

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)
[InvestTheQC.com](https://www.investthetheqc.com)
[VisitQueenCreekAZ.com](https://www.visitqueencreekaz.com)

INVESTTHEQC

TOWN OF QUEEN CREEK

ECONOMIC DEVELOPMENT TEAM



Doreen Cott

Economic
Development
Director



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Downtown
Development
Manager



Marissa Garnett

Economic
Development
Project Manager



Bridgette Blair

Economic
Development
Specialist

ACCOLADES



#1

Best Place to Live in Arizona

Fastest Growing Municipality in Arizona

Best City for Business in Arizona

Best City in the West to Raise a Family

Fastest Growing Housing Market in Arizona

Richest City with a population of at least 50,000

ACCOLADES AND DEMOGRAPHICS



2X

Population more
than DOUBLED in
nine years:

2015: 35,534

2024: 83,700

#2

Highest Median
Household Income in
Arizona:

\$135,444

#3

Fastest-growing among 50K or more residents

Sources: US Census, Arizona Chamber of Commerce, Dwellics, AZBigMedia, WalletHub

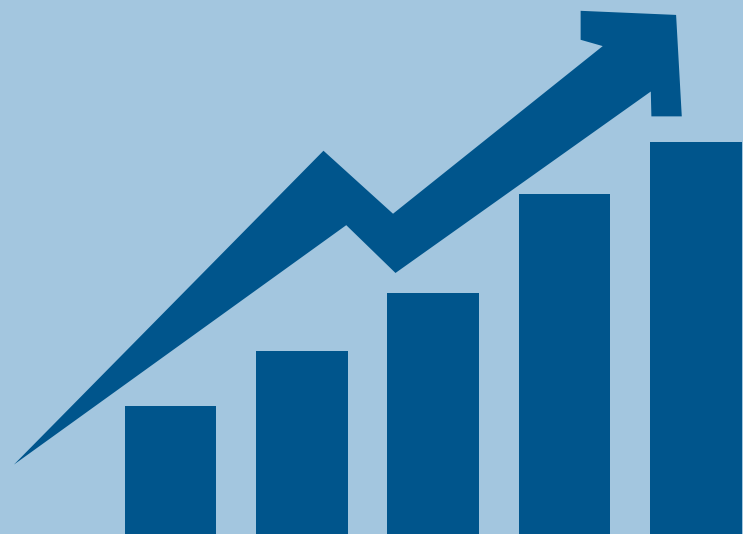
ACCOLADES AND DEMOGRAPHICS



One of the Top 10
Best Places to Live
in Arizona



Safest City
in Arizona



Named one of 30 Best Up-and-Coming
Small Cities in America

Sources: AZ Business magazine, Safewise, HGTV

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

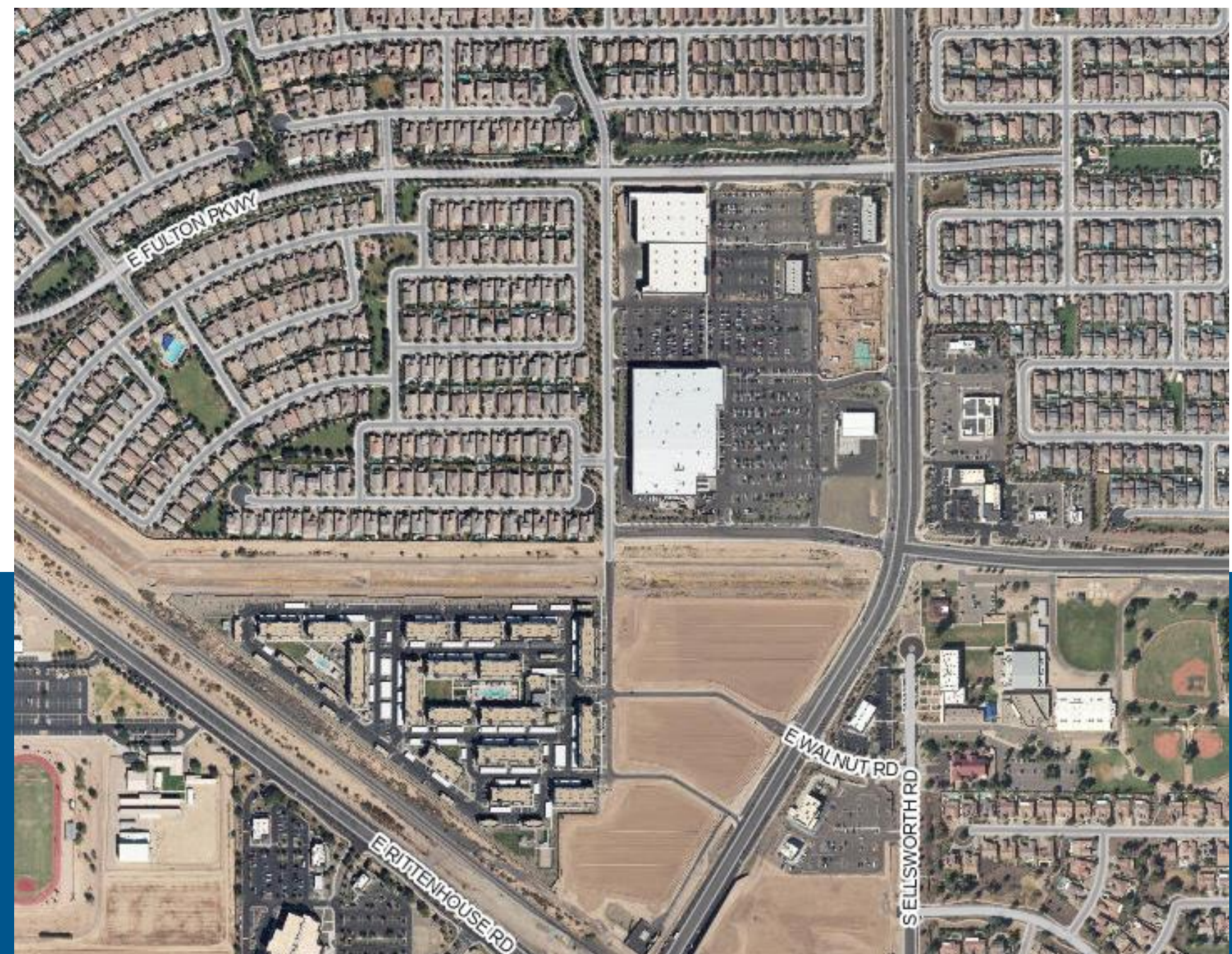
THEN AND NOW- QUEEN CREEK AND ELLSWORTH ROADS



THEN

September 2019

Vacant commercial land- all four corners



NOW

October 2024

476 new multifamily units

419,000+ square feet of new retail (NWC, NEC and SEC)

NEXT – New tenants under construction, SWC: mixed-use commercial development in review

THEN AND NOW- SIGNAL BUTTE AND OCOTILLO ROADS



THEN

September 2019
Vacant commercial land on
northwest and northeast corners



NOW

October 2024/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 under construction (NEC)



THEN AND NOW- SIGNAL BUTTE AND QUEEN CREEK ROADS



THEN

September 2019

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

NEXT

600+ future single family lots (NEC and S/SWC)
Commercial corner under construction (SEC)



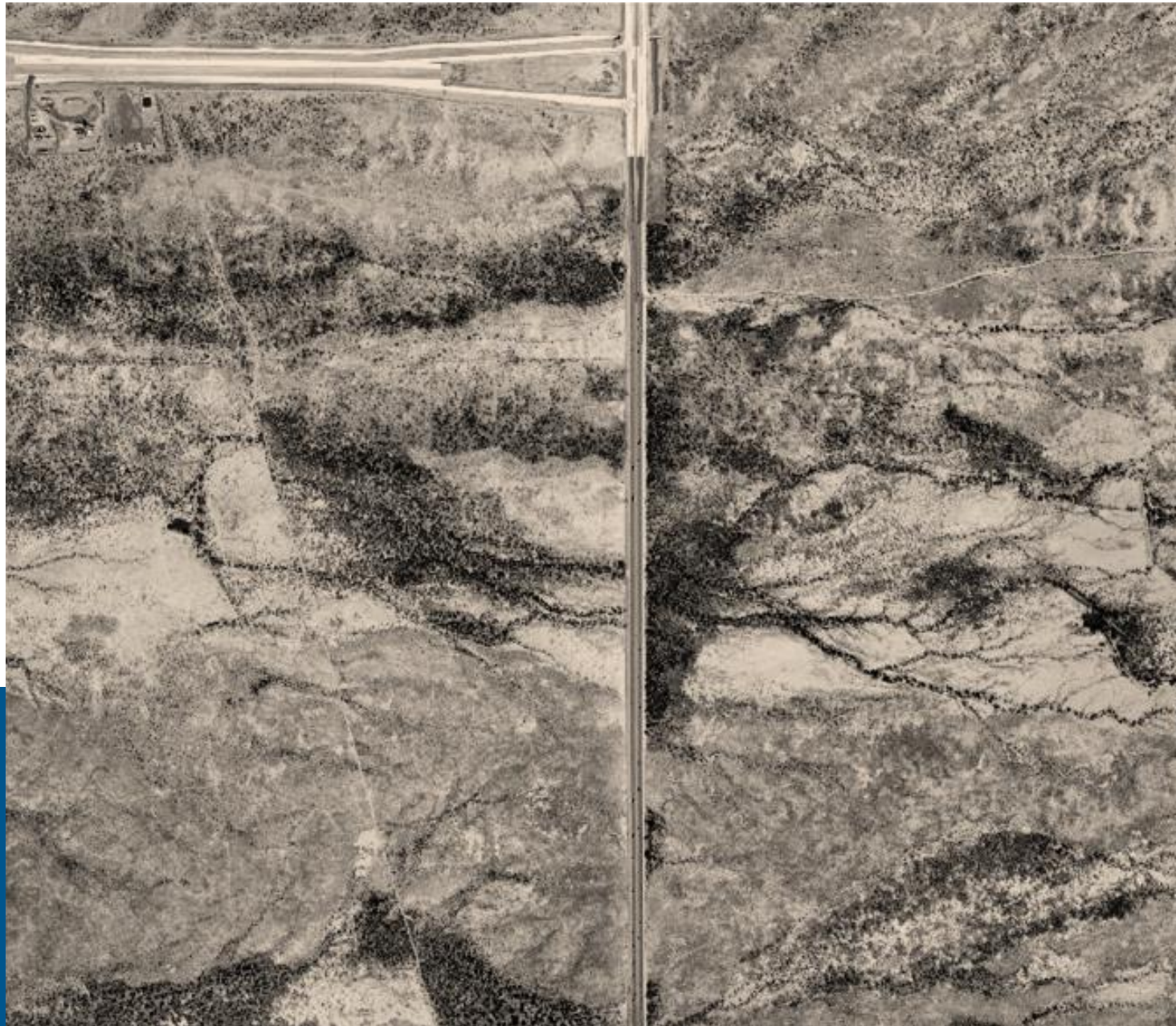
NOW

October 2024

85-acre Town of Queen Creek Frontier Family Park, Recreation & Aquatic Center (N/NWC)
198,000 square feet of new retail (SWC)
130 new multifamily units (SEC)



