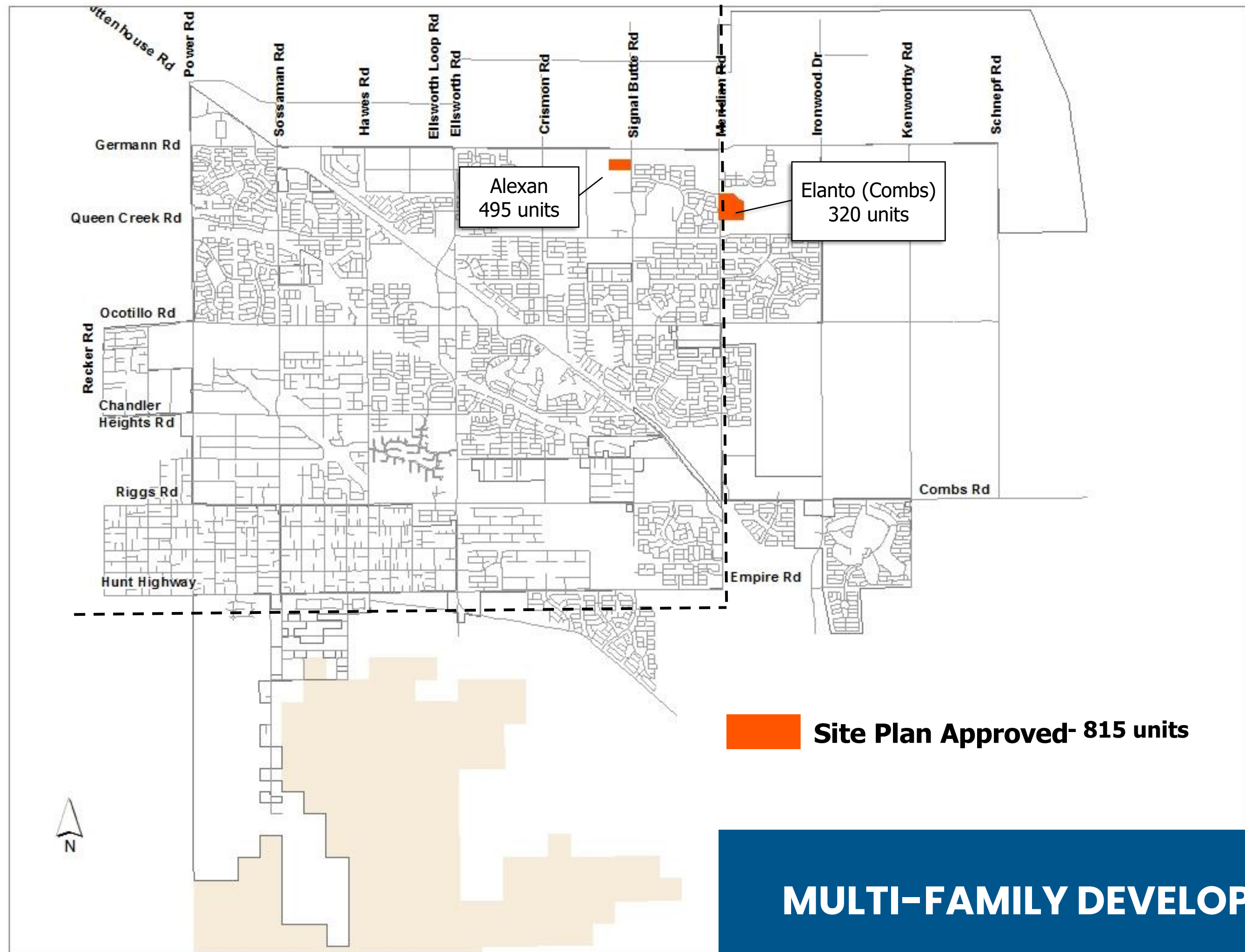


KEY SINGLE FAMILY RESIDENTIAL PROJECTS





MULTI-FAMILY DEVELOPMENT



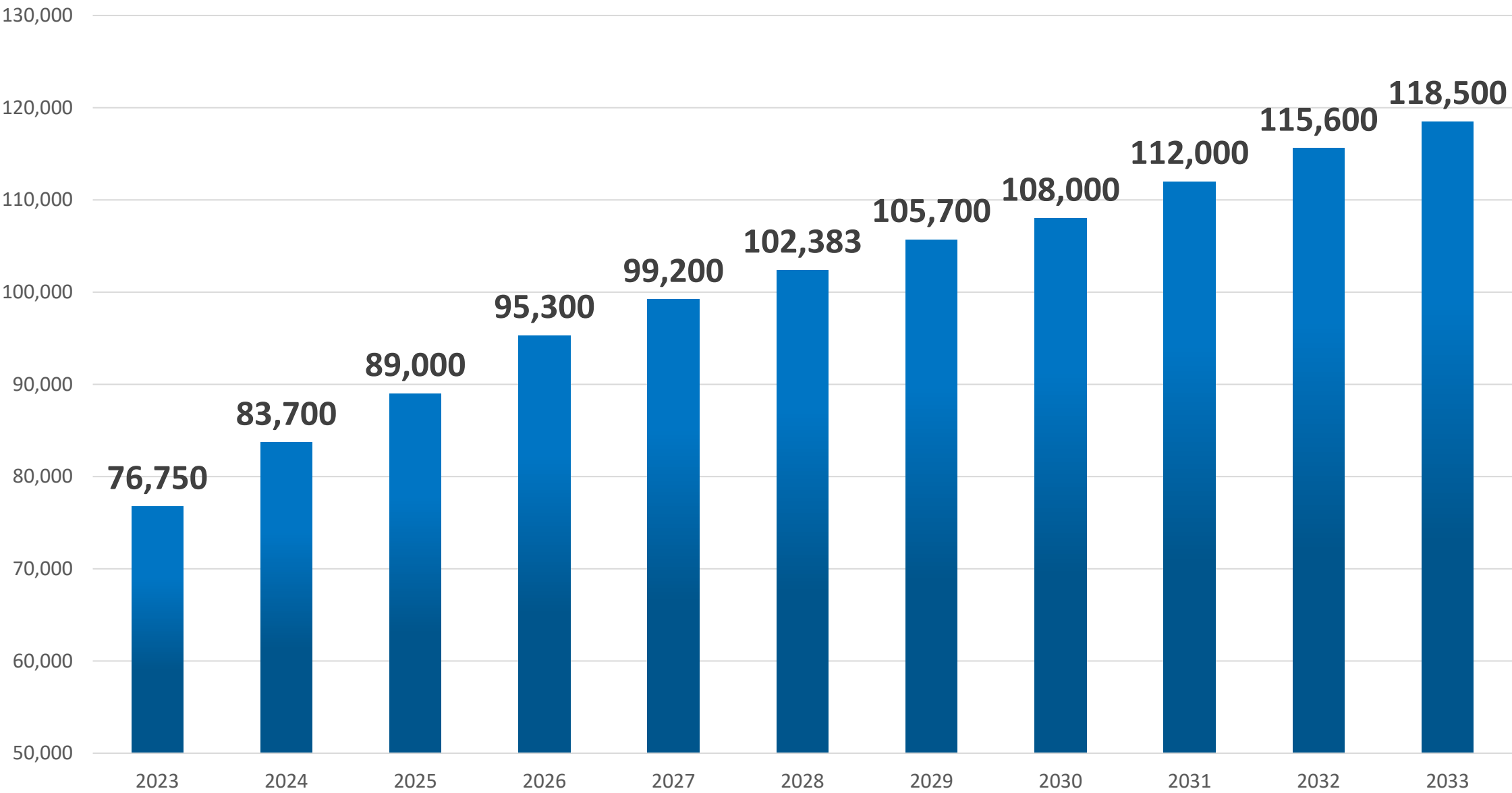
MULTI-FAMILY DEVELOPMENT

An aerial photograph of a suburban neighborhood, likely in the Phoenix area, showing a mix of residential housing, green spaces, and a major highway (I-17) on the left. The background features a range of mountains under a clear sky. The entire image is overlaid with a semi-transparent blue filter.

DEMOGRAPHICS & WORKFORCE

INVESTTHEQC

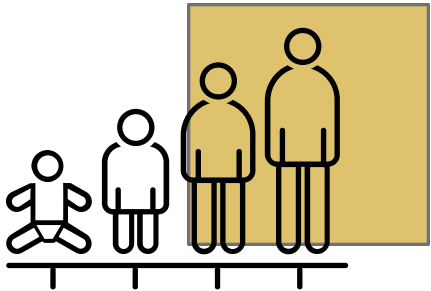
DEMOGRAPHICS



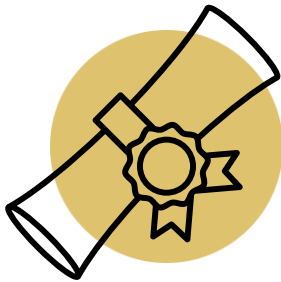
Includes single and multifamily. Figures based on 7/1 of that year.



\$160,467
**Average Household
Income**



33.7
**Median
Age**



46.5%
**Bachelor's Degree
or Higher**



5%
**Average Growth Rate
Over the Next 10 Years**

42,000+ (54%+)
**Total Growth in the
Next 10 Years**



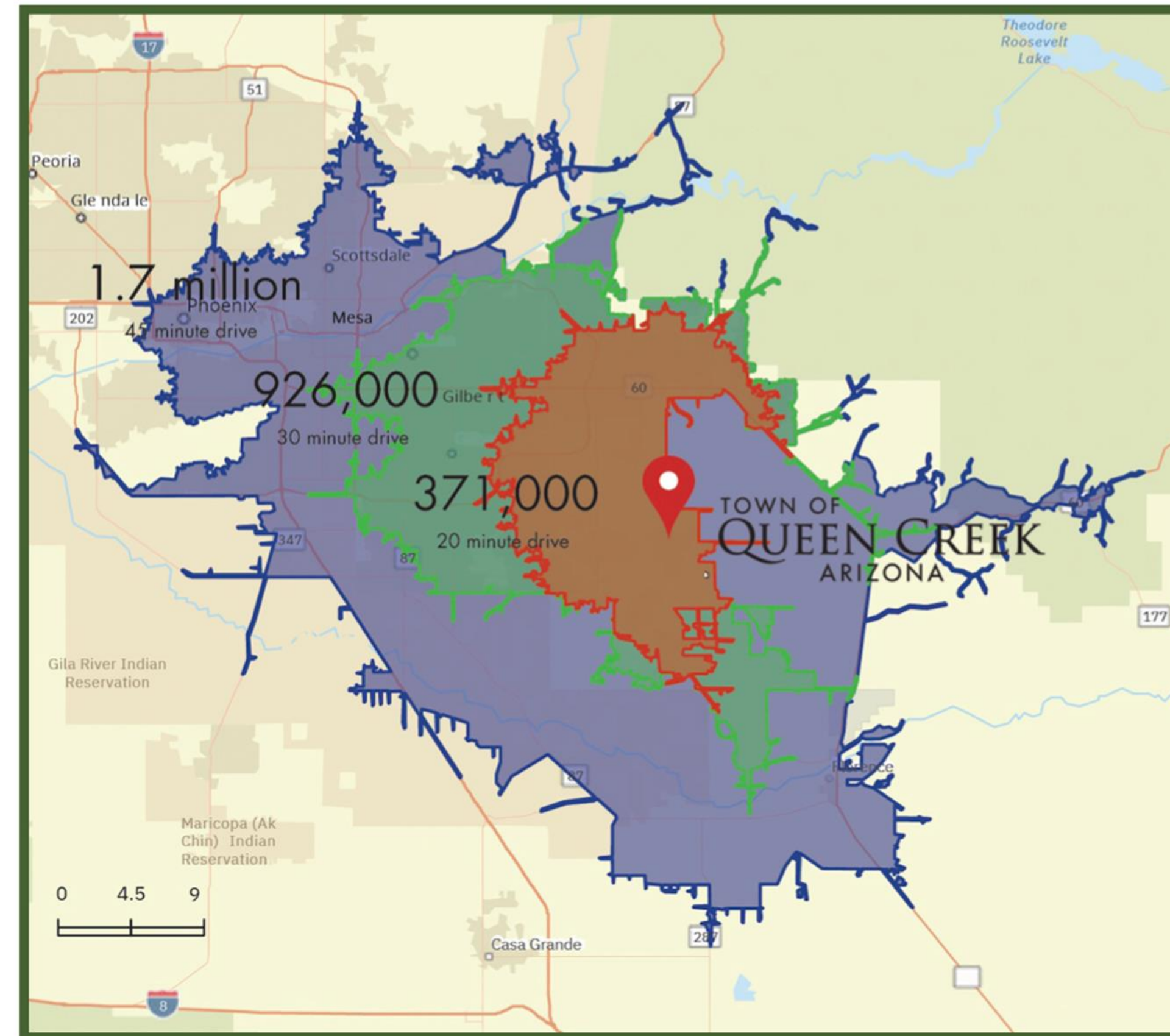
150K
Buildout Population

WORKFORCE

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 Communiversity 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.

1.8 million people within a 45-minute drive



K-12 + WORKFORCE

- The Town of Queen Creek is home to several A and one A+ rated schools within the six public school districts, and private and charter schools.
- School districts are expanding and bringing new schools to Queen Creek in response to the community's growth. Queen Creek Unified School District is experiencing 6% growth.
- ASU Polytechnic, Chandler-Gilbert Community College, the Communiversity, and Central Arizona College ensure workforce preparedness for the East Valley.
- ASU's Polytechnic Campus has just under 10,000 students.



LOCAL AND REGIONAL ASSETS



An aerial photograph of a city, likely Phoenix, Arizona, showing a mix of residential neighborhoods, commercial areas, and green spaces. A major highway is visible on the left side. The entire image is covered with a semi-transparent blue filter. The word "DOWNTOWN" is written in large, bold, white, sans-serif capital letters across the center of the image.