THEN AND NOW- IRONWOOD AND PECOS ROADS



THEN

October 2020

Early stages of SR24, vacant land



NOW

January 2025

LG Energy Solution- 50% complete with construction on its 1.4M+ square foot EV battery manufacturing facility (SEC Pecos and Ironwood)



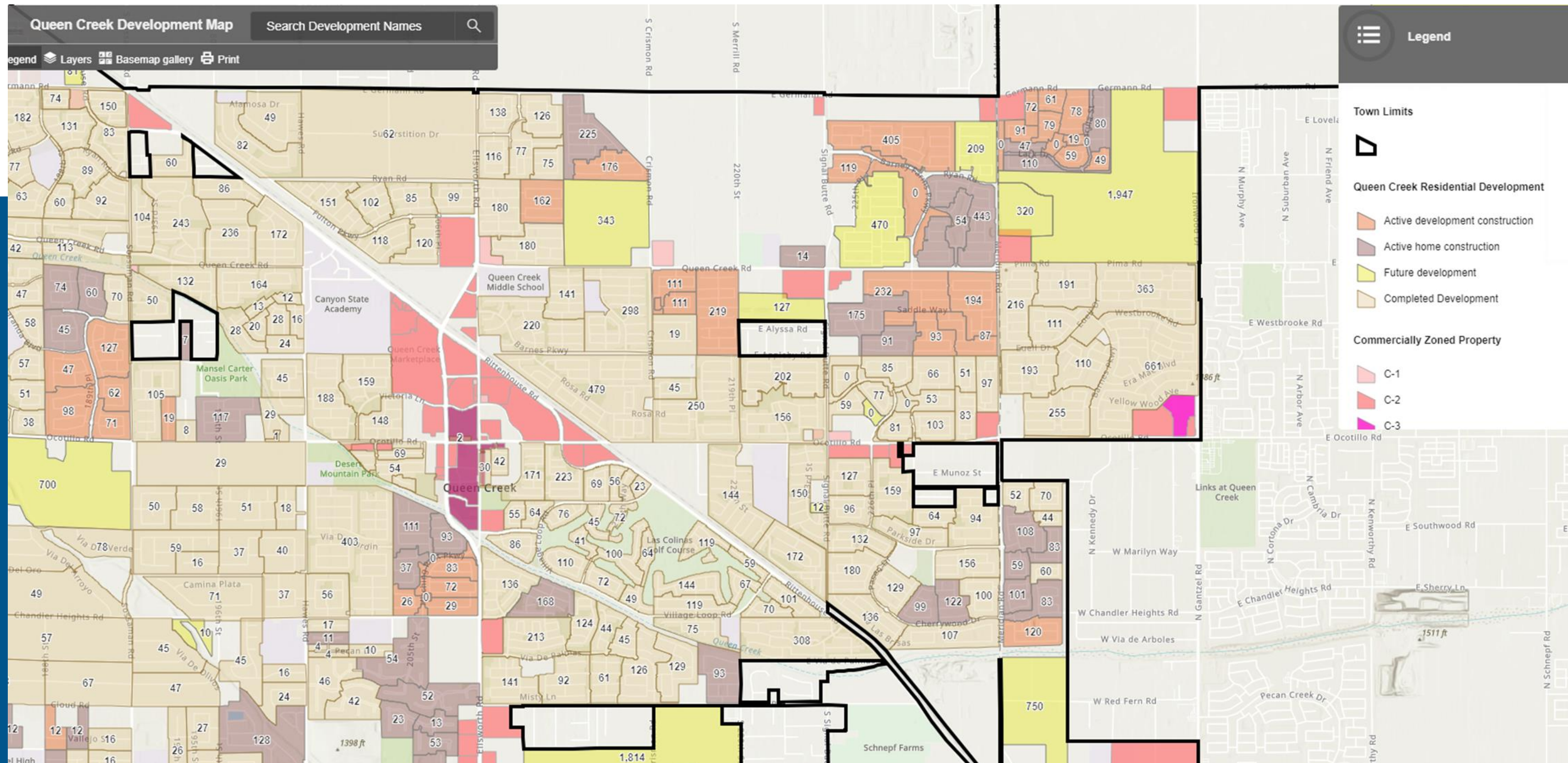
An aerial photograph of a suburban neighborhood, showing a grid of streets, houses, and trees. The image is overlaid with a semi-transparent blue filter. In the background, a range of mountains is visible under a clear sky.

RESIDENTIAL- SINGLE FAMILY AND MULTIFAMILY

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INTERACTIVE RESIDENTIAL GROWTH MAP

<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
- 2024 – 1,552 permits
- 2025- 444 permits (Jan. thru April 2025)

Multifamily units:

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

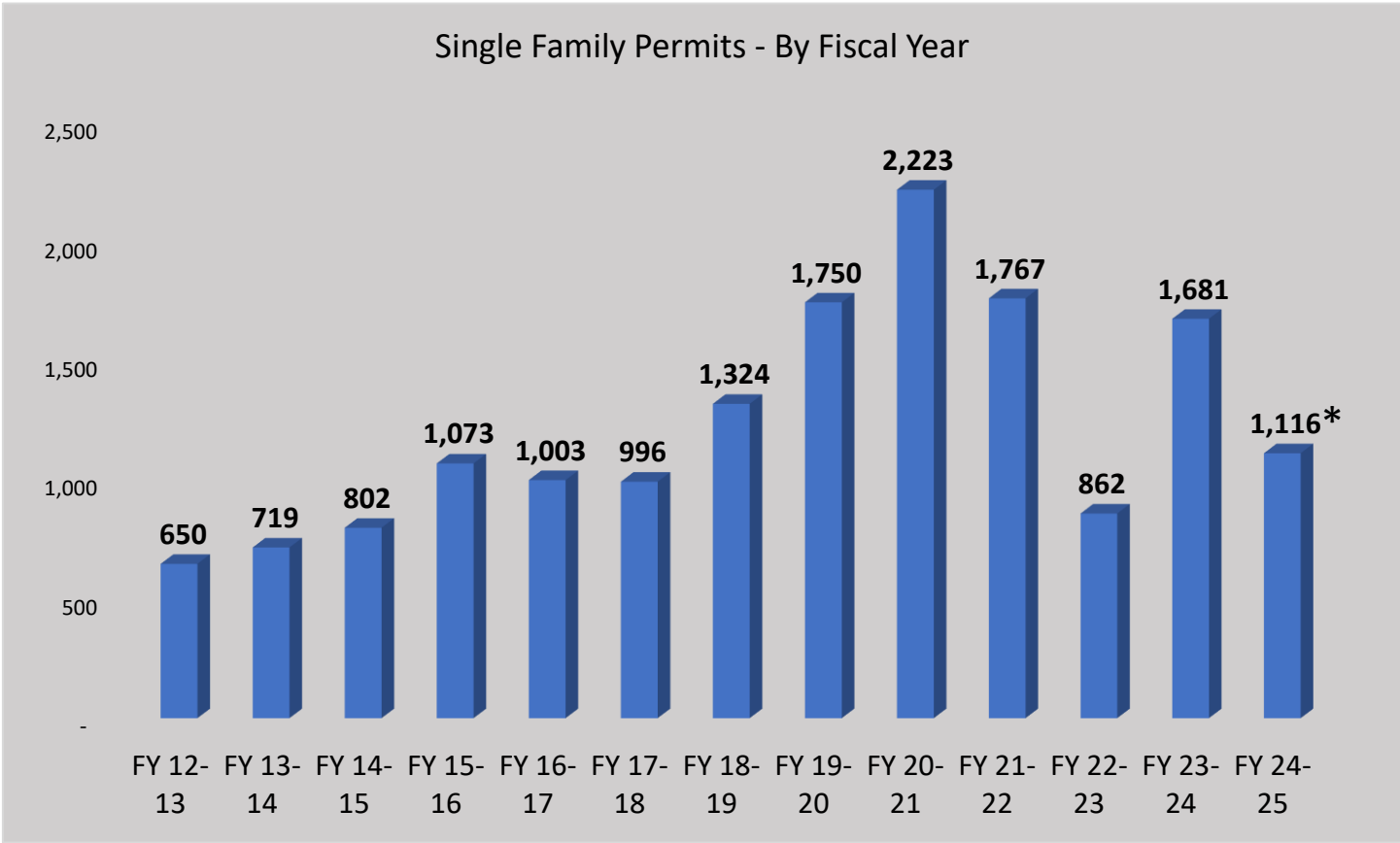
Total = 4,079

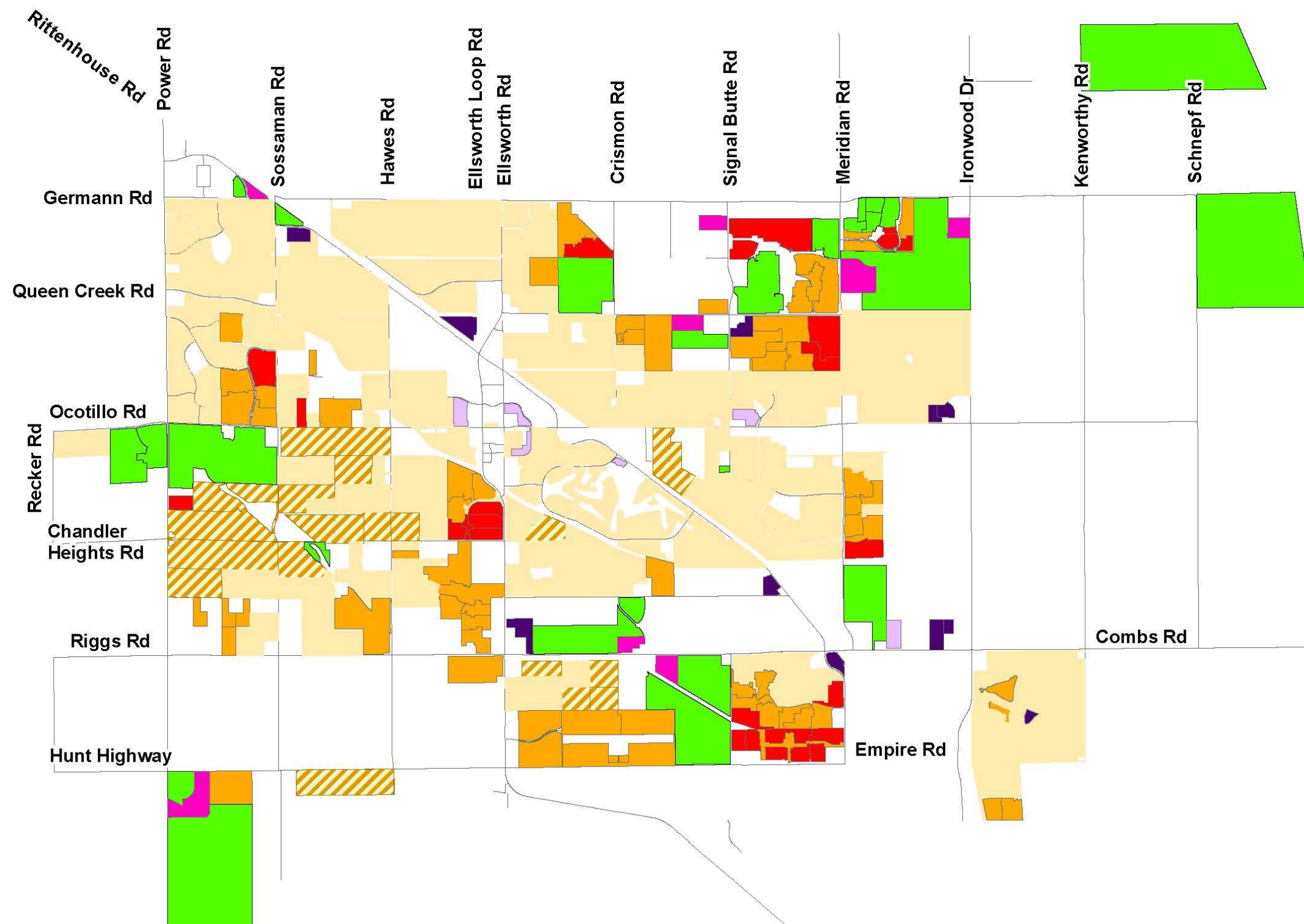
Sources: US Census 2023 ACS 5 year estimates; Town of Queen Creek

*July 2024 through April 2025.



91% of occupied homes are owner-occupied.





Multi-Family Development Status

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

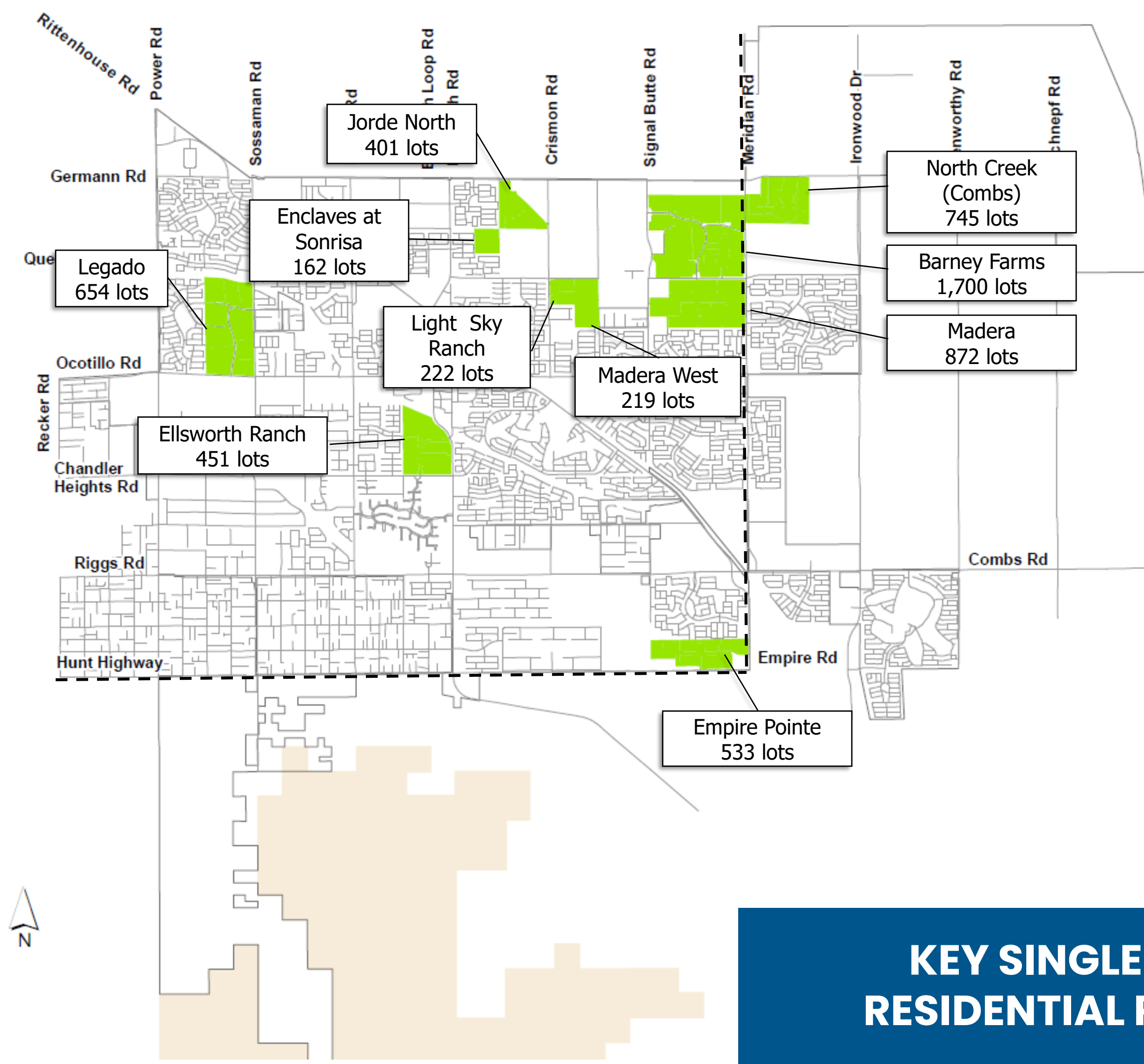
**as of Oct. 23*

Subdivision Development Status

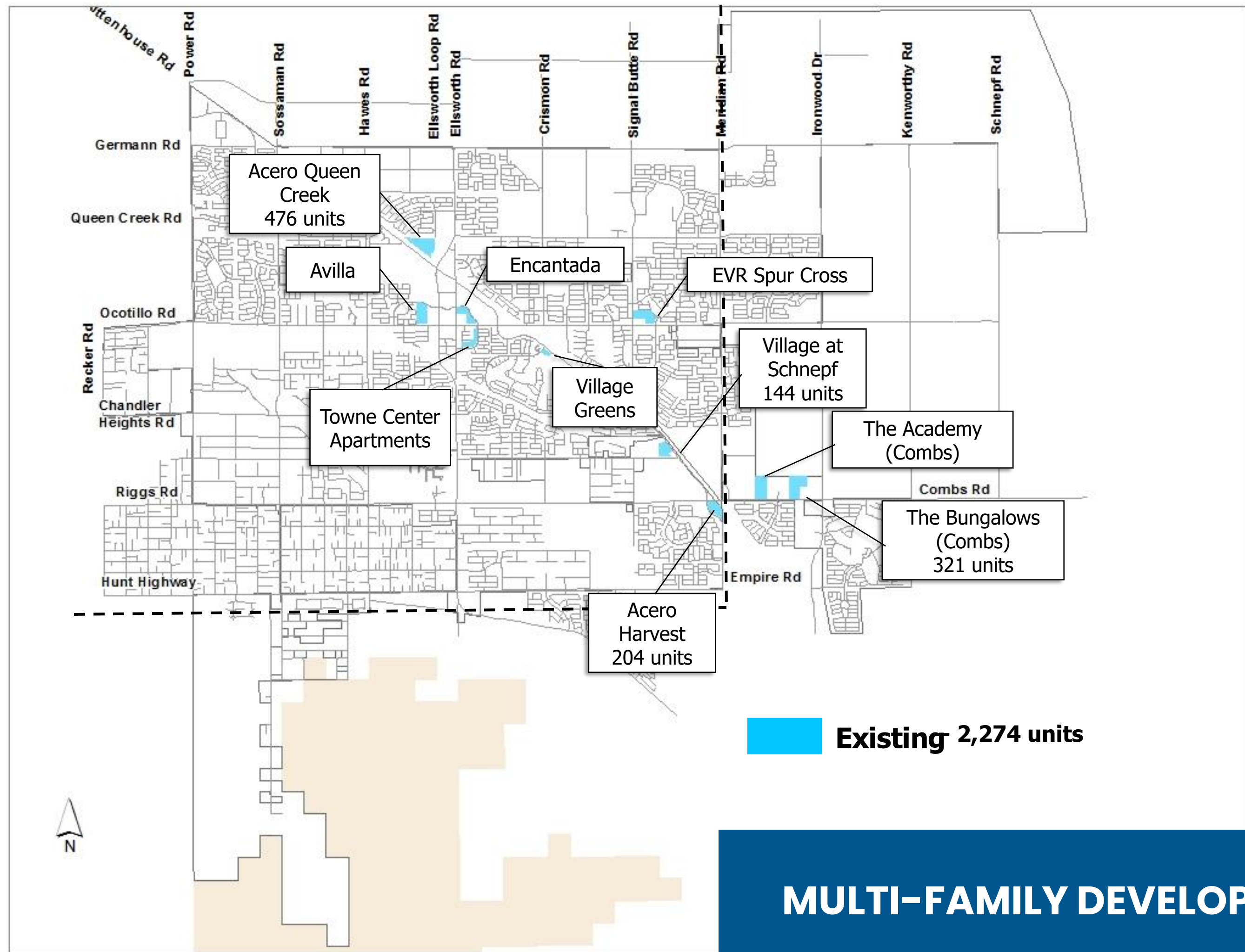
- Active development construction - 2,234 lots (246 lots not platted)
- Active home construction
- Completed
- Completed - Some Lots Available
- Future development - estimated 10,569 lots*

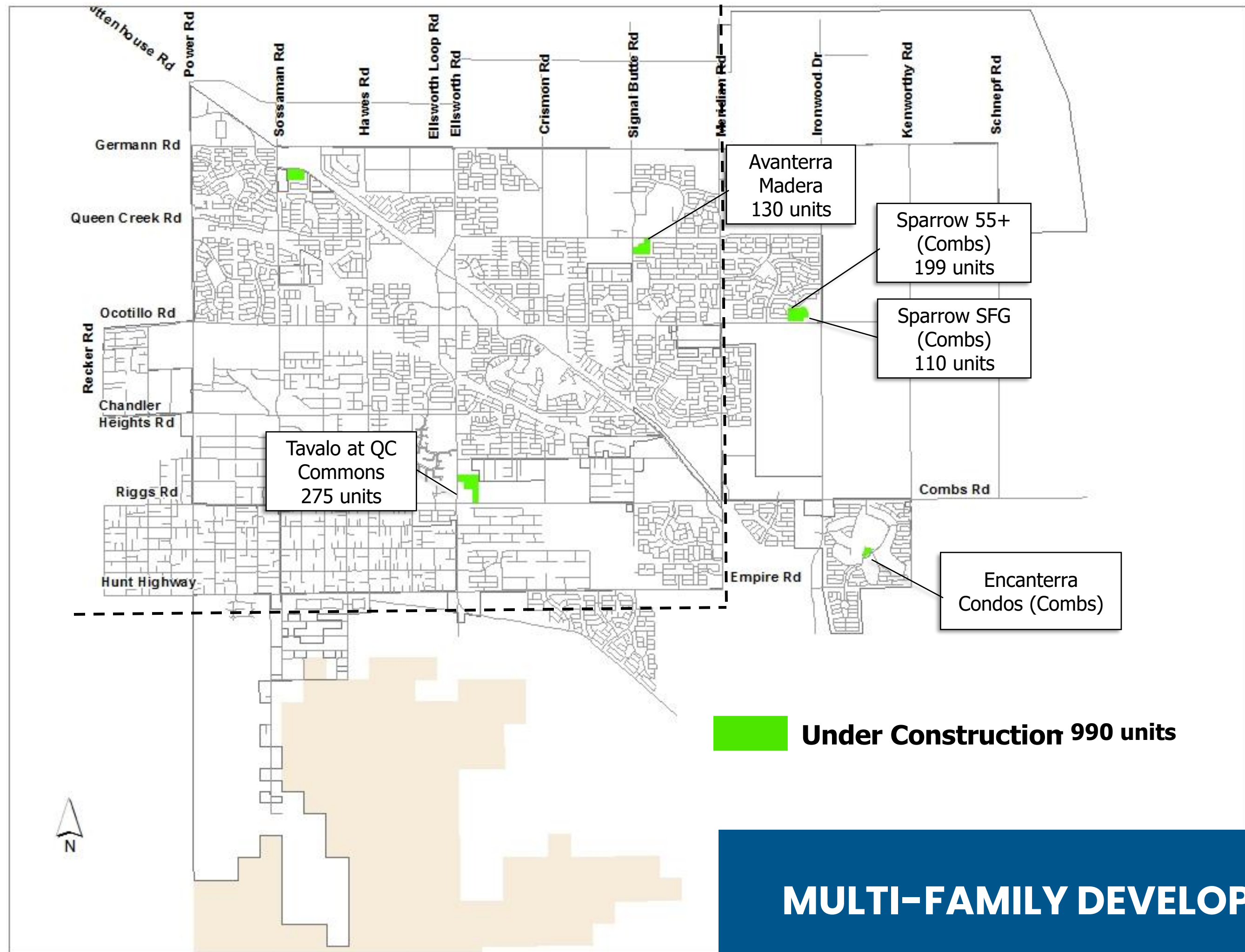
**excludes State Land*

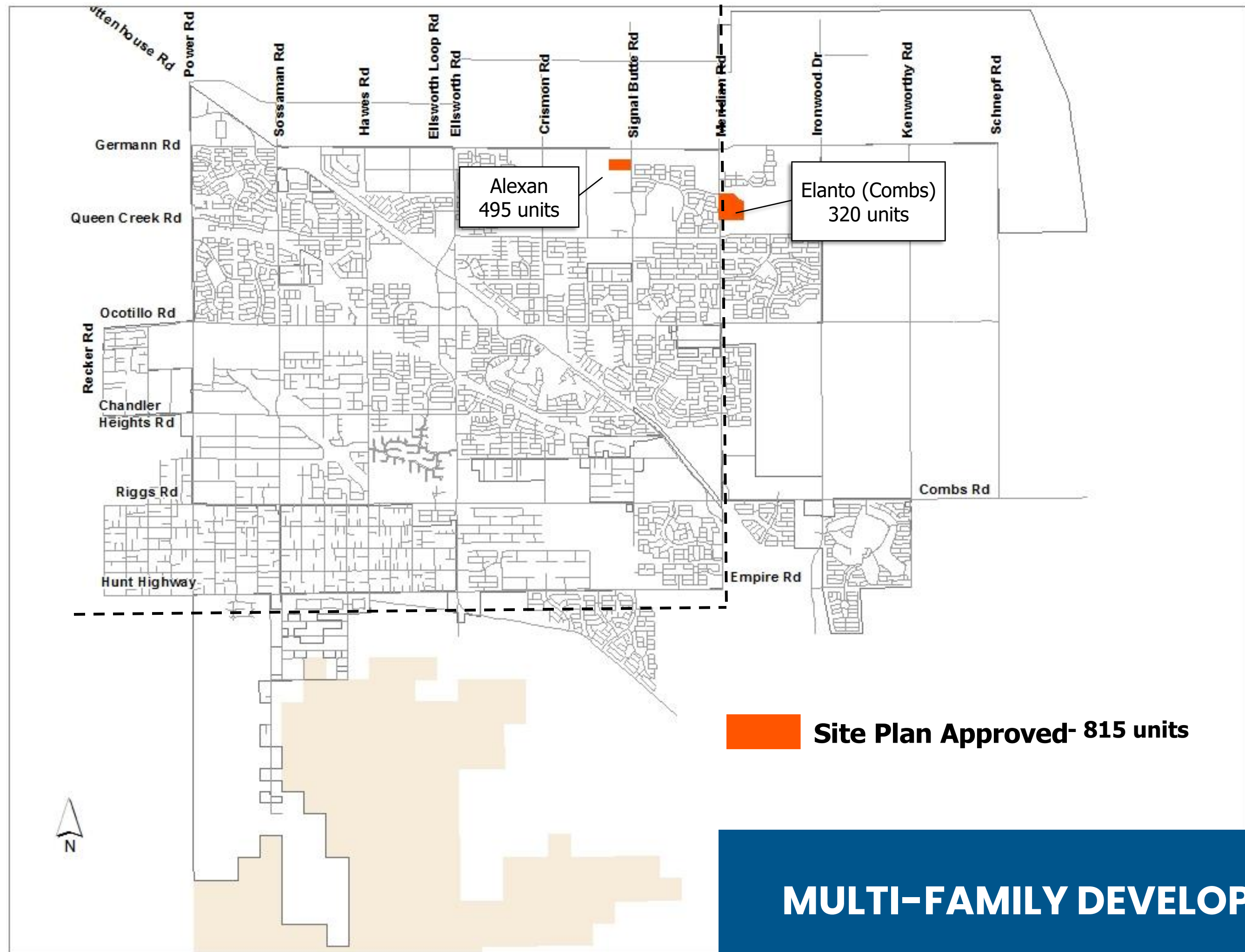




KEY SINGLE FAMILY RESIDENTIAL PROJECTS





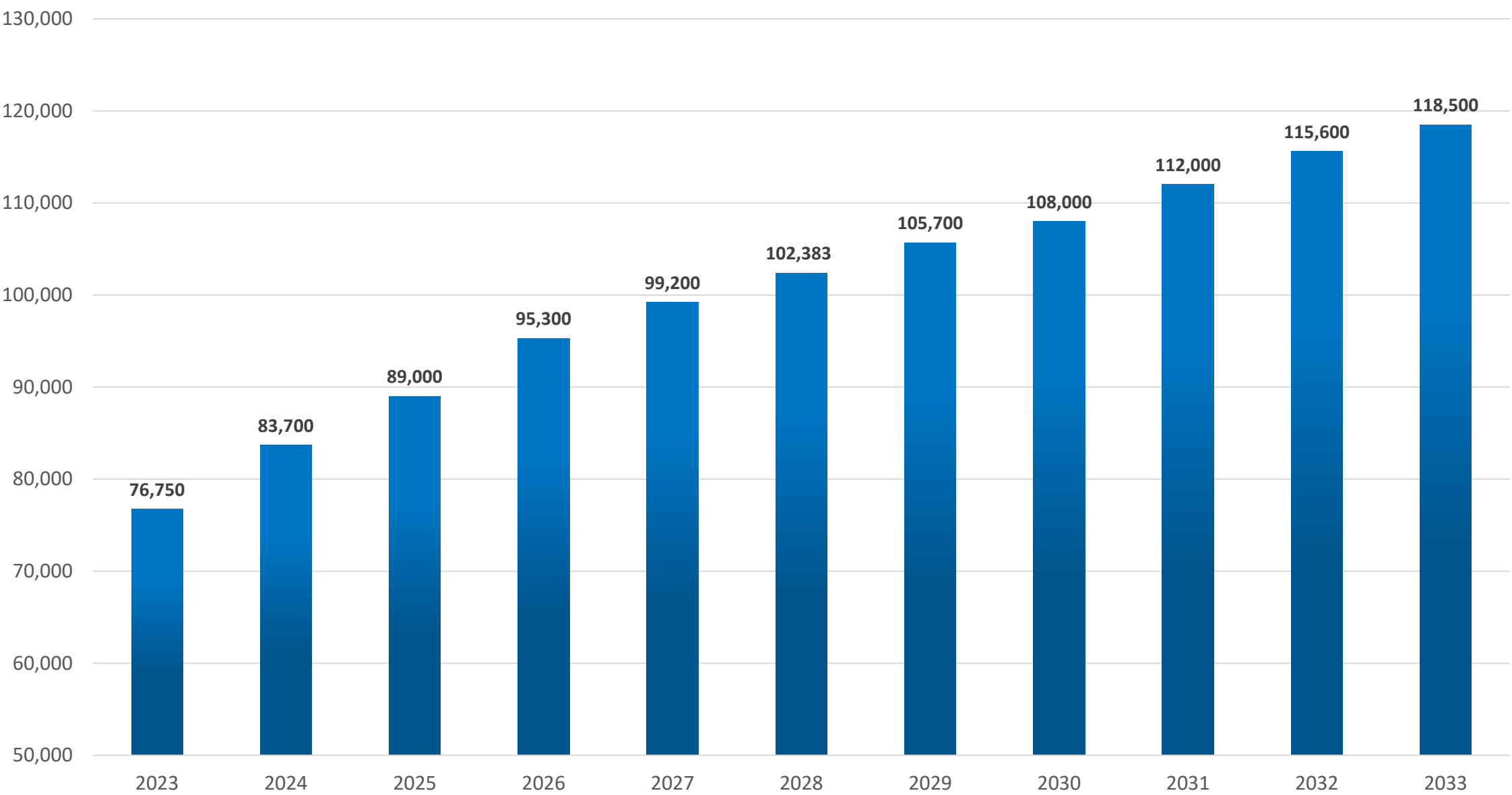


An aerial photograph of a suburban neighborhood, showing a grid of streets, residential houses, and some commercial buildings. The image is overlaid with a semi-transparent blue filter. In the background, a range of mountains is visible under a clear sky.