DOWNTOWN

INVESTTHEQC

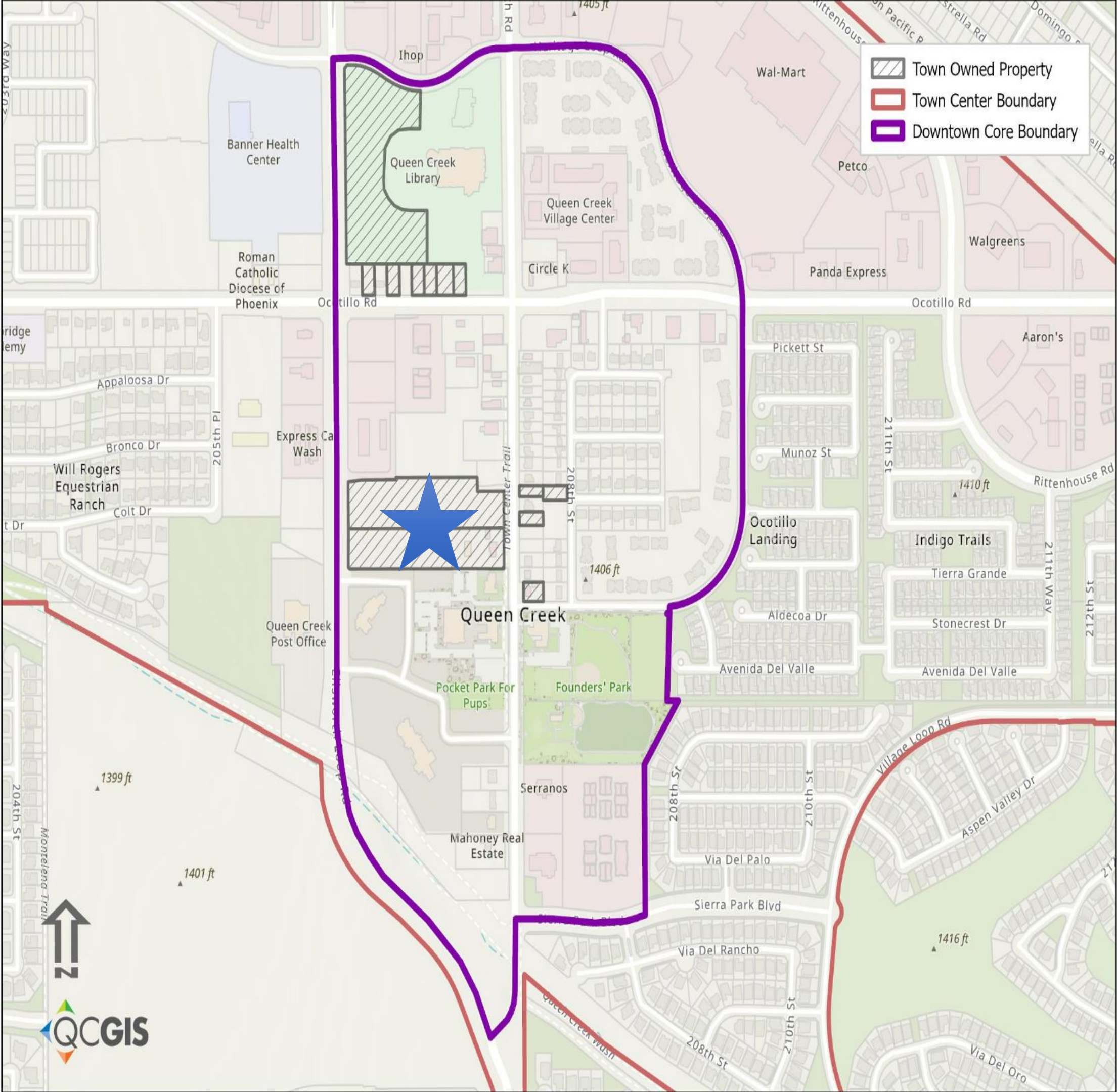
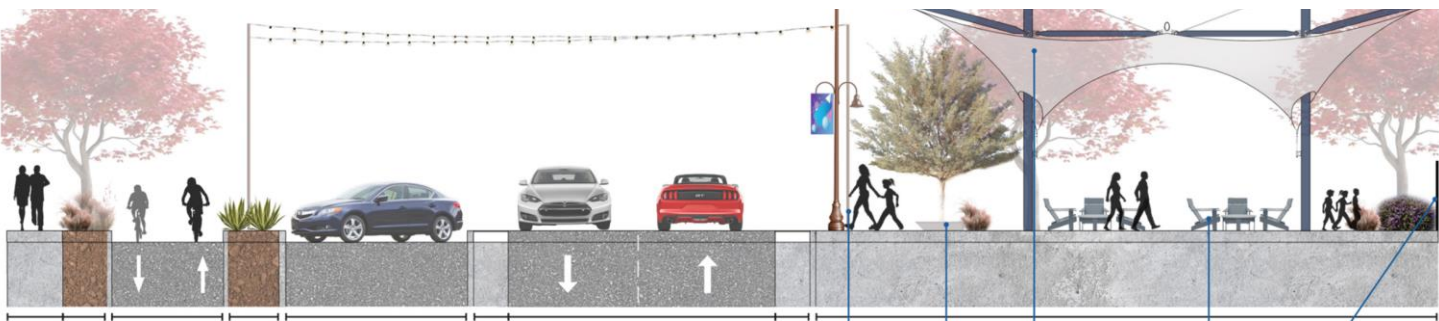
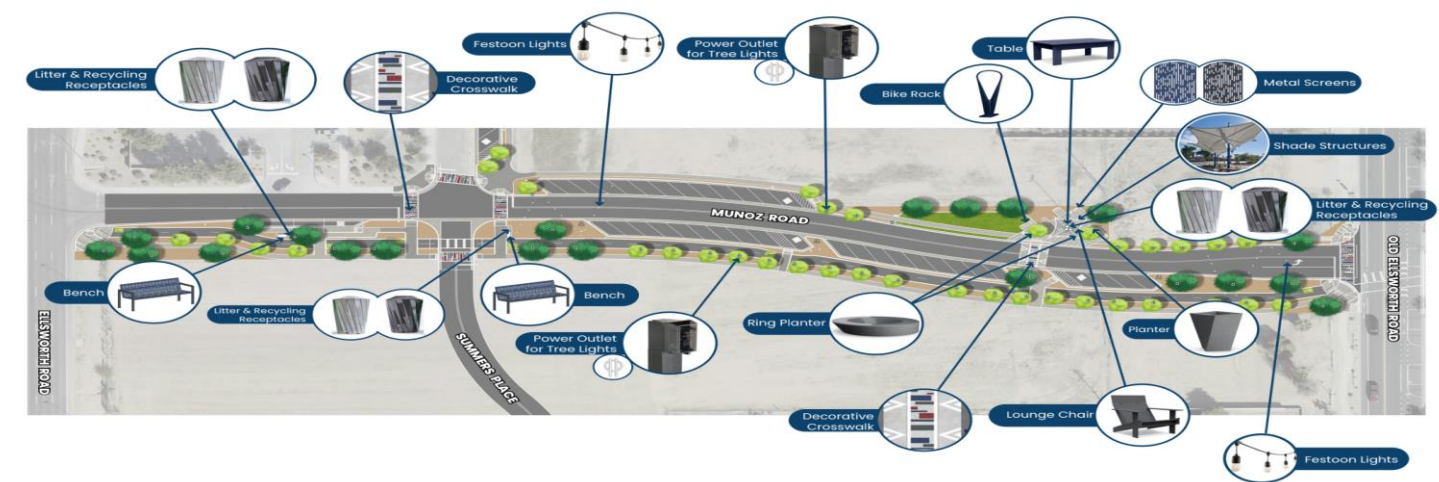
DOWNTOWN QUEEN CREEK