DEMOGRAPHICS & WORKFORCE

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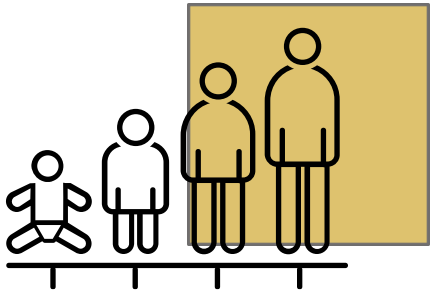
DEMOGRAPHICS



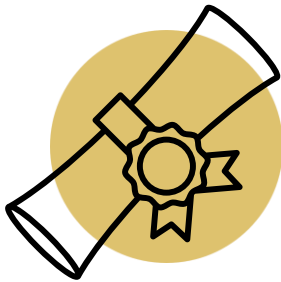
Includes single and multifamily. Figures based on 7/1 of that year.



\$135,444
**Median Household
Income**



36.8
**Median
Age**



45.5%
**Bachelor's Degree
or Higher**



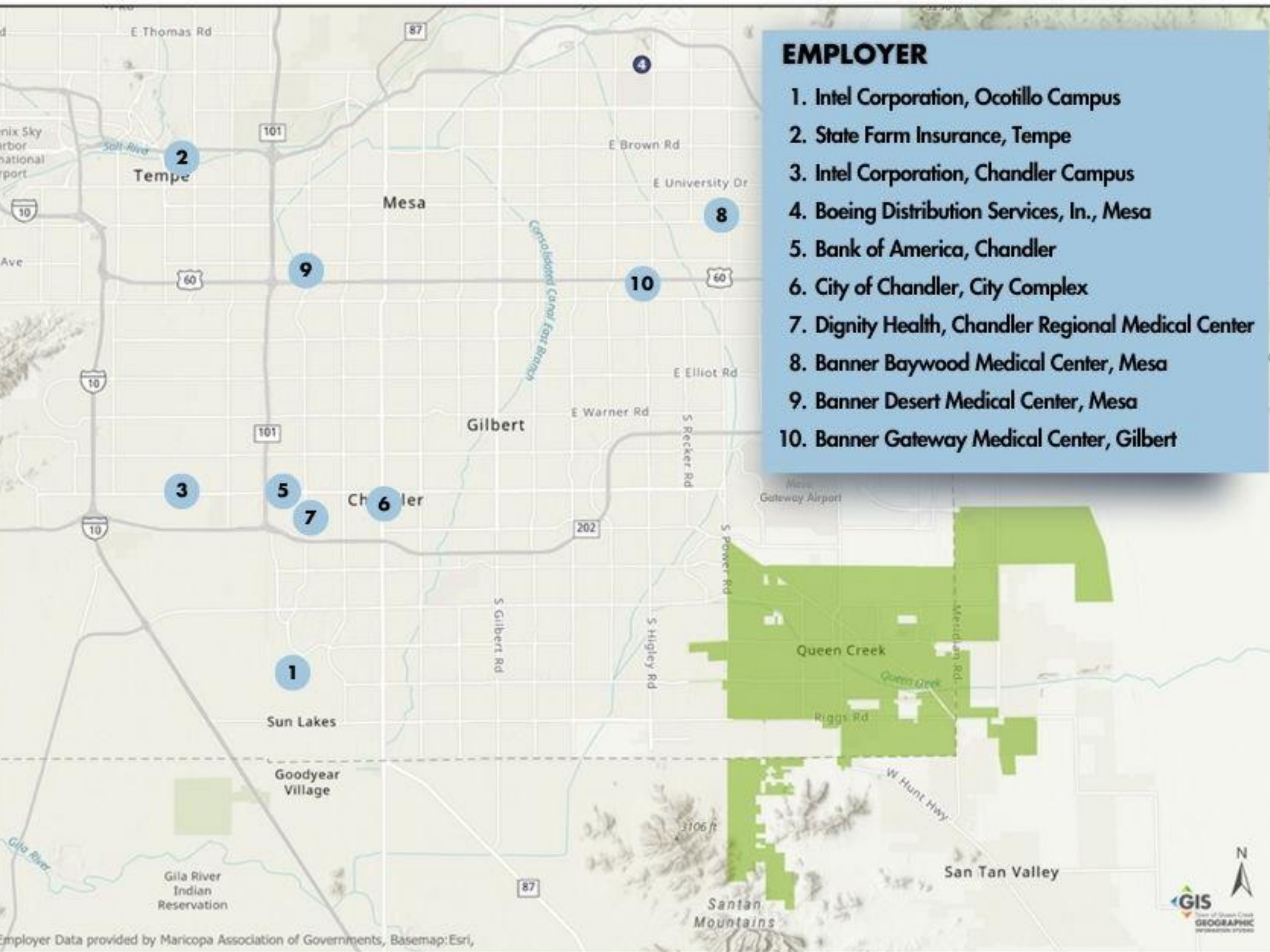
5%
**Average Growth Rate
Over the Next 10 Years**

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



150K
Buildout Population

**Top
Employers
Outside of
Queen Creek for
Queen Creek
Residents**

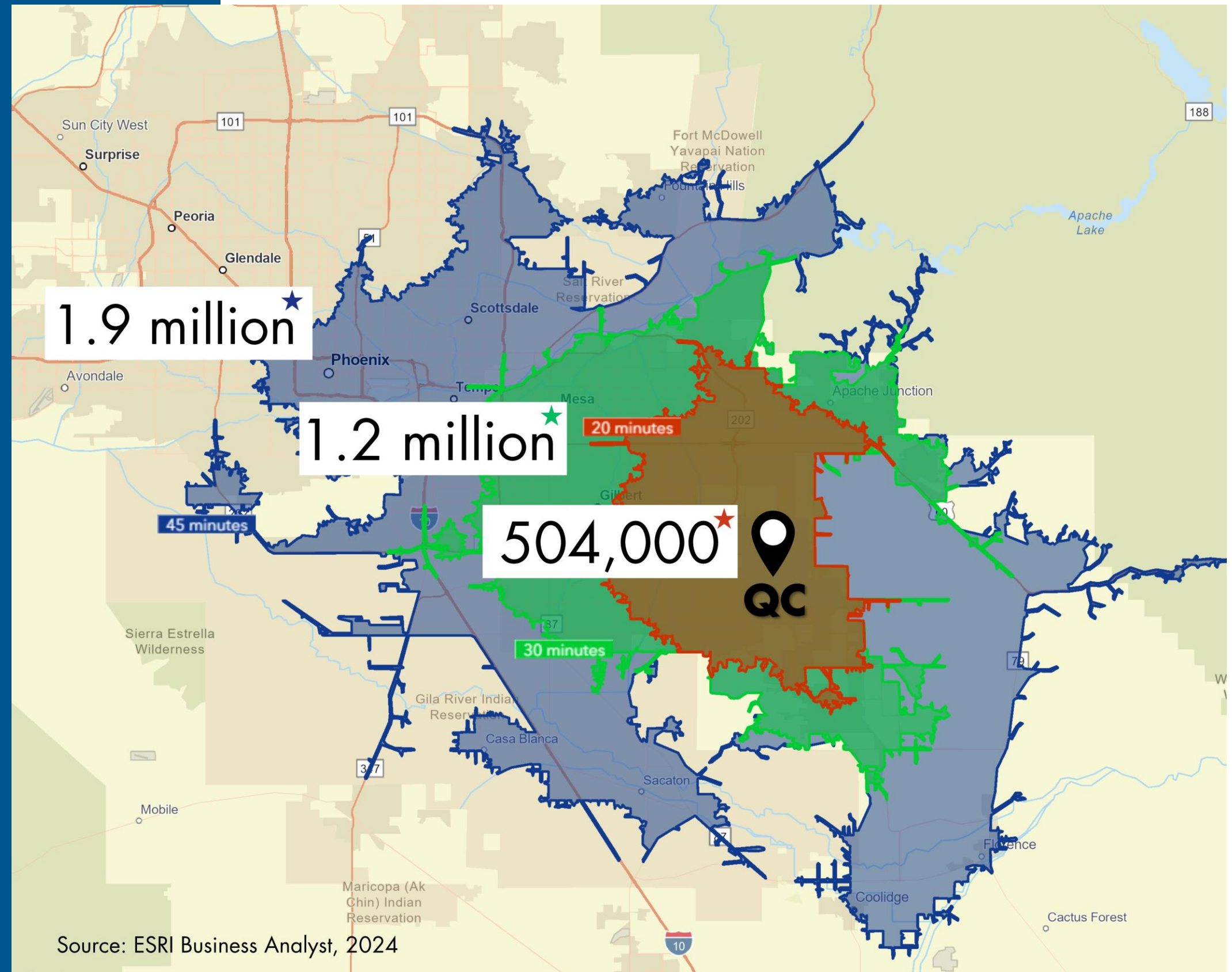


WORKFORCE

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.

1.9 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 Communiversiity, 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





TOURISM

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TOWN OF
QUEEN CREEK
ARIZONA

In the Economic Development Strategic Plan, Agritainment/Destination Tourism is identified as one of the five targeted sectors for the community. Tourism drives economic development in a number of ways. When visitors stay in QC's hotel, eat at local restaurants, and shop in local businesses, the taxes they pay support the Town's operations.

The purpose of the visitor may be business, leisure, or a combination thereof and includes "day trip" excursions where visitors come to Queen Creek and enjoy local amenities, but do not stay overnight. Tourism also attracts new residents and commercial investment, which broadens the local tax base and expands the local economy.