- Investments
- Developments
- Opportunity



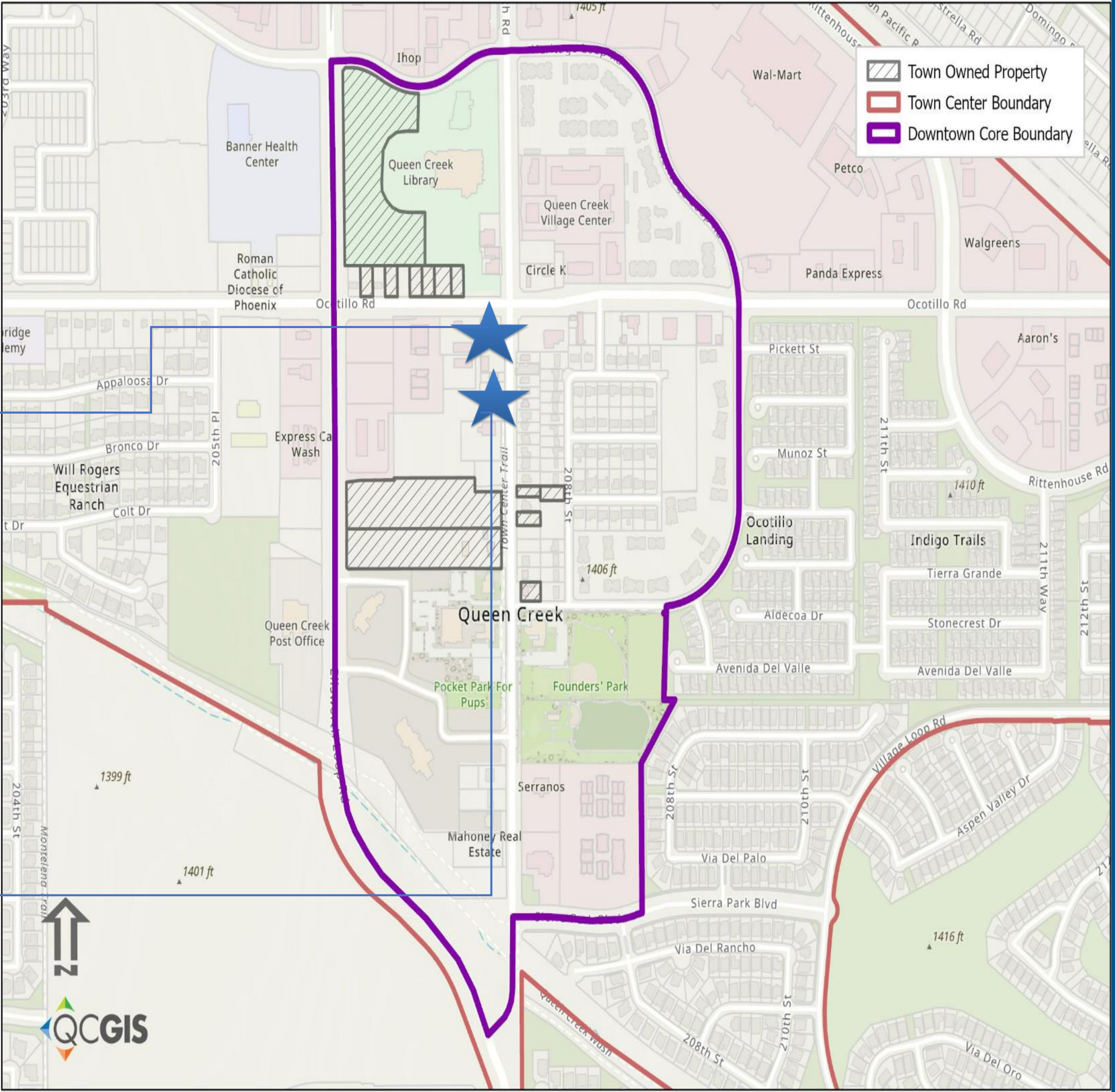
INVESTMENTS

- Three new connector roadways – Munoz, Summers Place & Aldacoa

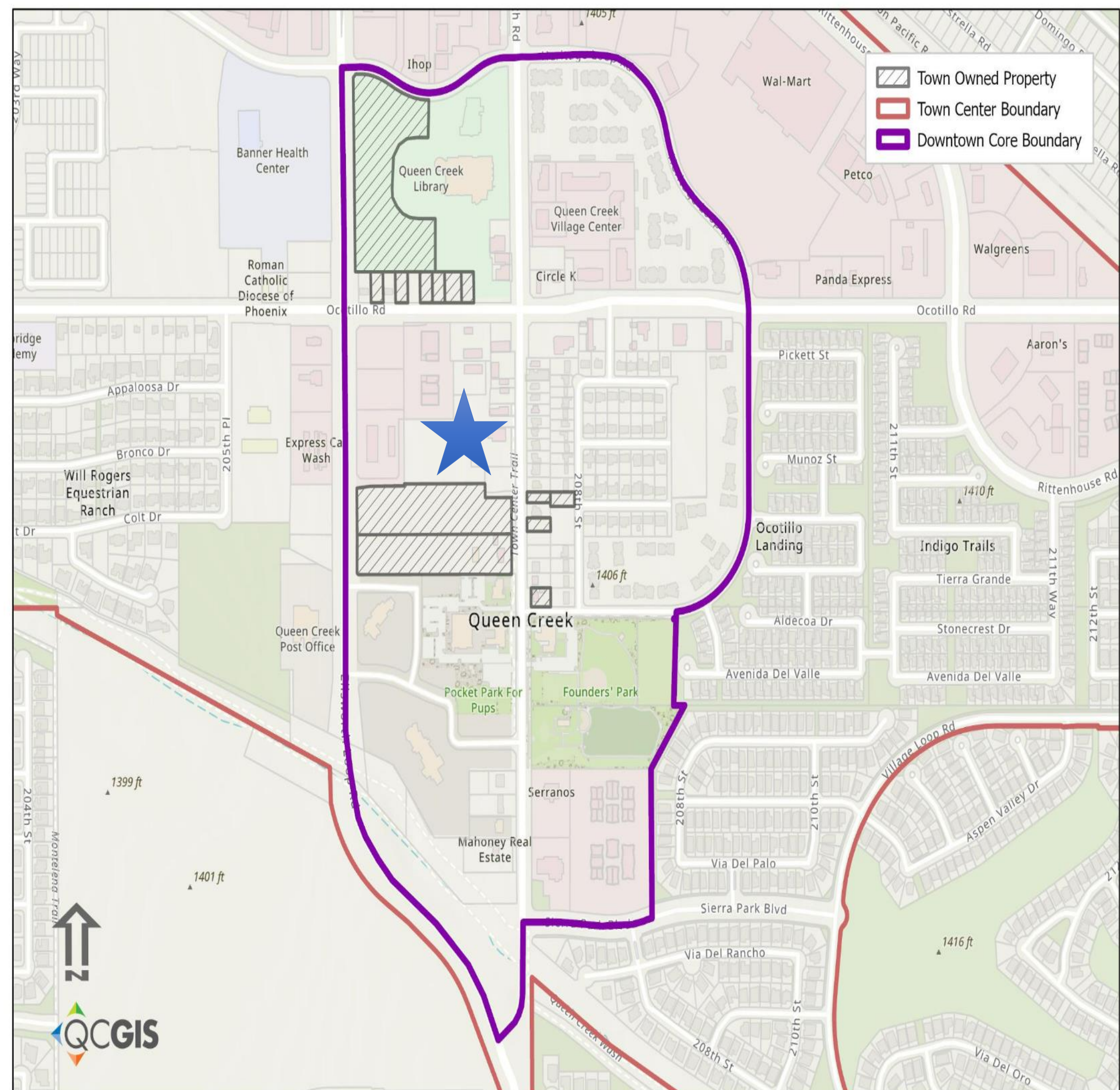
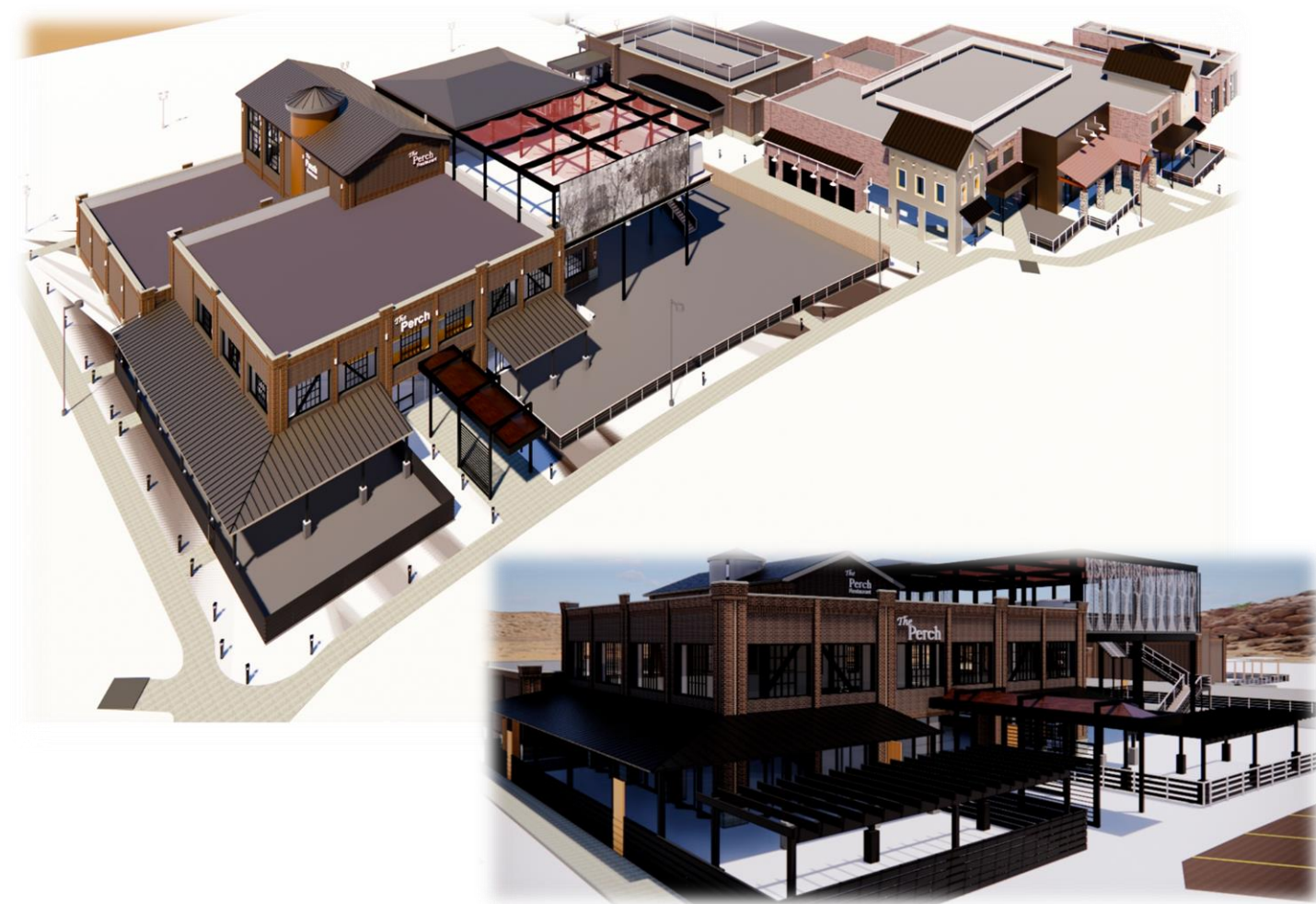


DEVELOPMENTS

BADLANDS
BAR & GRILL



DEVELOPMENTS



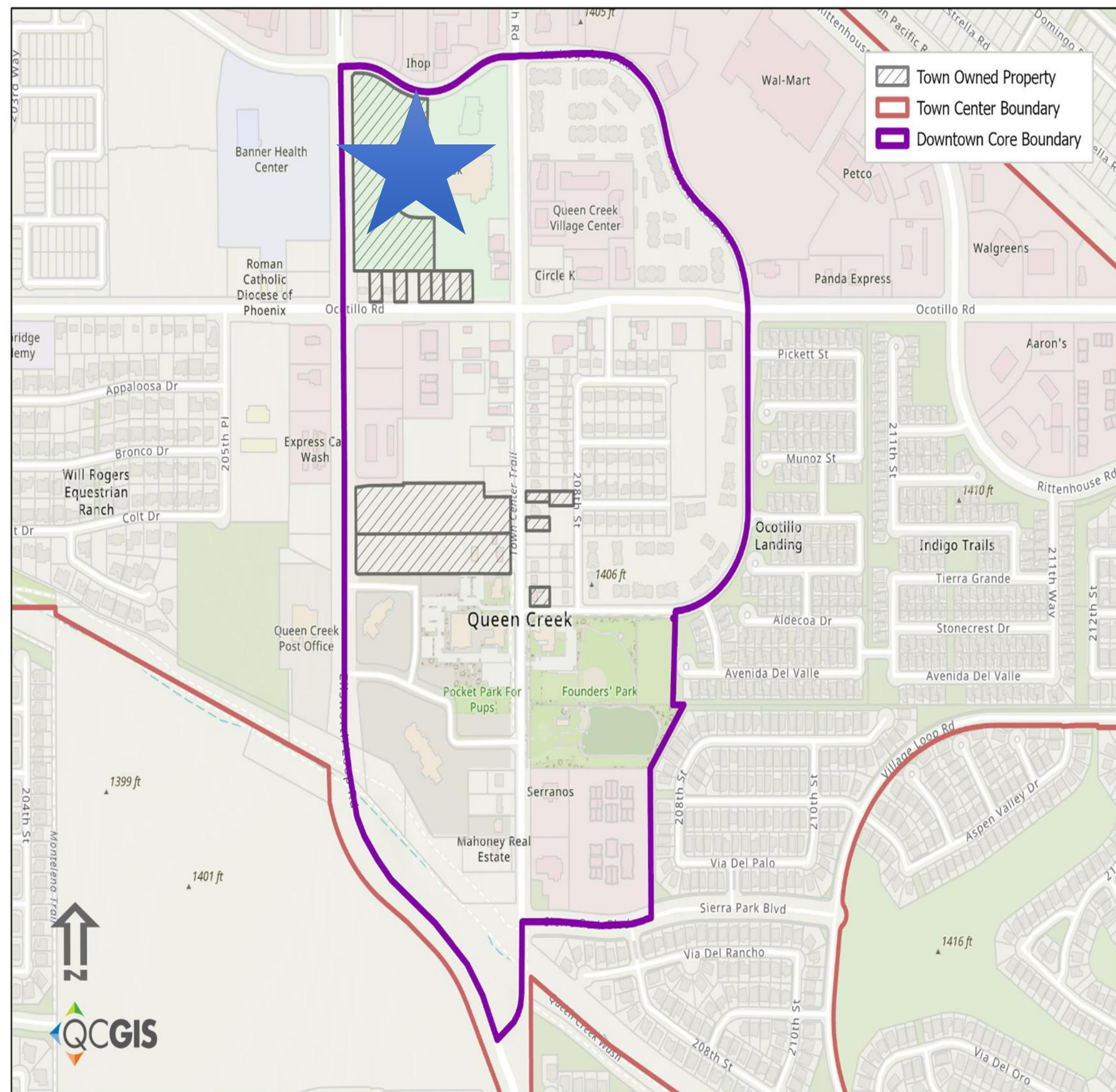
DEVELOPMENTS

CREATION REPE

LGE | DESIGNBUILD



- 6.8 acres of Town owned land
- Approx. 280,000 SF of mixed-use development including boutique office, retail, restaurant and multi-family



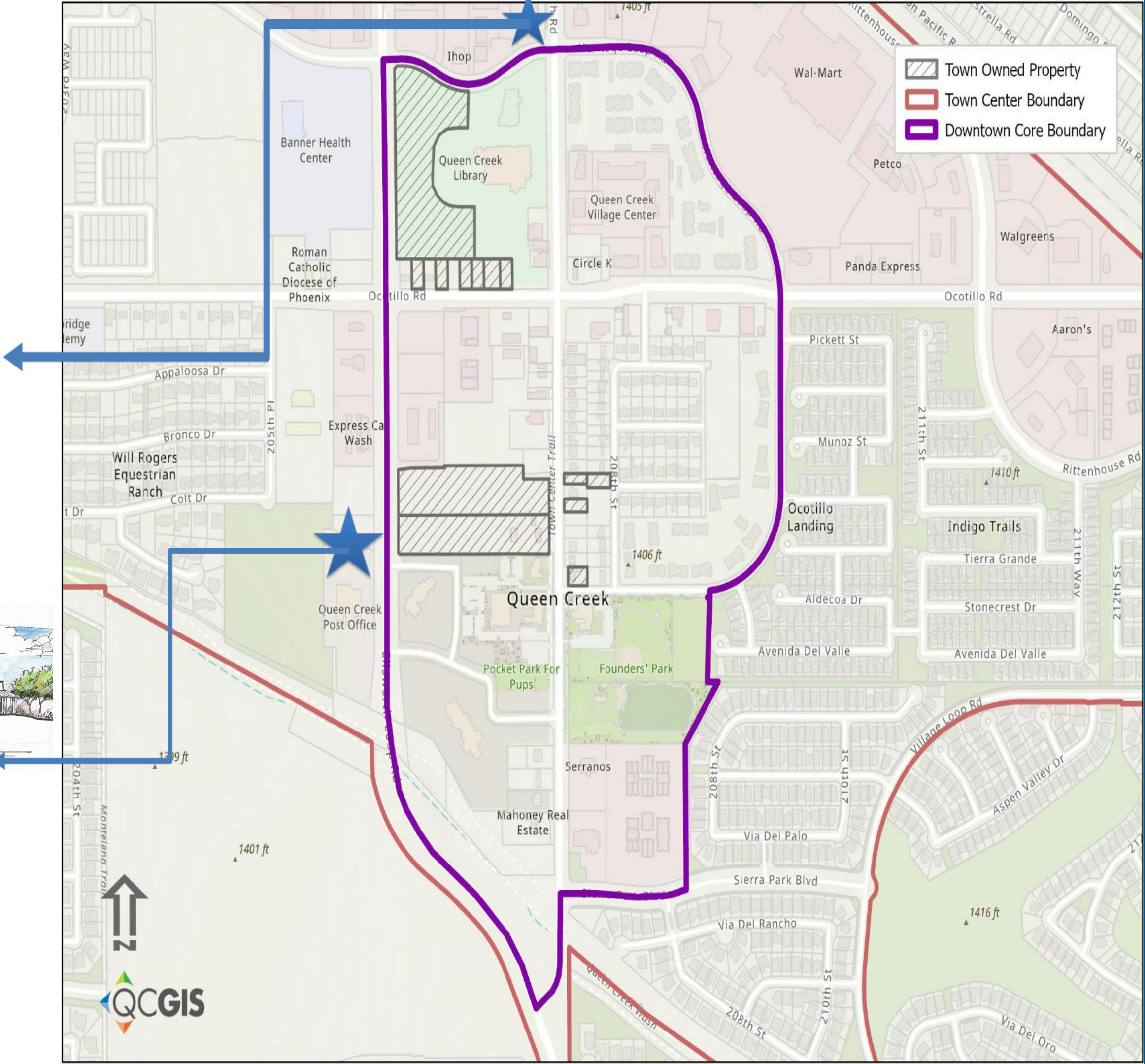
DEVELOPMENTS



- 125 room hotel

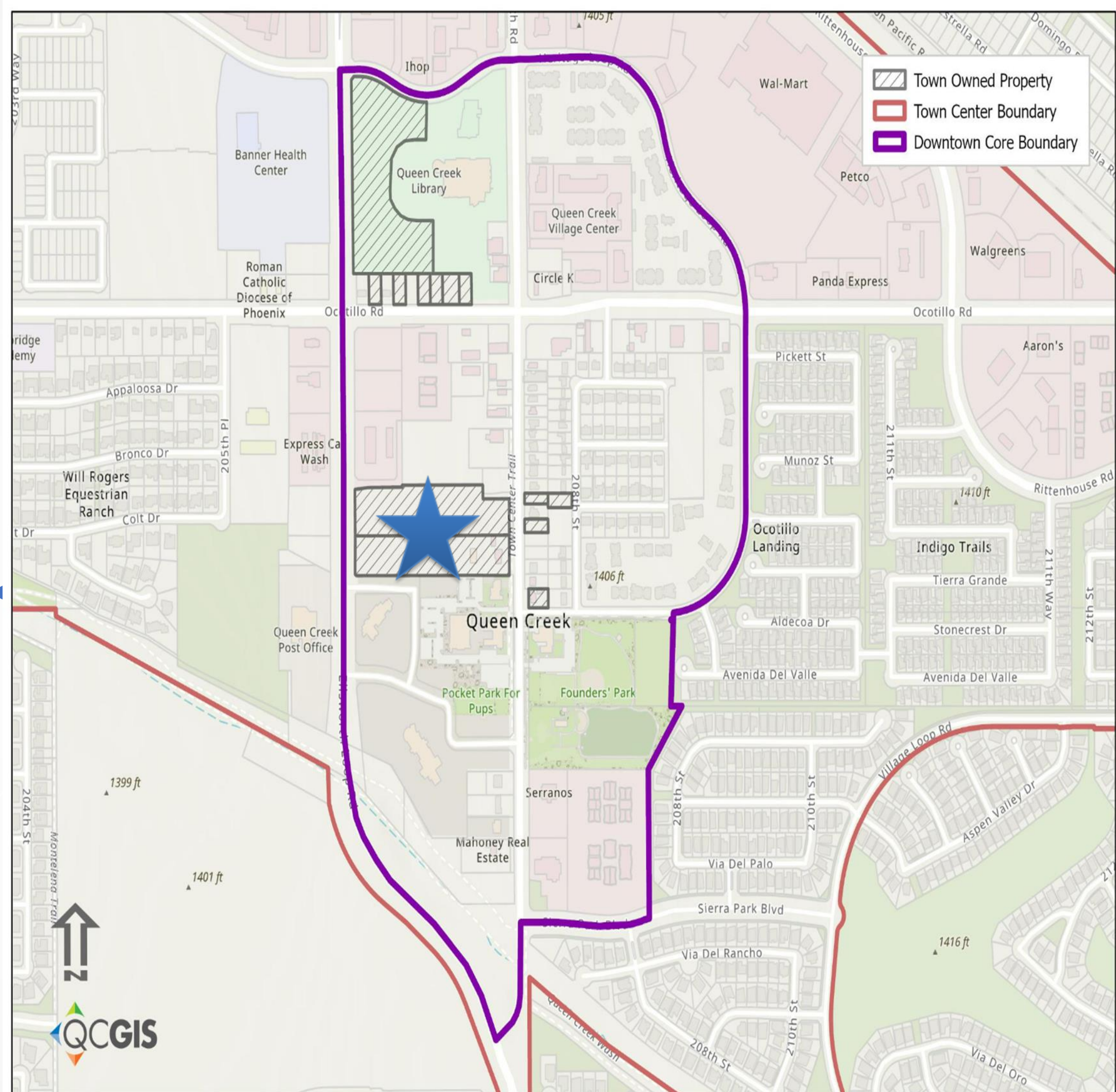
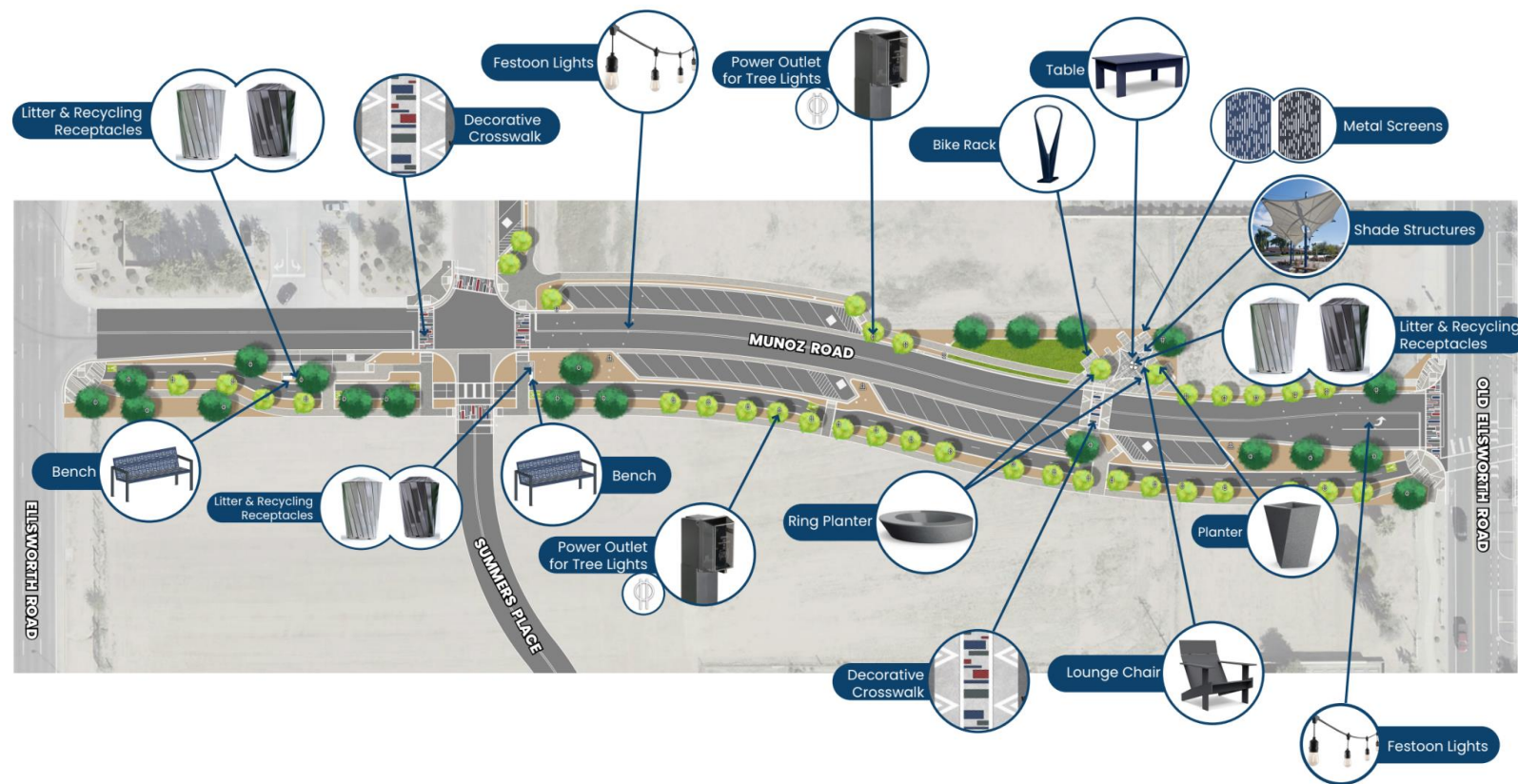


- 20,000 SF of medical office



OPPORTUNITY

- Future development opportunity
- Town owned land – approx. 7 acres
- Frontage on Ellsworth Road & Ellsworth Loop





COMING SOON

TOWN OWNED LAND

LOCATED IN THE HEART OF QUEEN CREEK



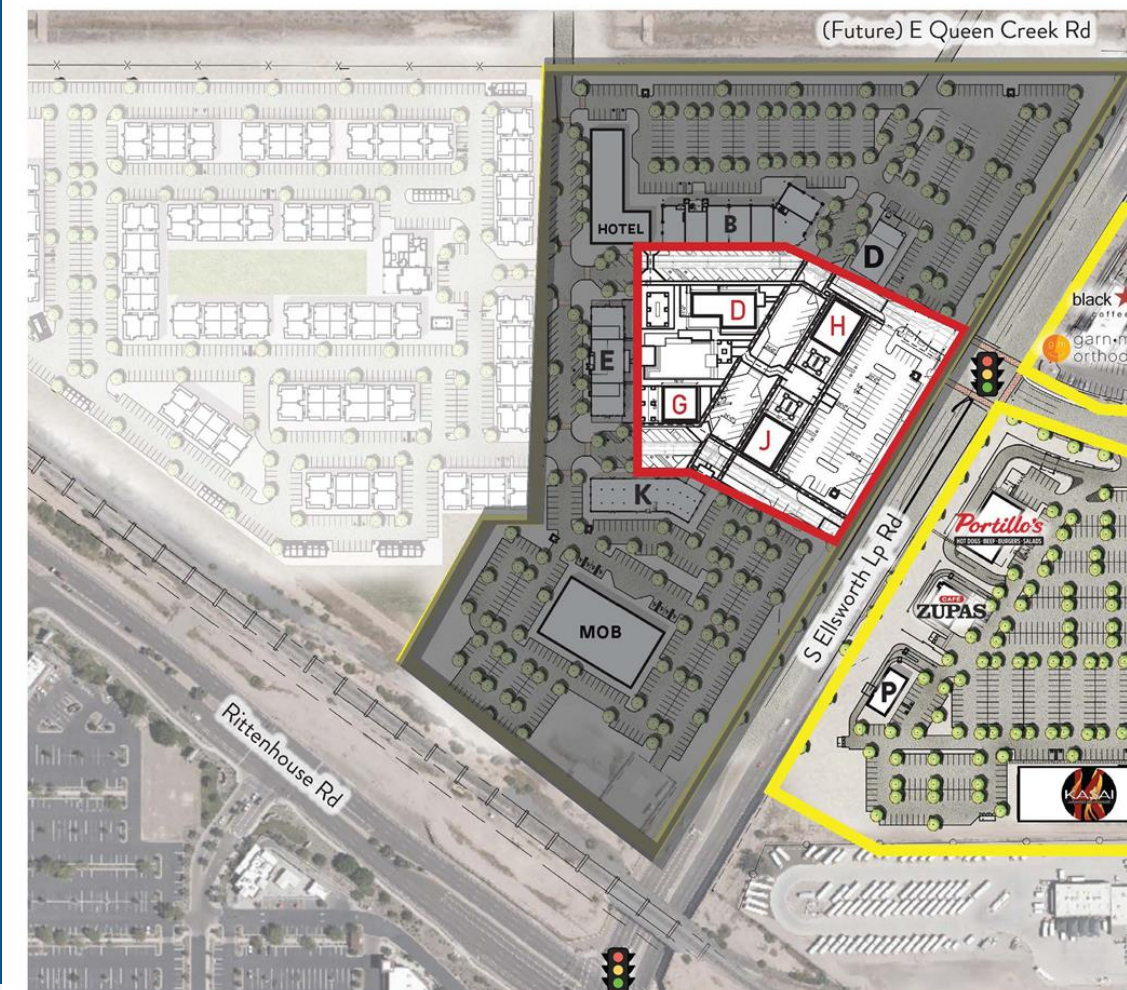
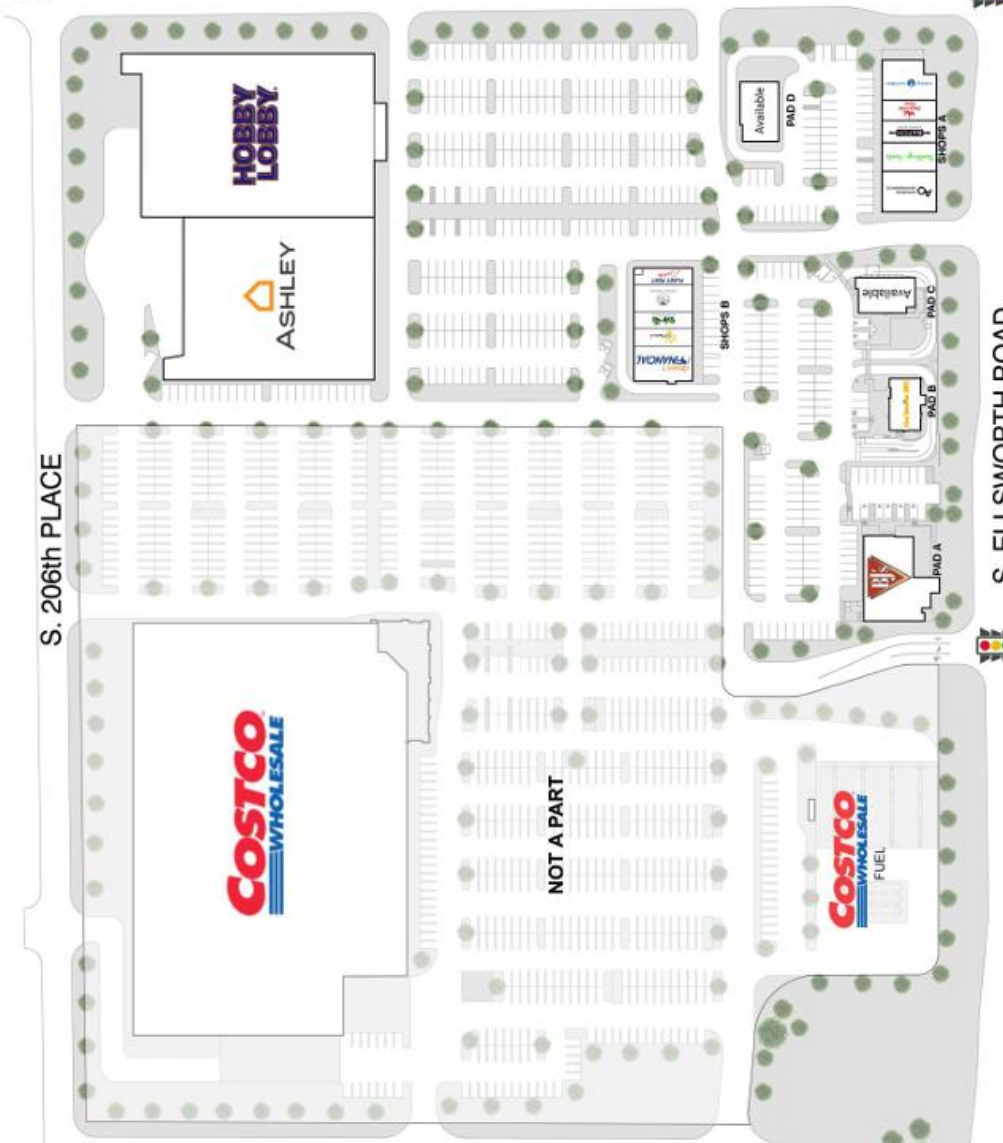
For more information

InvestTheQC.com

Jennifer Lindley . Downtown Development Manager
E-mail: jennifer.lindley@queencreek.org

NORTH OF TOWN CENTER

- NW of Ellsworth and Rittenhouse
- Queen Creek Station- retail pads
- Queen Creek Crossing- Costco
- Multifamily just west of the site
- Ellsworth Loop visibility

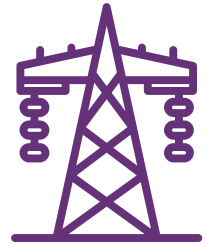


An aerial photograph of a suburban neighborhood, likely in the Phoenix area, showing a mix of residential housing, green spaces, and a major highway (I-17) on the left. The image is overlaid with a semi-transparent blue filter. The text 'NORTHEASTERN TIER' is prominently displayed in the center in a large, white, sans-serif font.