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Queen Creek has unique destinations or selling points that embody the Town's agricultural heritage that include the following:

NATURAL ATTRACTIONS

Multi-use trails along the Queen Creek and Sonoqui washes, San Tan Mountain Regional Park.



CULTURAL HERITAGE

Schnepf Farms, Queen Creek Olive Mill, Sossaman Farms, and San Tan Historical Society.



RECREATIONAL ACTIVITIES

Horseshoe Park & Equestrian Centre events, Queen Creek Performing Arts Center, Pecan Lakes Entertainment Center, outdoor events, etc.



LOCAL CUISINE AND PRODUCTS

Queen Creek Olive Mill, Schnepf Farms Bakery & Café, Old Ellsworth Brewing Company



QC DESTINATIONS



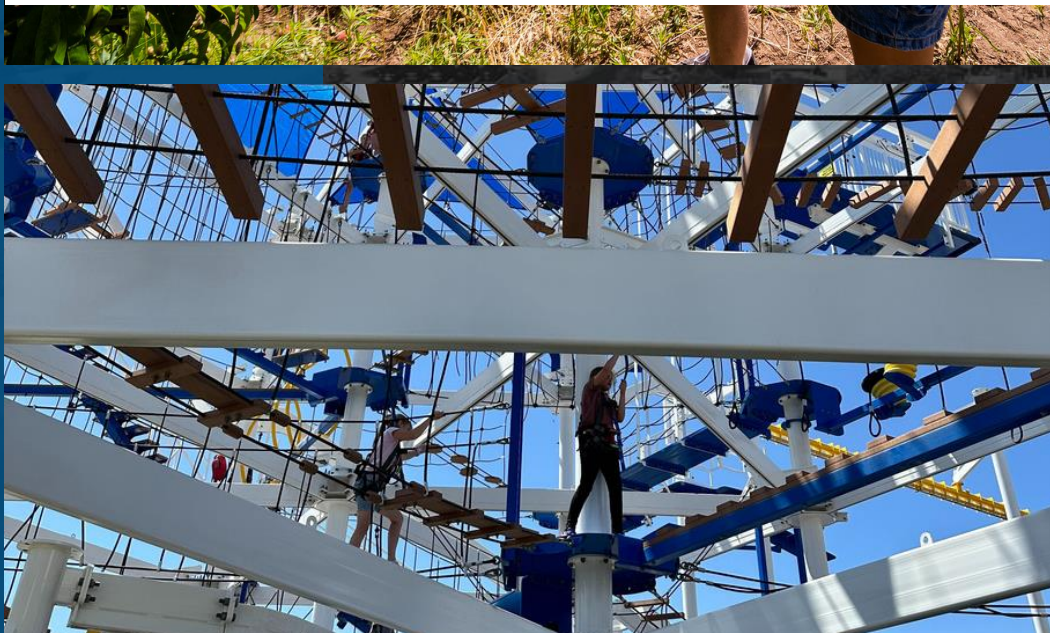
SCHNEPF FARMS



HPEC



QC OLIVE MILL



PECAN LAKES ENTERTAINMENT



QC BOTANICAL GARDENS



COMMUNITY PARKS

An aerial photograph of a city street, likely in a desert region, with mountains visible in the distance. The image is overlaid with a dark blue gradient. The word "DOWNTOWN" is written in large, white, sans-serif capital letters across the center of the image.

DOWNTOWN

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DOWNTOWN QUEEN CREEK

- Investments
- Developments
- Opportunity



Town of Queen Creek
T014 Town Center Infrastructure Improvements – Munoz St. and Aldecoa Dr.

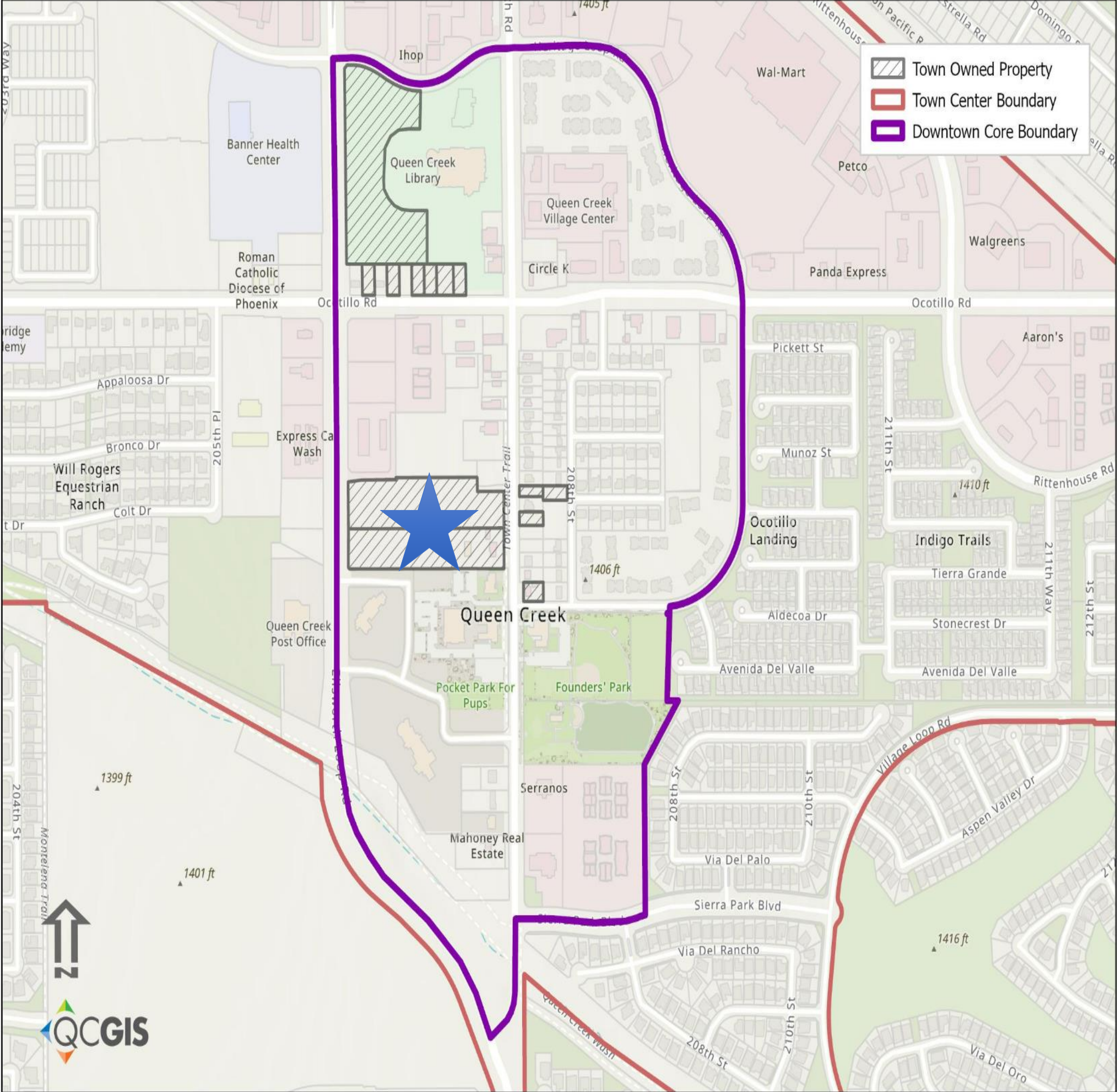
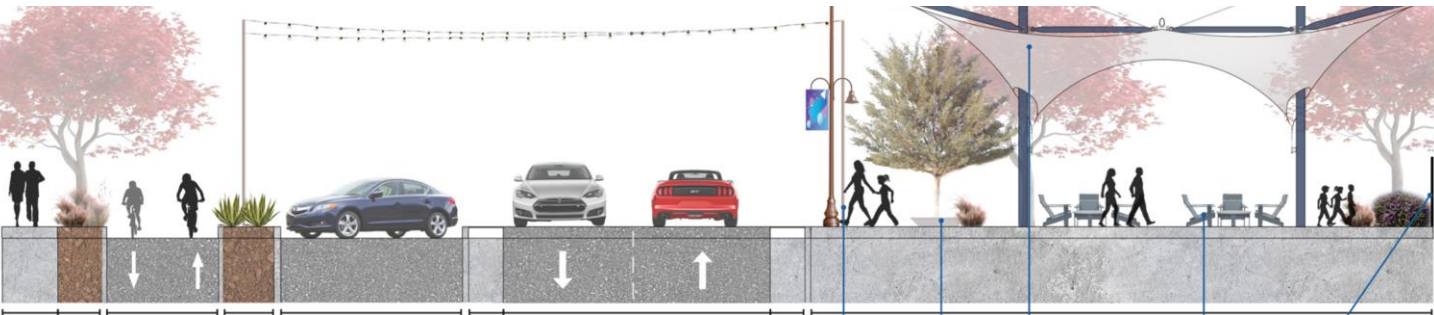
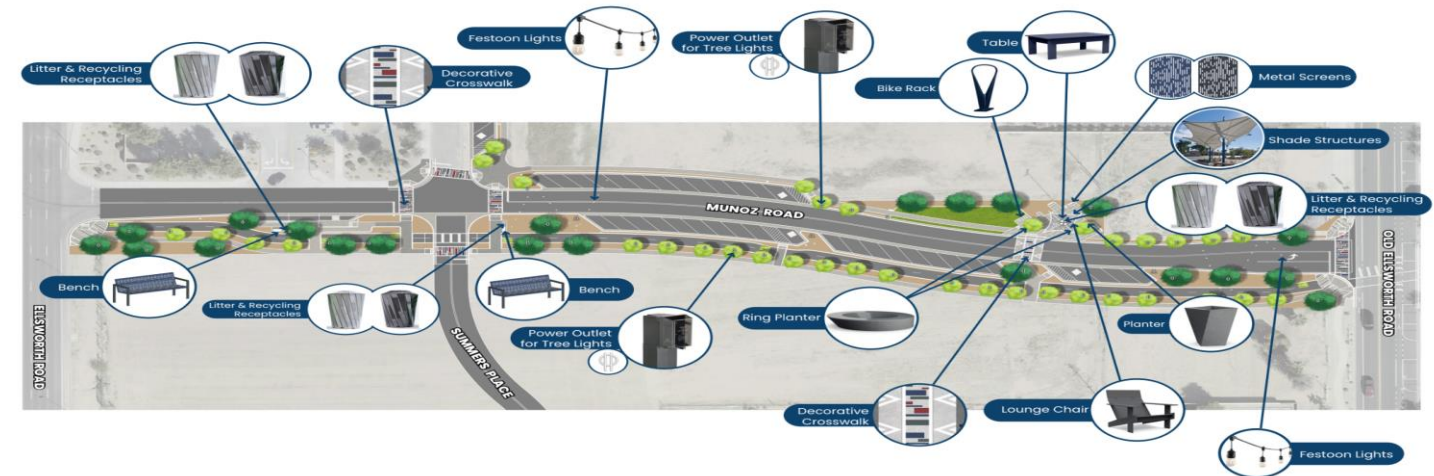




INVESTMENTS

Now open!