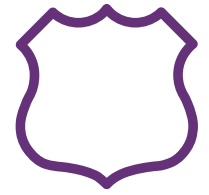
NORTHEASTERN TIER

INVESTTHEQC

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 & Top-Rated K-12 Education



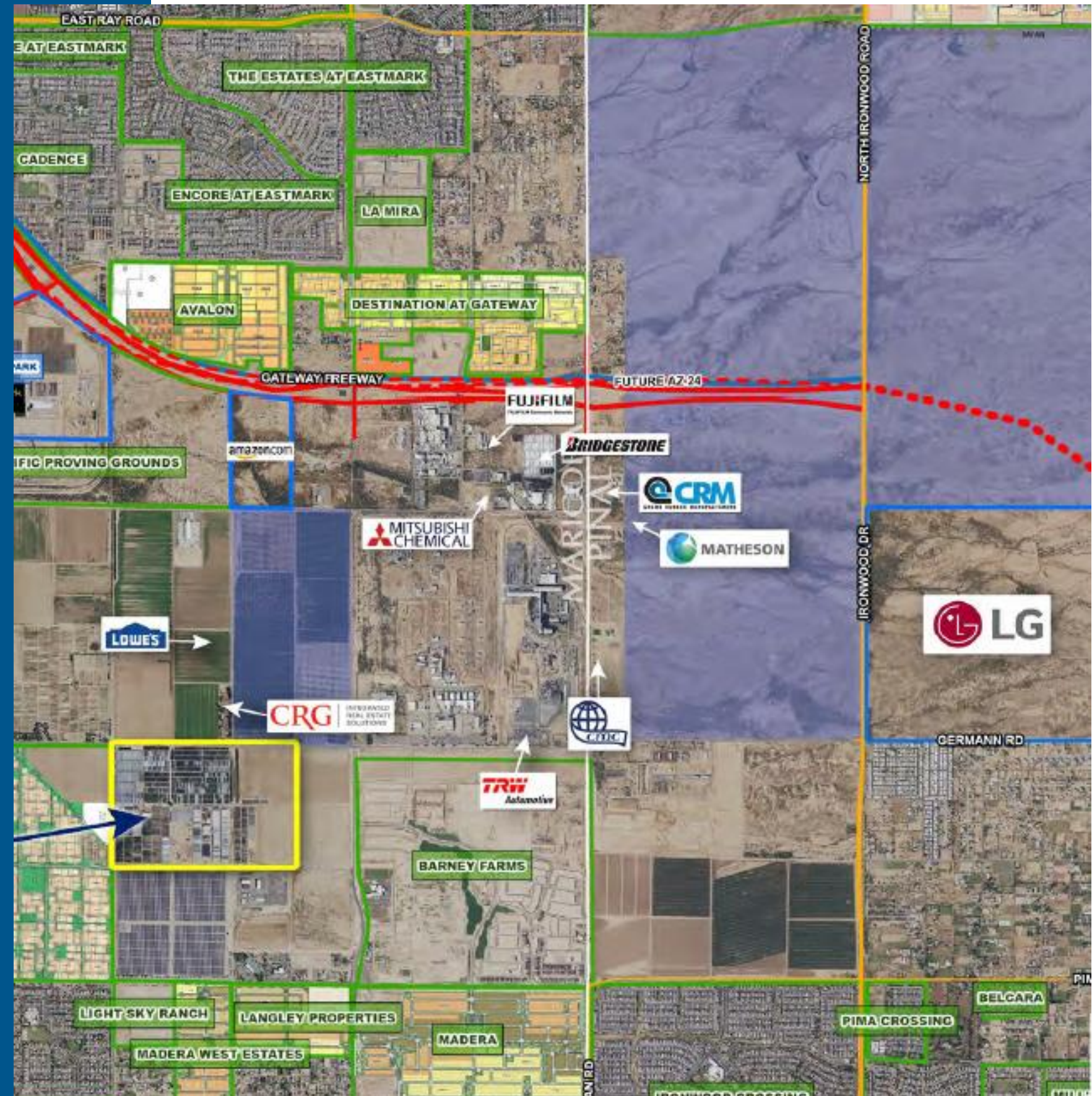
JORDE SITE

- SWC Crismon and Germann Roads
- 57 acres, light industrial-zoned, greenfield site
- 2.2 miles south of the SR24



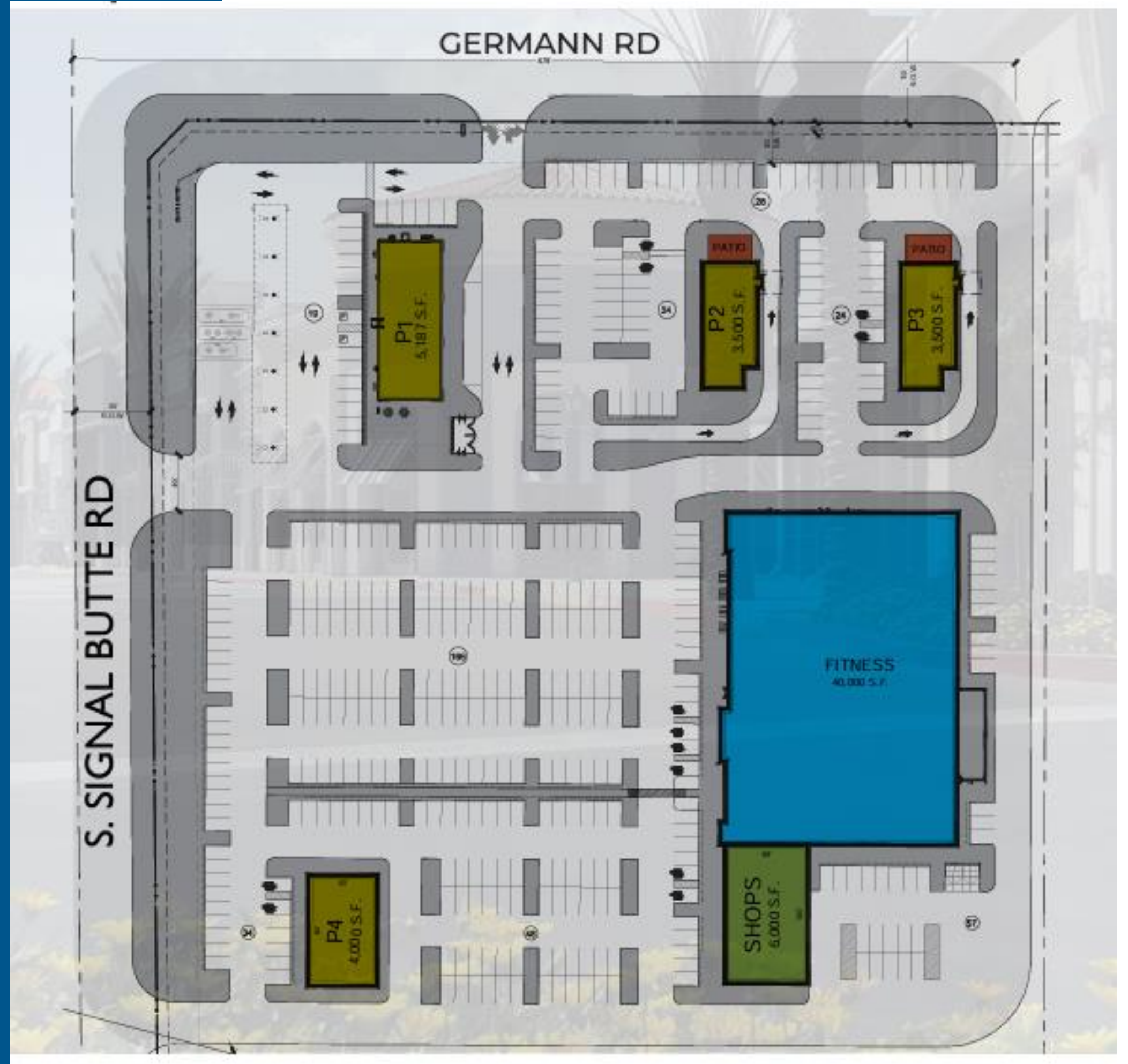
QC INDUSTRIAL CAMPUS/VLACHOS SITE

- SEC Crismon and Germann roads
- 240 acres contiguous, single-owner, acres, heavy-industrial zoned greenfield site



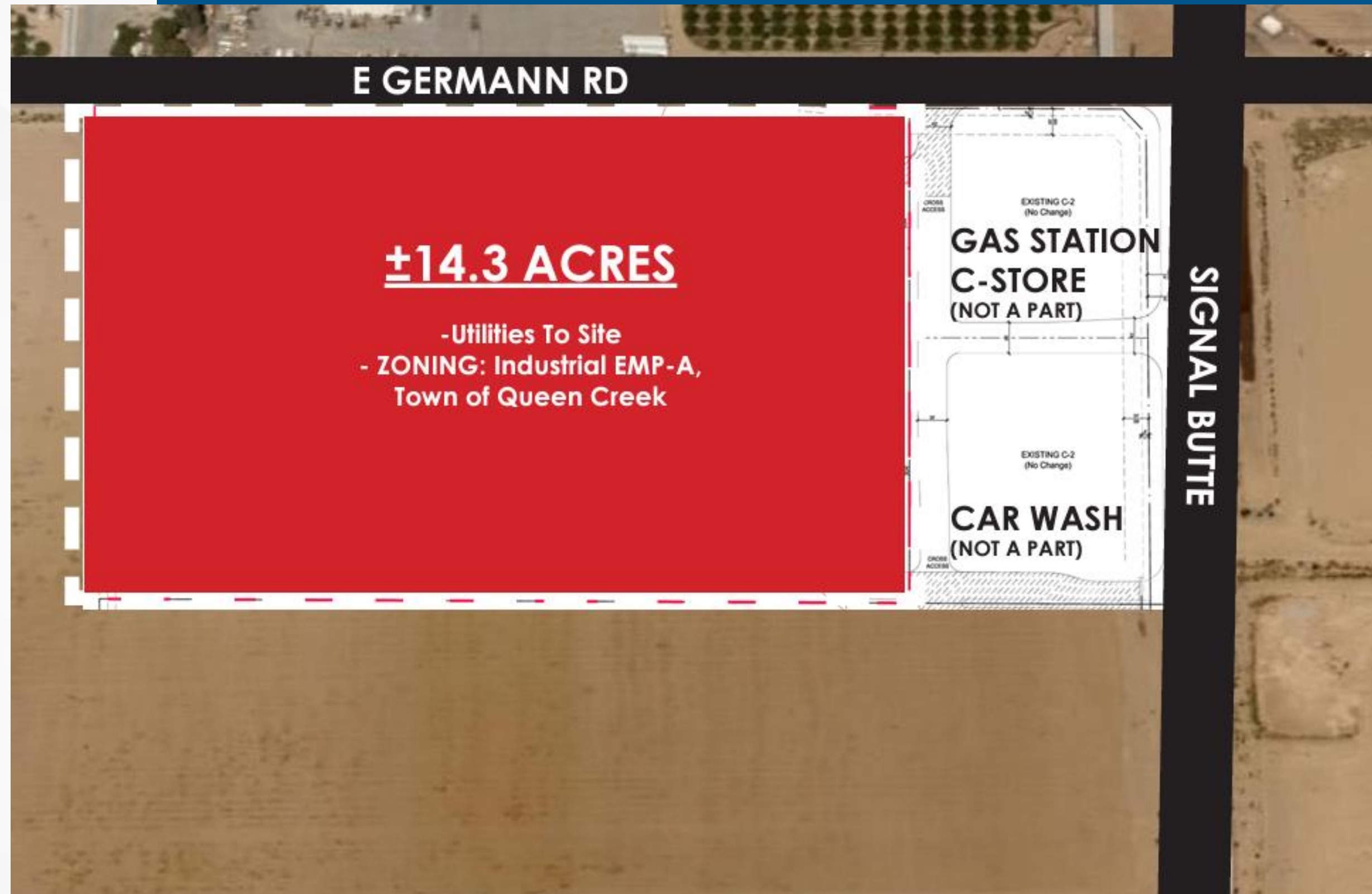
BARNEY SITE A

- SEC Signal Butte and Germann
- Zoned Industrial
- 10-acres



BARNEY SITE B

- W/SWC of Signal Butte and Germann roads
- 14-acres light industrial land
- Germann Road frontage



BARNEY SITE C

- S/SWC Signal Butte and Germann
- 40+ acres zoned light industrial; greenfield site
- North of the new Frontier Family Park



BARNEY SITE D

- SWC Meridian and Germann
- 8 acres – commercial



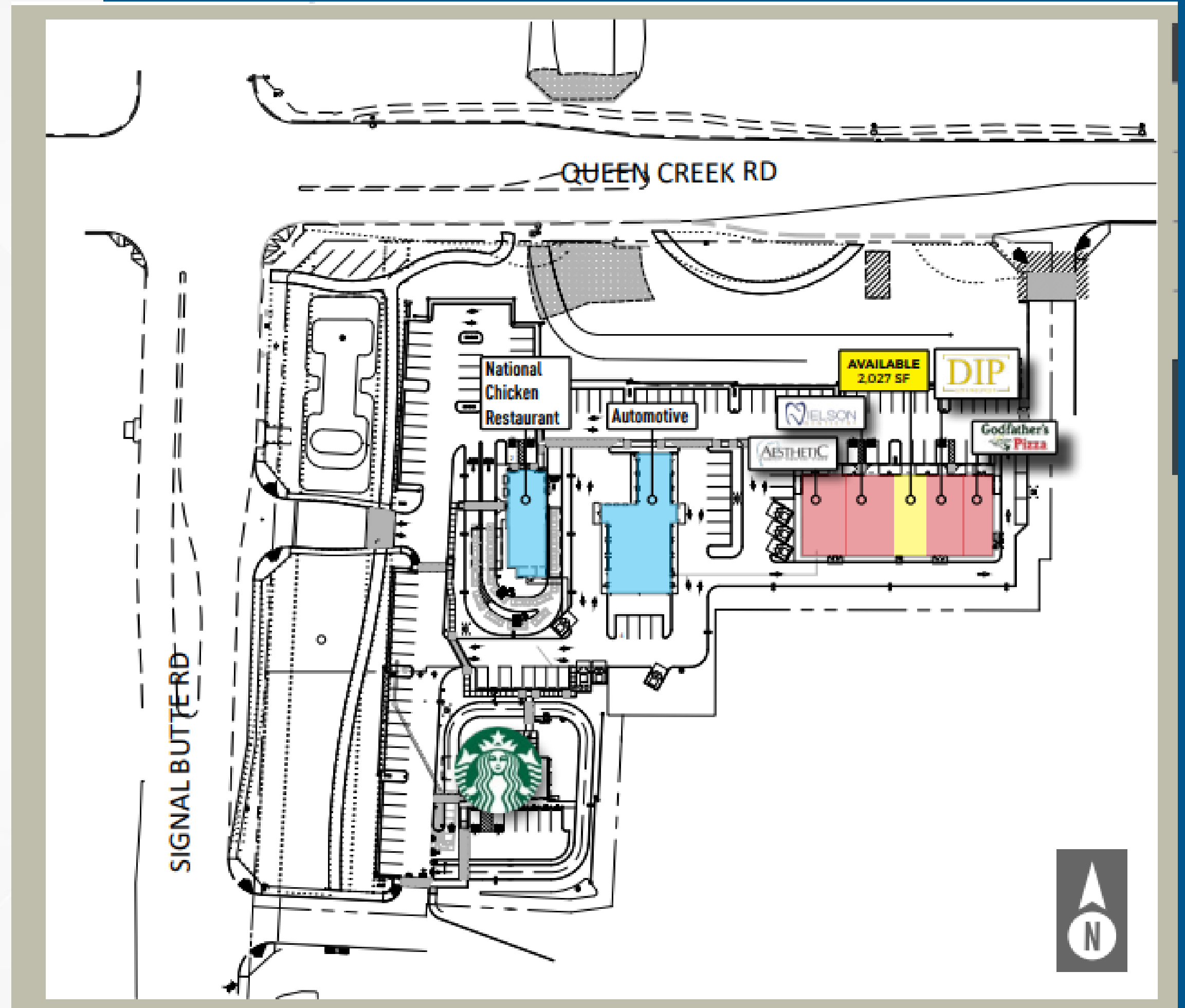
HUDSON STATION

- SWC Signal Butte and Queen Creek
- Fry's and EOS anchored commercial corner; Fry's opened May 1
- 21-acres, 197,000+ square feet



MADERA

- SEC of Signal Butte and Queen Creek
- 13,000 square foot commercial corner



GERMANN COMMERCE CENTER

- E/SEC Signal Butte and Germann

Phase I

- 391,706 SF total set to deliver Q2 2024
- 14,560 SF to 105,170 footprints over 5 buildings
- Clear heights 28' to 32'

Phase II

- 42-acre build-to-suit



SEC MERIDIAN AND GERMANN

- 13-acre commercial zoned corner
- 1.5 miles south from SR24
- Surrounded by current and future residential and industrial



NEC MERIDIAN AND GERMANN

- 16-acre greenfield site
- Potential for commercial or industrial uses
- All utilities, curbs and gutters to site
- Frontage on Meridian, less than 1.5 miles to SR24



S/SEC MERIDIAN AND PECOS

- 24.5 acres, zoned light industrial
- Fully-improved greenfield site
- Meridian Road frontage
- 1 mile south of SR24



SEC SR24 & MERIDIAN

C2 & C3 LAND AVAILABLE!
2 - 35 ACRES



CRE8
COMMERCIAL REAL ESTATE

+/- 17 ACRES
ZONED C3

4.33 ACRES
ZONED C2

2.1
ACRES

2.1
ACRES

8.75 ACRES
ZONED C2

STATE LAND

TOWN OF QUEEN CREEK ANNEXATION

SR24 & MERIDIAN -
PEGOS ROAD
QUEEN CREEK, AZ

Rommie Mojahed
602.702.4663
Rommie@CRE8Advisors.com



MATHESON

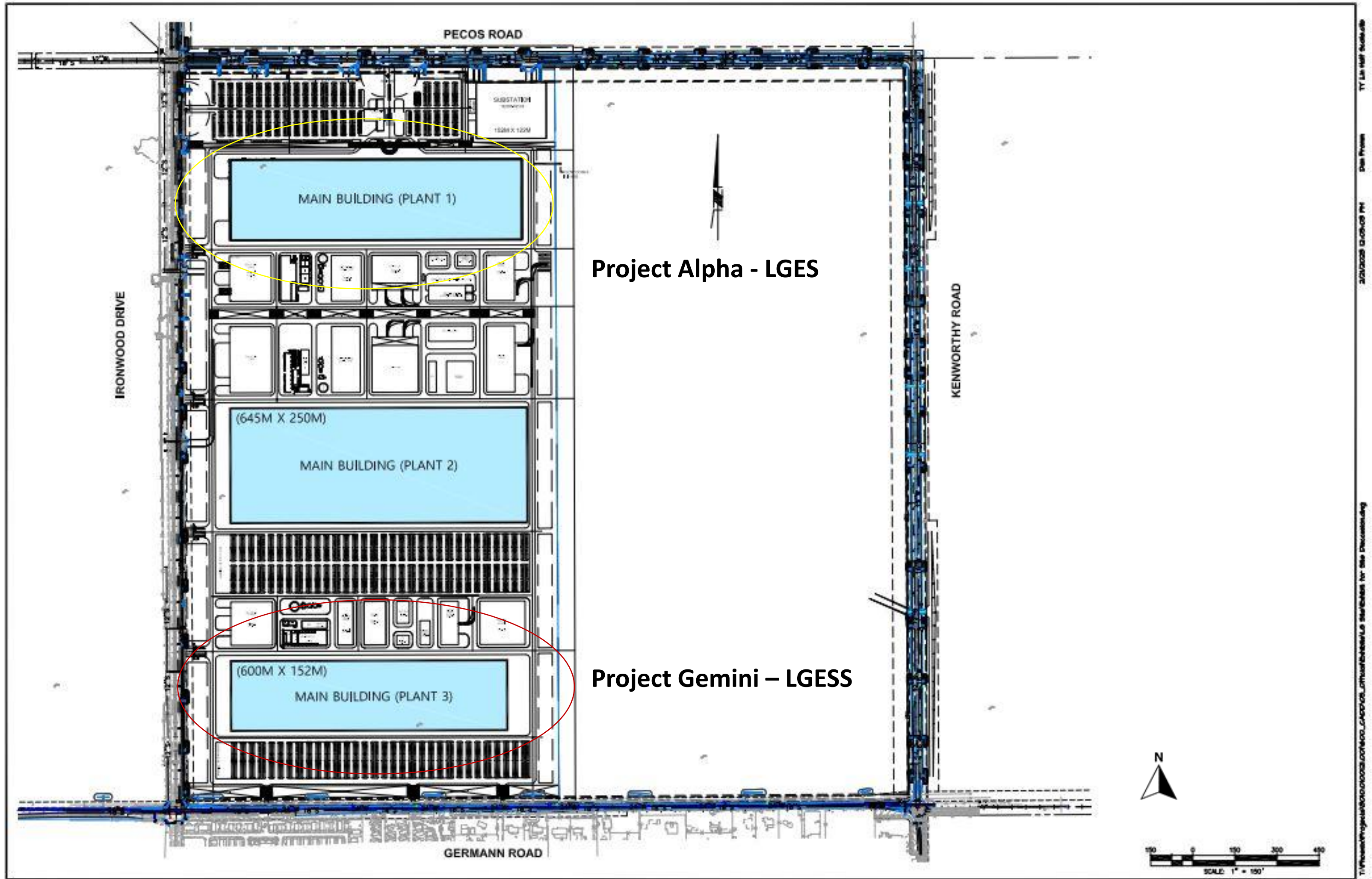
PEGOS ROAD

- 2-35 acres of commercial land, greenfield site
- Freeway frontage and visibility on SR24 and Meridian Road

STATE LAND - 970 ACRES & 1,600 ACRES

- SWC SR24 and Meridian
- Single-owner (Arizona State Land Department)
- TRACT A: 970-contiguous acres at NWC Ironwood and Germann, freeway frontage
- TRACT B: 1,600 contiguous acres at NEC Kenworthy and Germann
- Utility work in progress for LGES





CYLINDRICAL BATTERY VS. POUCH STYLE BATTERY



Project Parameters	Project Alpha (LGES)	Project Alpha (expanded)	Project Gemini (LGESS)	Total
Cap Ex	\$2.8B	\$3.2B	\$2.3B	\$5.5B
Jobs	2,800	2,800	936	3,736
Square Footage	1M+	1M+	980,080	2M+

LEADING THE EV & RENEWABLE ENERGY REVOLUTION

Completion and start of production expected in about two years, with full-scale hiring for thousands of new jobs to begin in the second-half of 2025.



LGES \$5.5B manufacturing complex in Queen Creek underway

Complex on track to be completed in 2026, creating thousands of new jobs



LG – SITE DEVELOPMENT

April 2024



LG – SITE DEVELOPMENT

April 2024



Exterior



+

-

LG – SITE DEVELOPMENT

April 2024



An aerial photograph of a suburban landscape, featuring a mix of residential housing, green spaces, and a prominent road that runs vertically through the center. The background shows a range of mountains under a clear sky. The entire image is overlaid with a semi-transparent blue filter.

RIGGS/COMBS CORRIDOR

INVESTTHEQC

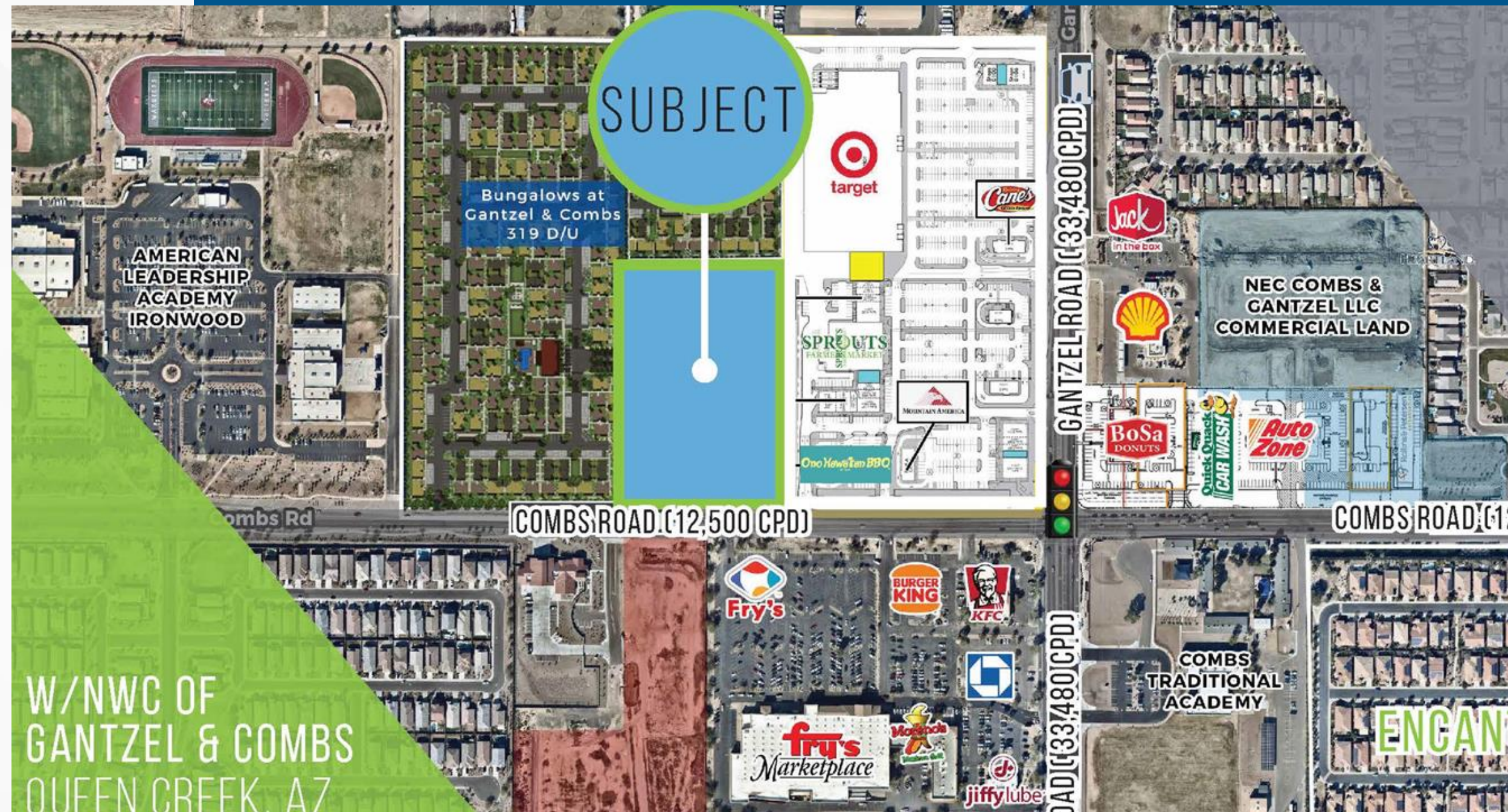
VINEYARD TOWNE CENTER

- NWC Gantzel (Ironwood) and Combs (Riggs)
- 23 acre, 260,000 square foot commercial corner
- Anchored by Target and Sprouts