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

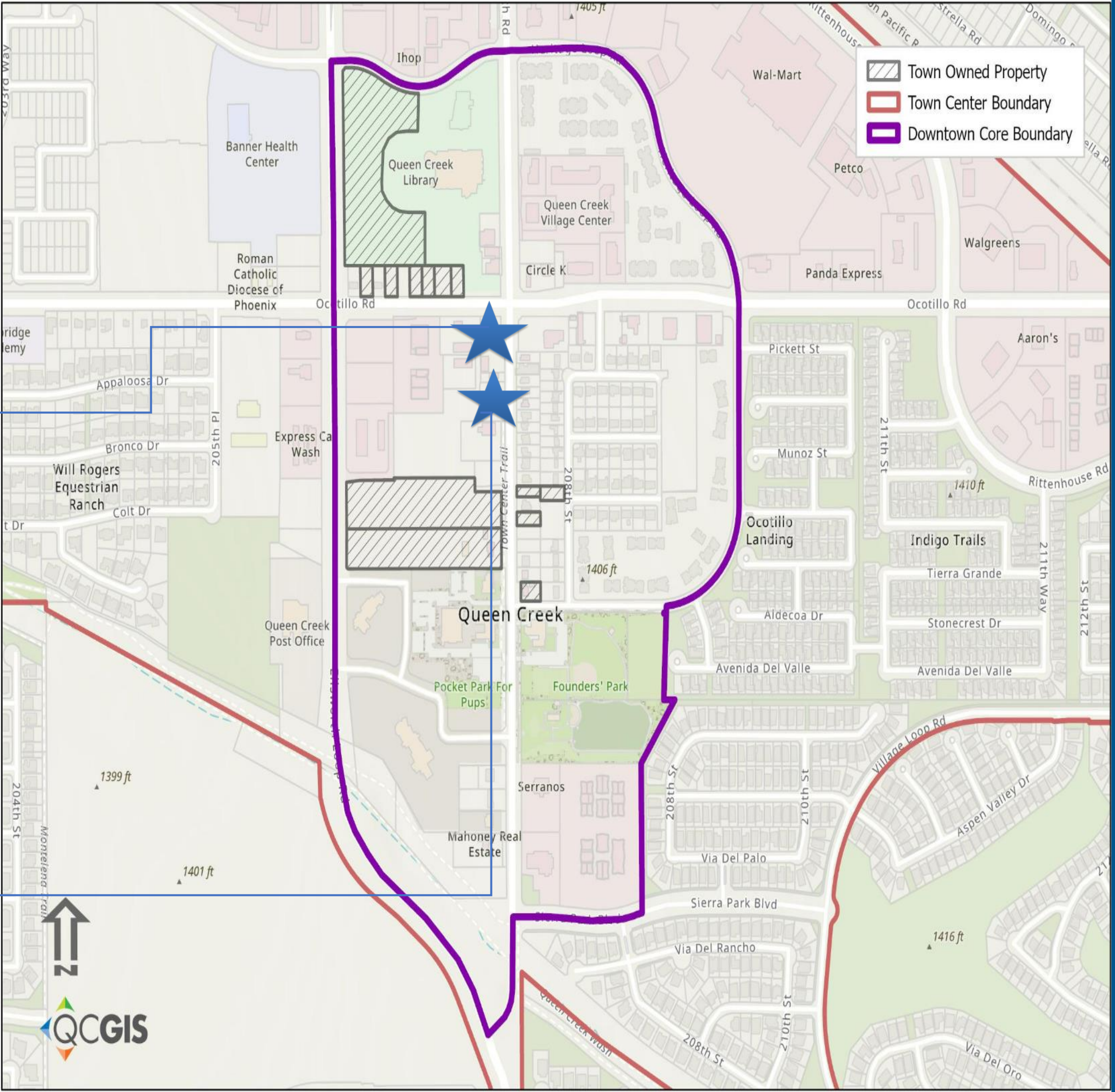


DEVELOPMENTS

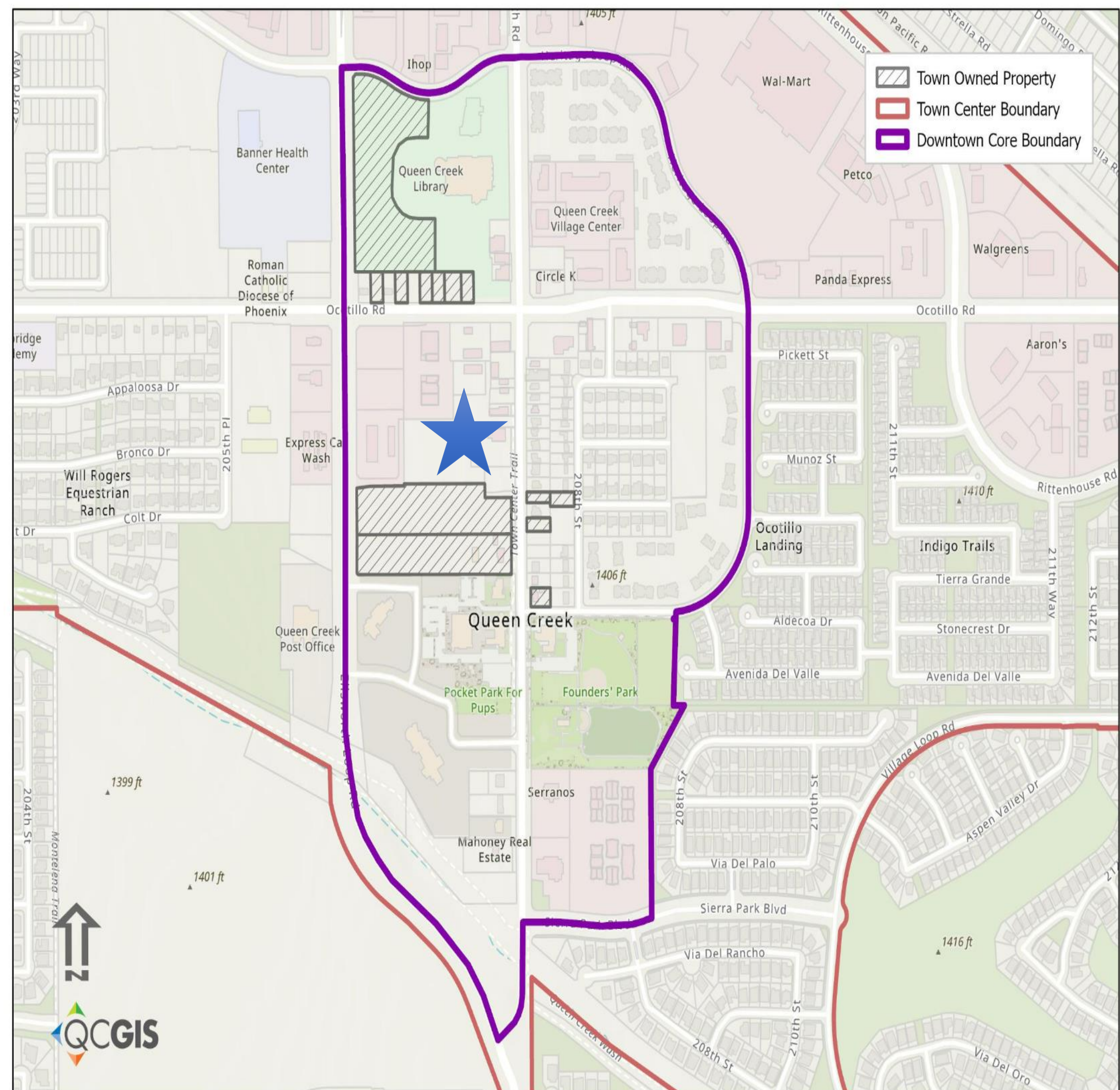
Now open!

BADLANDS
BAR & GRILL

Now under construction!