W/NWC GANTZEL AND COMBS

- Retail pads available
- Adjacent to Vineyard Towne Center



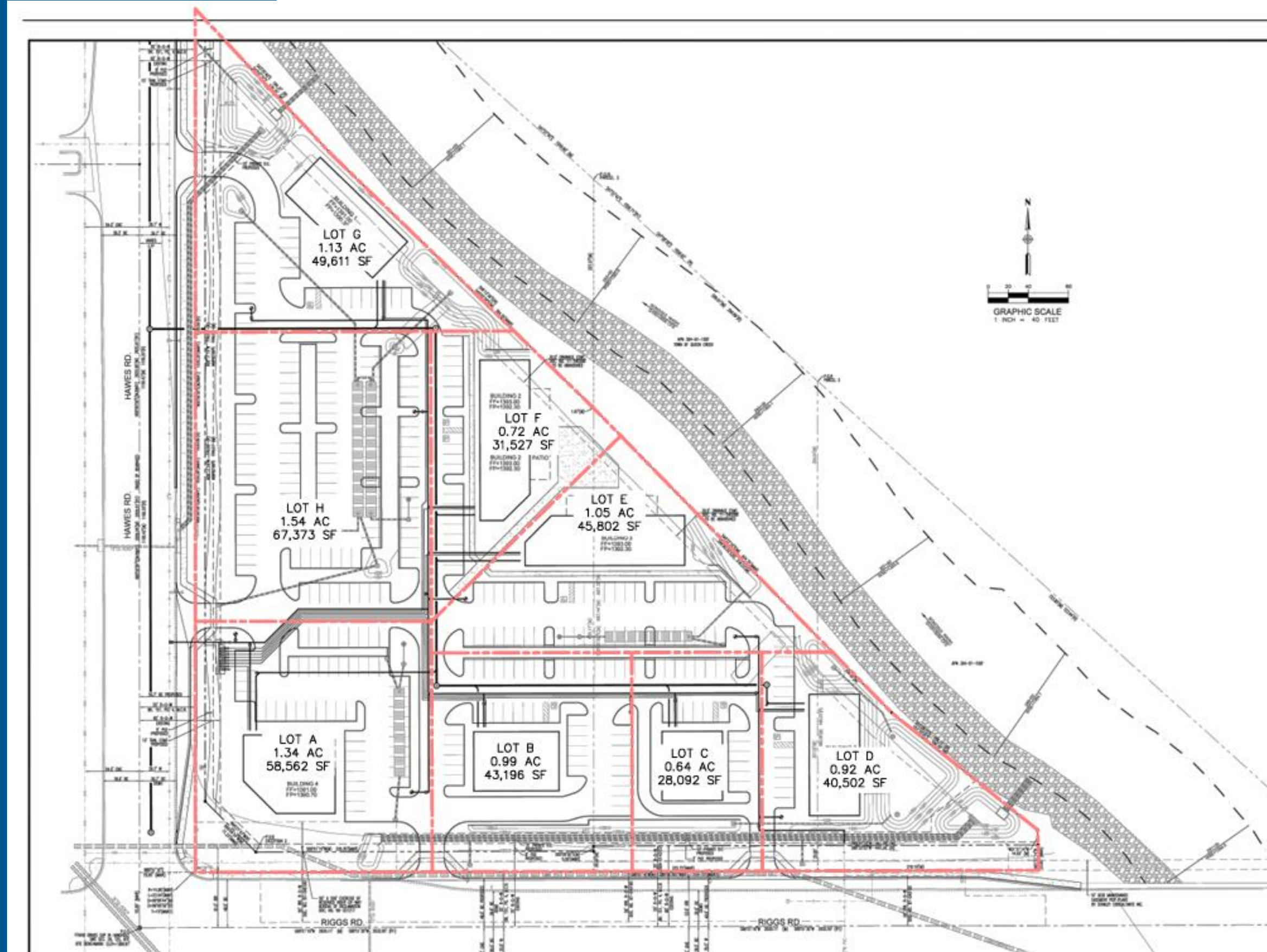
HARVEST STATION

- SWC Rittenhouse/Gary
AND Riggs/Combs
- 14-acre grocer-
anchored commercial
center



NEC HAWES/RIGGS

- 7.7 acre commercial corner
- West of Horseshoe Park & Equestrian Centre
- Trail wash frontage for unique opportunity



An aerial photograph of a suburban landscape, featuring a mix of residential houses, green trees, and open fields. A road runs vertically through the center of the image. In the background, a range of mountains is visible under a clear sky. The entire image is overlaid with a semi-transparent blue filter.

POWER ROAD CORRIDOR

INVESTTHEQC

THE POINTE AT POWER MARKETPLACE

Power Marketplace Business Park
W of NWC Rittenhouse and
Germann

- 92,520 SF; divisible to 9,360 SF
- 24' clear height
- Grade level loading & truckwell loading
- Delivering May 2024



FLEX SHOPS- QUEEN CREEK

Power Marketplace Business Park
W/NWC Germann and Rittenhouse
Roads

- Units from 930 – 1,350 Sq. Ft.
- Private Bathroom in Each Unit
- 240 V. Power in Each unit
- New Construction



An aerial photograph of a town, showing a grid of streets, residential houses, and some commercial buildings. A highway with several cars is visible in the lower-left corner. The entire image is covered with a semi-transparent blue filter. The text 'TOWN DEPARTMENT UPDATES' is centered in the middle of the image in a large, white, sans-serif font.

TOWN DEPARTMENT UPDATES

INVESTTHEQC

EMERGENCY TRANSPORTATION SERVICES

ETS Program: Transporting people from an emergency scene to the hospital

- July 2020 – Reduction in service levels from previous provider
- Goal – Better service with lower response times and lower rates for those who live and work in QC
- Queen Creek Fire and Medical evaluated and recommended that the Town to provide this line of service.
- April 2022 – Program expansion received approval
- September 2023 – QC Fire and Medical began staffing four full-time ambulances with 24 people
- Goal has been achieved



FIRE PROTECTION CLASS (ISO) RATING:

POSSIBLE REDUCTION IN INSURANCE RATES FOR HOMEOWNERS AND BUSINESS OWNERS

- Queen Creek received a Fire Protection Class ISO rating of 2 in 2017 and again in 2023 with the latest evaluation
- Prior to 2017, Queen Creek had a rating of 4
- The lower the number is means that a homeowner or business owner might realize lower insurance rates
- Queen Creek Fire and Medical continues their efforts to obtain an ISO rating of 1 as it continues to plan for additional future fire stations and personnel.



QUEEN CREEK POLICE DEPARTMENT



QUEEN CREEK POLICE DEPARTMENT



QCPD has 4 primary Functional Areas or Divisions with nearly **100** different services, task forces, contracts, regional teams, and programs.



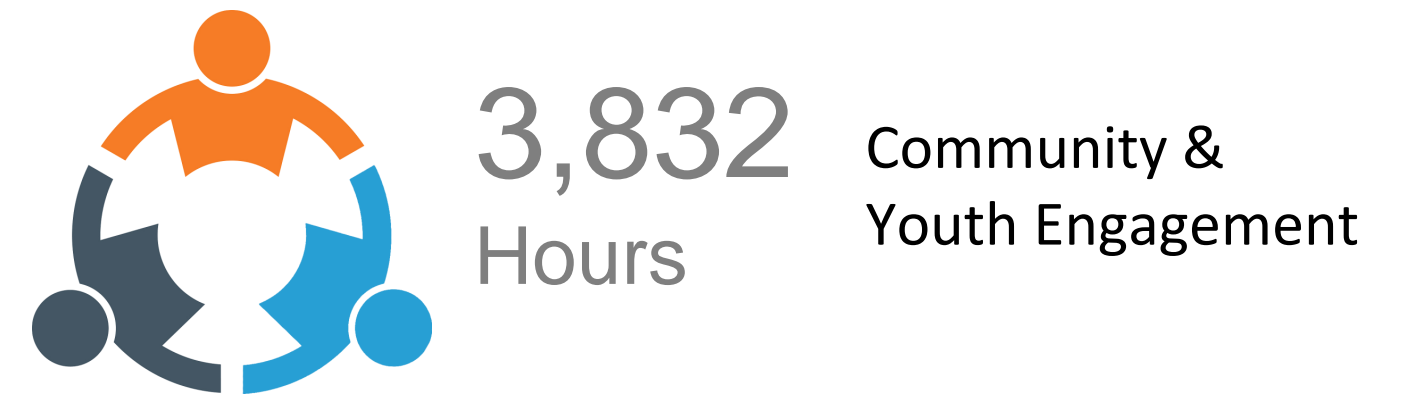
QCPD AT A GLANCE



FY25 Staffing Authorized FTEs



Community Engagement (one-year lookback)



Calls for service: 34,777 (one-year lookback)



COMMUNITY FOCUS



*Serving with Respect,
Compassion and Trust*

QUEEN CREEK POLICE DEPARTMENT

VISION

We will connect, engage,
and succeed together.

Together, we will promote a safe
community through **Accountability,**
Connection, and **Trust.**

MISSION

VALUES

SAFE

SMART

SERVICE-MINDED

- We care deeply about the community and want to promote a feeling of safety and wellbeing.
- We value learning, competency, and critical thinking.
- We embrace the concepts of transparency and servant leadership while putting the community first.

All of our efforts begin and end with a community focus. Success is dependent on effectively working together at every level.



10-YEAR IIP ROADWAY PROJECTS 2018-2027

Key

= Completed Project

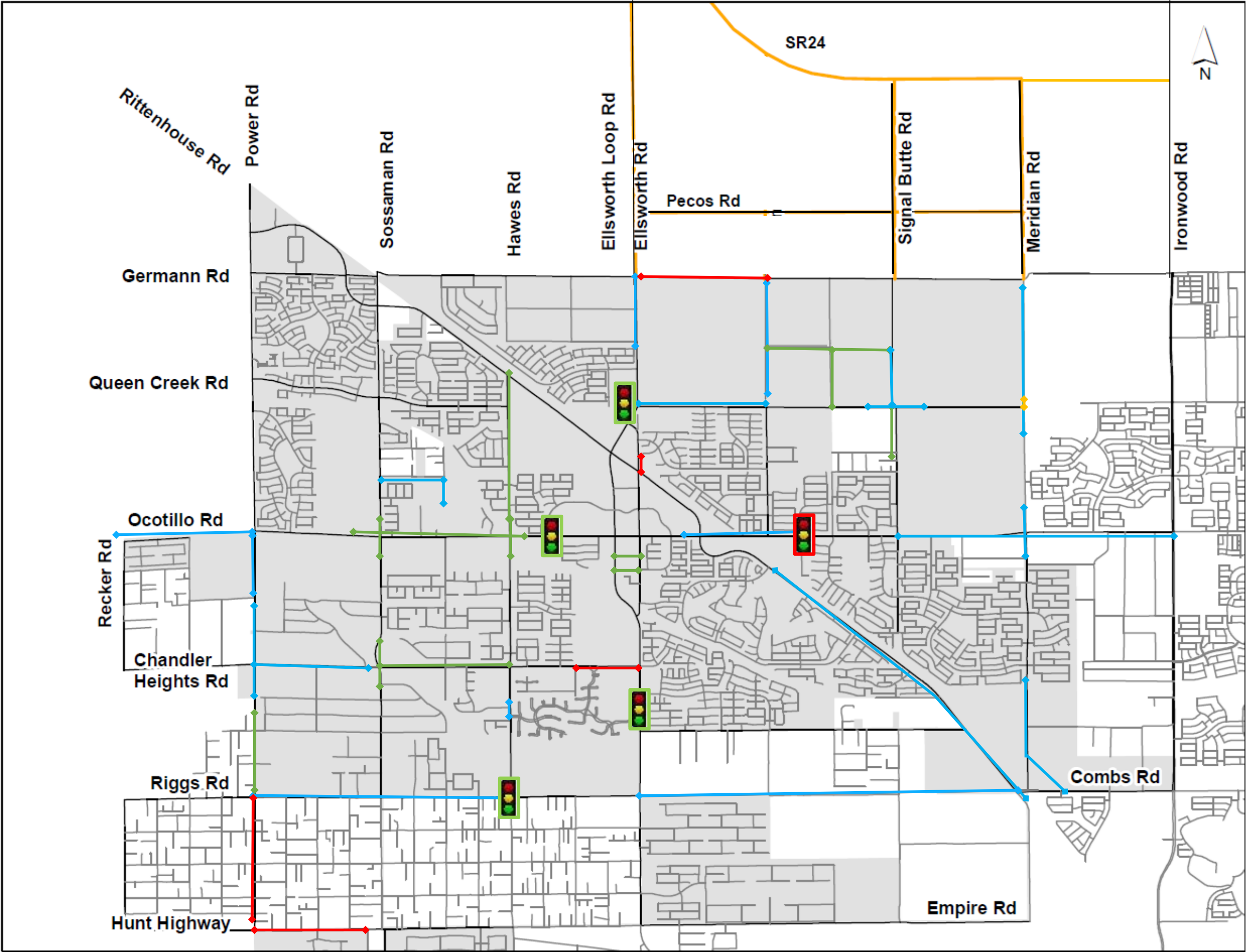
= Active Project

= Remaining Project

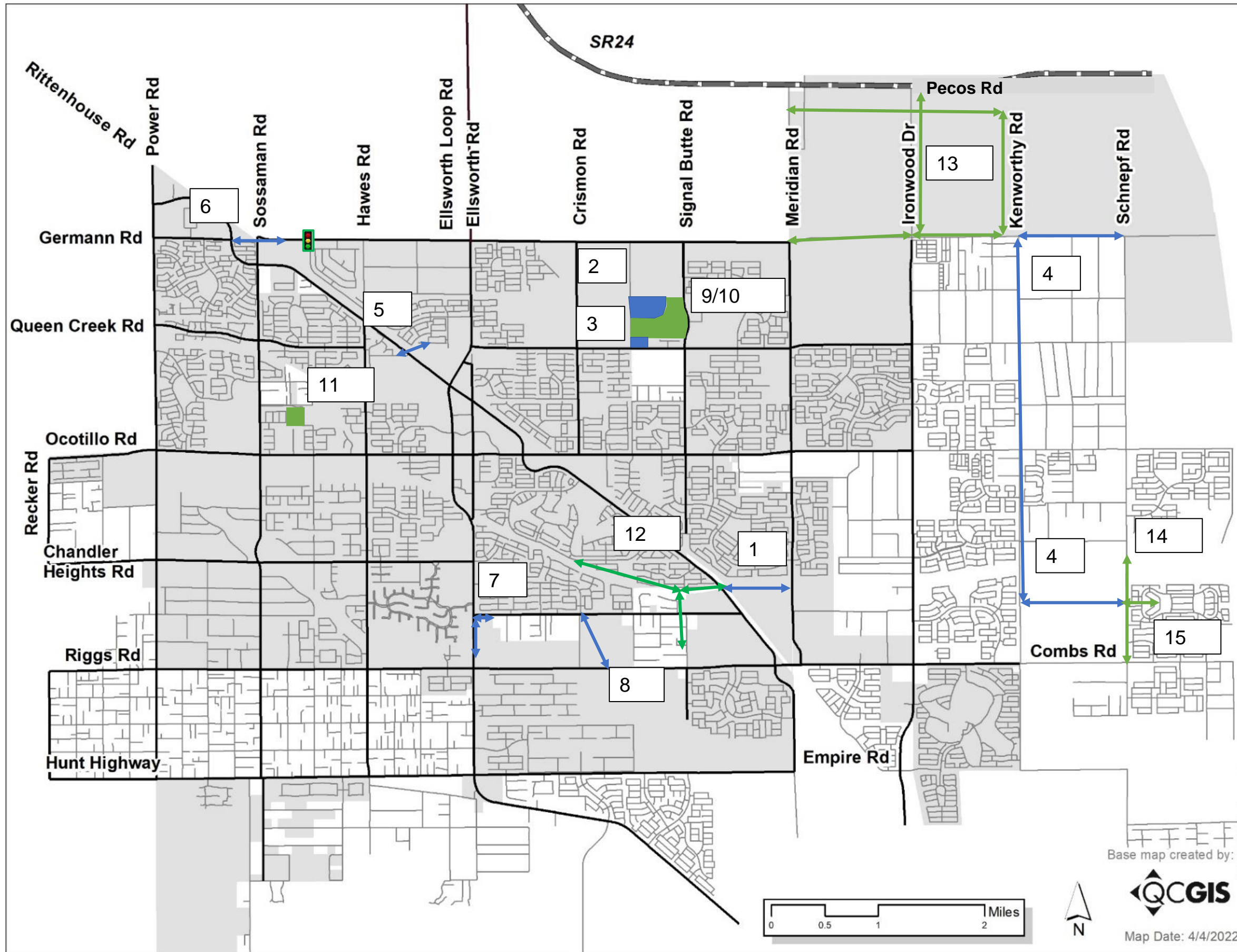
Traffic Signal
Completed

Traffic Signal
Future

Completed	58%
Active	25%
Remaining	17%



CIP PROJECTS – NON-IIP



Key

In Design



Under Construction



Complete



In Design

1. Queen Creek Wash 2
2. New Fleet Building
3. Public Safety Resource Center
4. Pinal County IGA – ARPA Funded Projects
5. Rittenhouse / UPRR Sewer Replacement
6. Intersection of Sossaman and Germann
7. Ellsworth & Cloud Roads
8. Crismon Road – Cloud to Riggs

In Construction

9. Frontier Family Park
10. East Park Aquatic & Multi-Gen Center
11. Mansel Carter Park Phase 2
12. Queen Creek Wash Phase 1
13. ASLD Infrastructure
14. Schnepf Road Waterline
15. Loreda Ranch Drive Waterline

Completed

- Traffic Signal @ Germann & 196th

UTILITIES

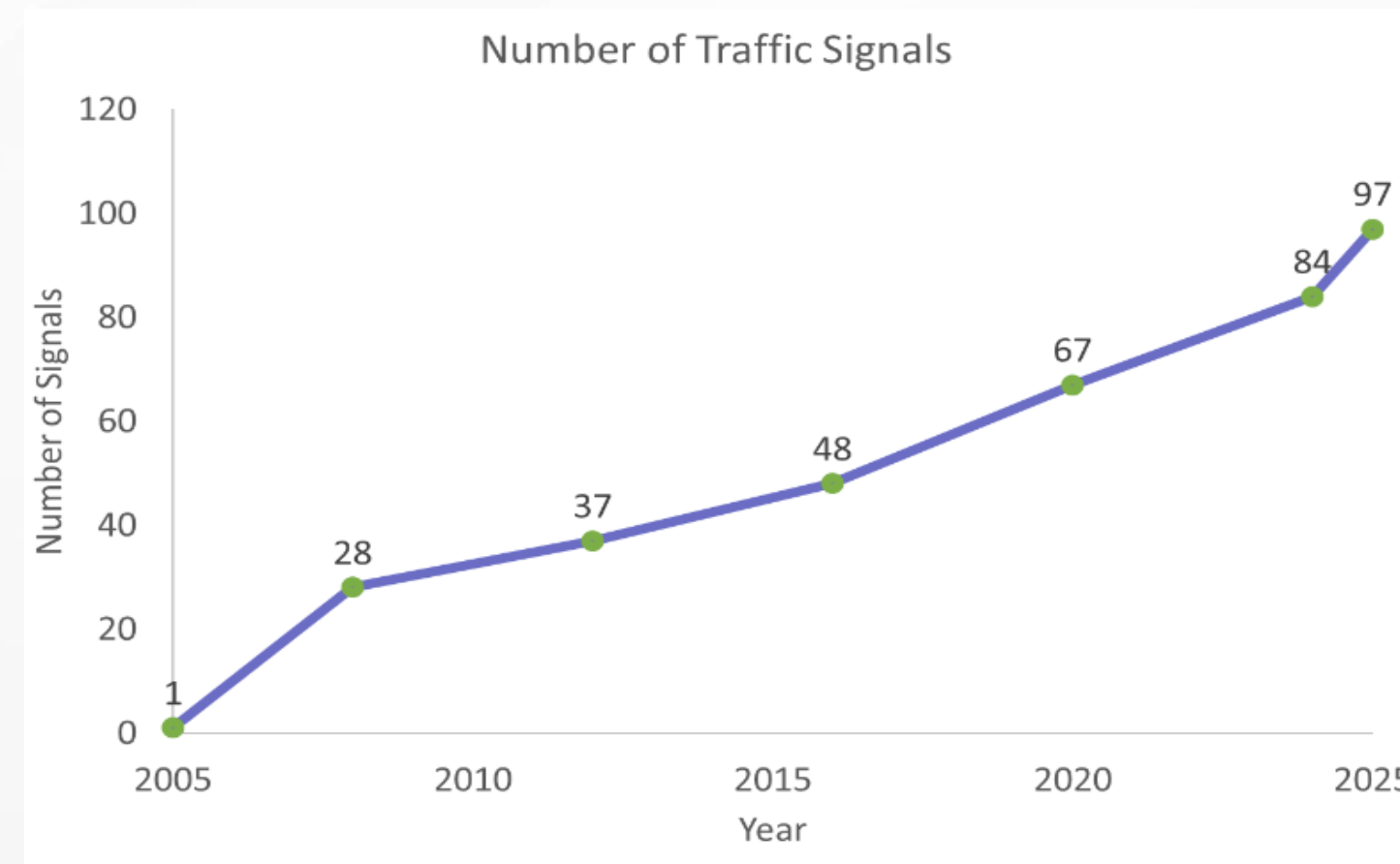
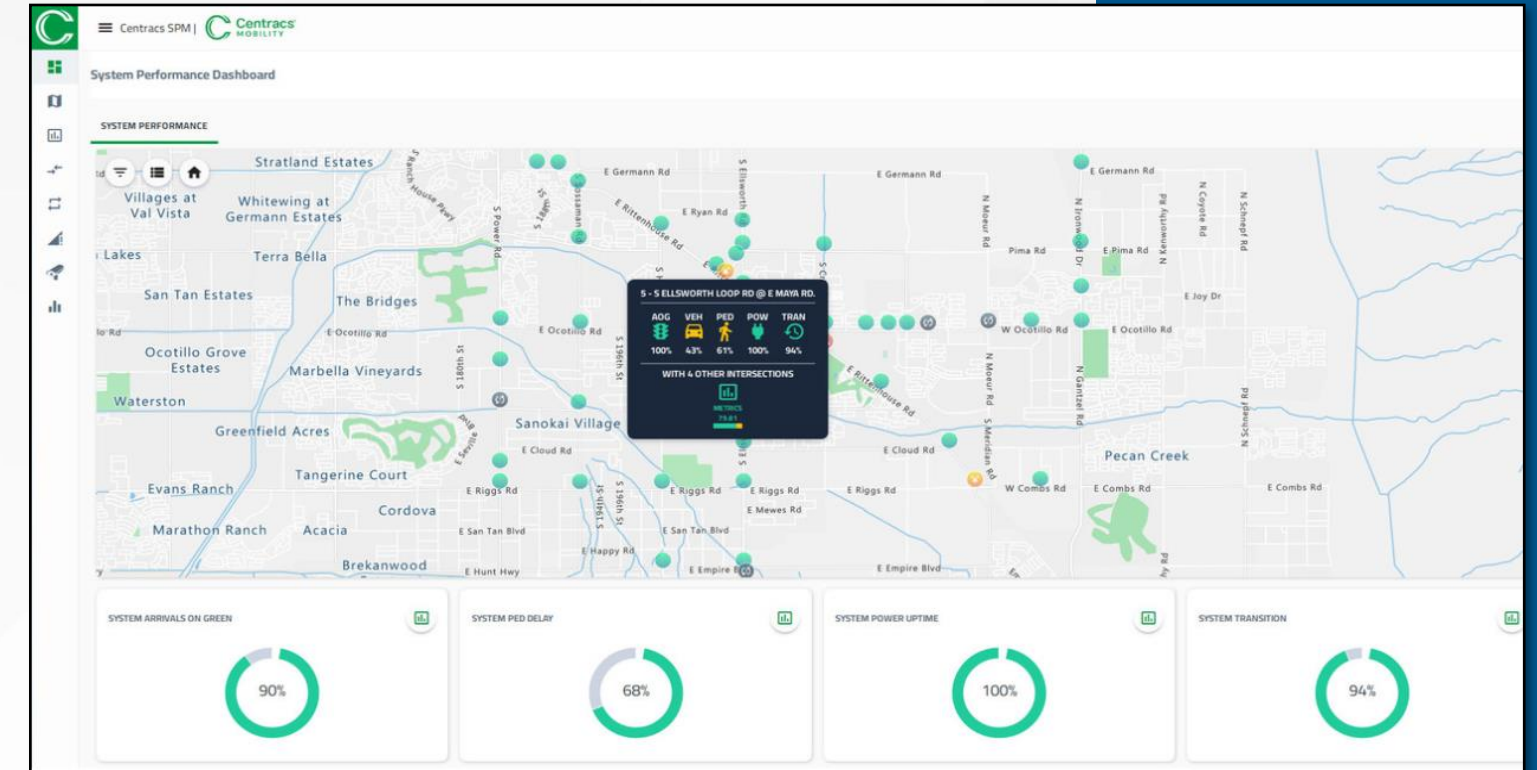
- Expanding Water Resources Portfolio
- Storage and Recovery
- Offsetting Groundwater Pumping
- HOA Conservation



TRAFFIC ENGINEERING OPERATIONS & GROWTH

Advanced Traffic Management System (ATMS):

- Installation of fiber optic cabling infrastructure in existing conduit
- Consultant services for traffic reviews/studies and signal improvements
- New traffic monitoring system to improve travel time
- Traffic cabinet replacements (3 yr. program-replace 22 cabinets)



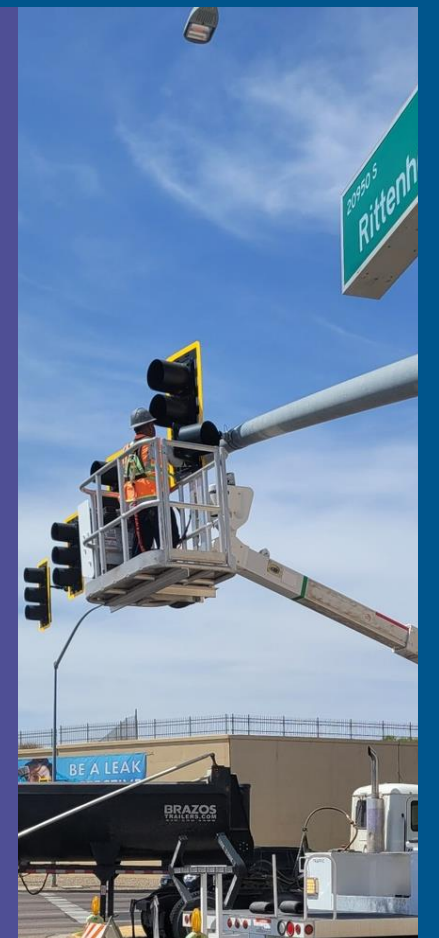
Signalized Intersections

7%

AVERAGE GROWTH
(ANNUAL)

15%

PROJECTED GROWTH
(FY24 to FY25)



PAVEMENT MAINTENANCE & GROWTH

Maintain Roads:

- Pavement preservation projects
- Over 750 lane miles– 59% increase in miles over 9 years
- 850% increase in street resurfacing miles over 9 years

Changes - Infrastructure and Activity	FY13-14	FY22-23	% Increase
Infrastructure Assets			
Streets (Miles)	461	733	59%
Traffic Signals	42	87	107%
Operating Activity Measures			
Street Resurfacing (Miles)	10	95	850%
			1016%



Library Parking Lot Before and After

TRANSPORTATION PLANNING

Safe Transportation:

- Bike & Pedestrian Master Plan
- Transportation Master Plan
- Safety Action Plan
- Intersection rewiring to meet Town standards
- Roadway lighting management system
- Flashing school zone signage



LOS A		Free flow conditions with minimal delays. minimum congestion
LOS B		Stable flow conditions with occasional delays. minimum congestion
LOS C		Stable flow conditions with periodic delays. low congestion
LOS D		Restricted flow conditions with regular delays due to moderate congestion. moderate congestion
LOS E		Constrained flow conditions with extended delays due to high congestion. high congestion
LOS F		Forced flow conditions with excessive delays due to excessive congestion. very high congestion



FINANCE DEPARTMENT

Froze Property Tax for 5 Years Beginning July 1, 2023. Over 5 years, this will result in \$20M cumulative tax reduction.

FY 24–25 Budget Highlights:
Significant staffing increases in Police,
Fire and Traffic Management.

~\$425M infrastructure budgets for new police and fire facilities, new streets, new recreation and aquatic centers, and acquisition of water.

Council will consider a policy stating that voter approved property tax will not be used to fund infrastructure – only existing taxes and fees will be used to pay for infrastructure.

Rates and Fees. The Town will be updating its major rates and fees including impact and capacity fees as well as monthly utility rates (water, wastewater, solid waste / recycling)

QUEEN CREEK'S SIGNATURE EVENTS



PARKS AND FACILITIES

Mansel Carter Oasis Park Phase II

Amenities may include:

- Tennis Courts
- Volleyball Courts
- Pickleball Courts
- Fitness Play
- Passive Turf Space
- Restrooms
- Parking
- Retention



MANSEL CARTER PHASE 2



PARKS AND FACILITIES

Frontier Family Park

Amenities include:

- 6 Ballfields (315')
- 3-5 Multipurpose Fields
- 24 Pickleball Courts
- 2 Basketball Courts
- 2 Sand Volleyball Courts
- Destination Playground
- 5-acre Fishing Lake (AZGF)



FRONTIER FAMILY PARK



Exterior



PARKS AND FACILITIES

Facility	Completion Date
Frontier Family Park	June 8!
Mansel Carter Oasis Park Phase II	Summer 2024
Recreation Center	Spring 2025
Aquatic Center	Spring 2025

An aerial photograph of a suburban neighborhood, featuring a mix of residential houses, green spaces, and a major road on the left. The entire image is covered with a semi-transparent blue filter. The text 'CALL TO ACTION' is centered in the upper half of the image.

CALL TO ACTION

INVESTTHEQC

DON'T HAVE #FOMO

Experience Greatness in Queen Creek!

SCAN QC Code
for Slide Deck



INVESTTHEQC



TOWN OF
QUEEN CREEK
ARIZONA

THANK YOU