DEVELOPMENTS





2 EXTERIOR ELEVATION - SOUTH1

THE PERCH BREWERY

QUEEN CREEK, AZ 85142

FOR: CONSTRUCTION DOCUMENTS

REV# DATE

THE PERCH
BREWERY

EXTERIOR
ELEVATIONS

Project number 22121

Date KHB

DEVELOPMENTS

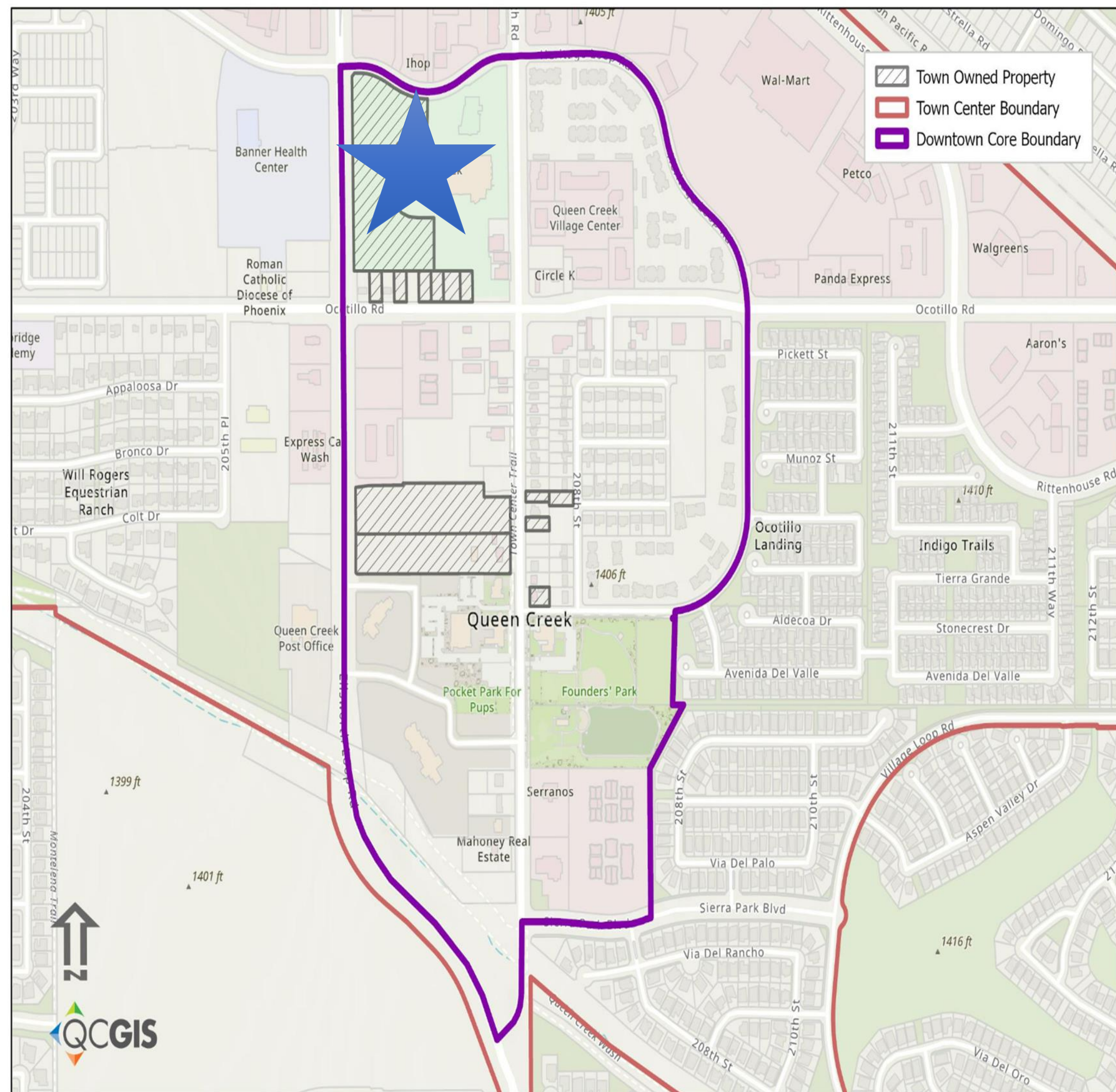
Now under construction!

CREATION REPE

LGE DESIGNBUILD



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



Future...



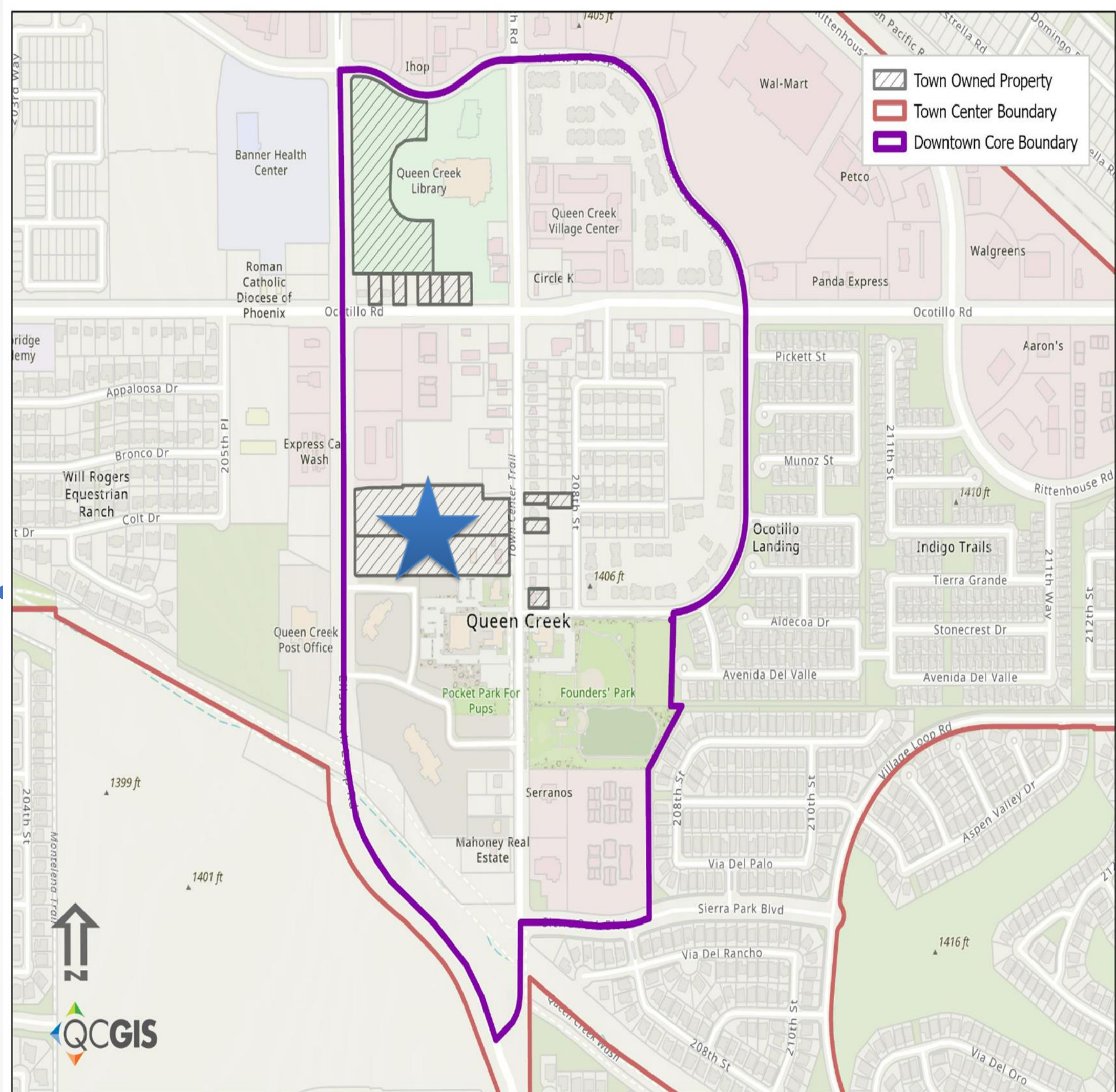
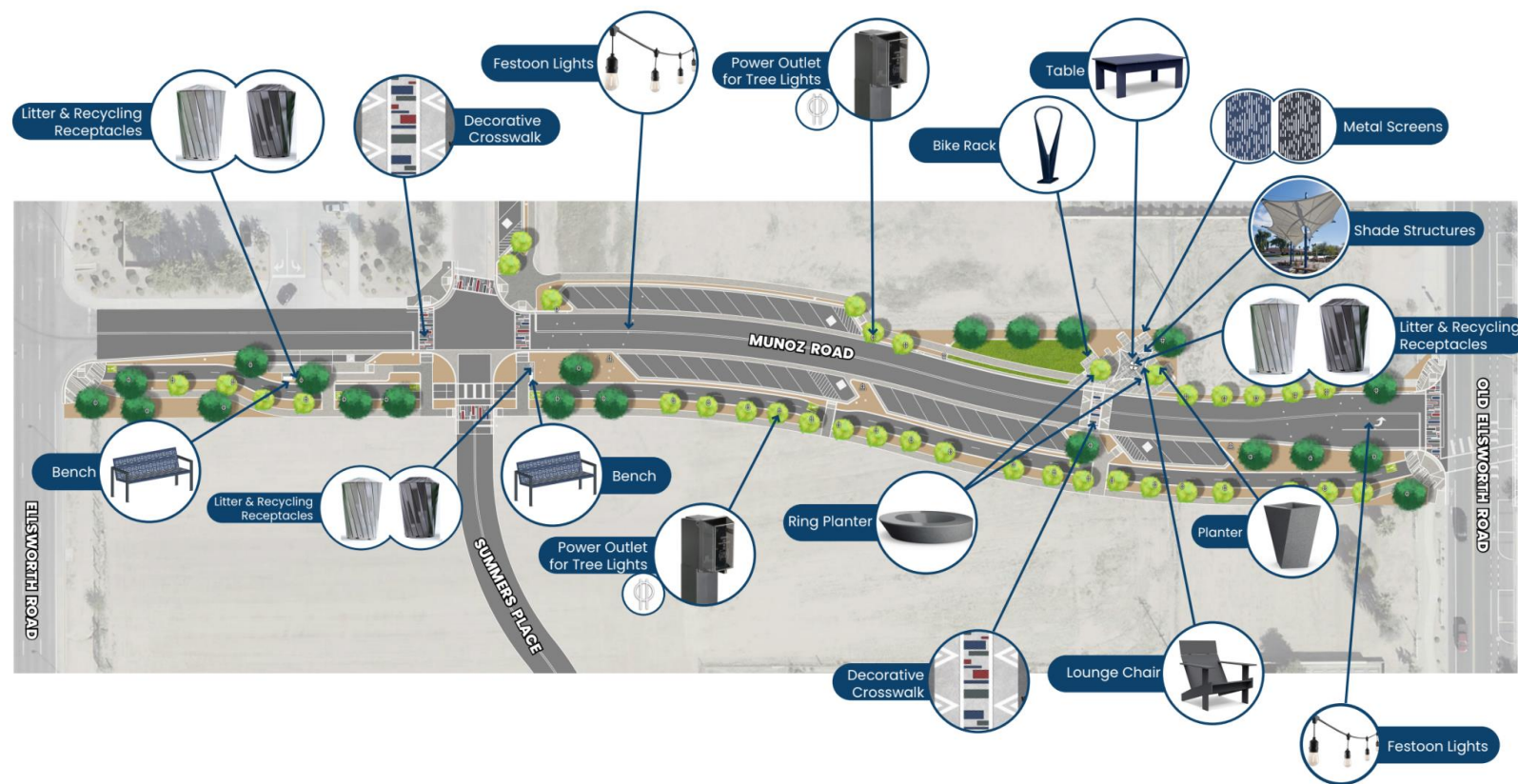


 **LOCAL**
PUBLIC EATERY



OPPORTUNITY

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



An aerial photograph of a suburban neighborhood, overlaid with a semi-transparent blue filter. The image shows a mix of residential housing, including single-family homes and some larger commercial-style buildings. A multi-lane highway with several cars is visible on the left side of the frame. In the background, a range of mountains is visible under a clear sky. The overall scene is captured from a high angle, looking down on the landscape.

PARKS

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PARKS AND FACILITIES

Mansel Carter Oasis Park Phase II

Amenities include:

- (6) Tennis Courts
- (6) Volleyball Courts
- (4) Pickleball Courts
- Pump Track
- Passive Turf Space
- Restrooms
- Parking
- Retention



PARKS AND FACILITIES



Frontier Family Park- 85 acres

N of NWC Signal Butte and Queen Creek



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)



QCUS
ELEMENT
SCHOOL

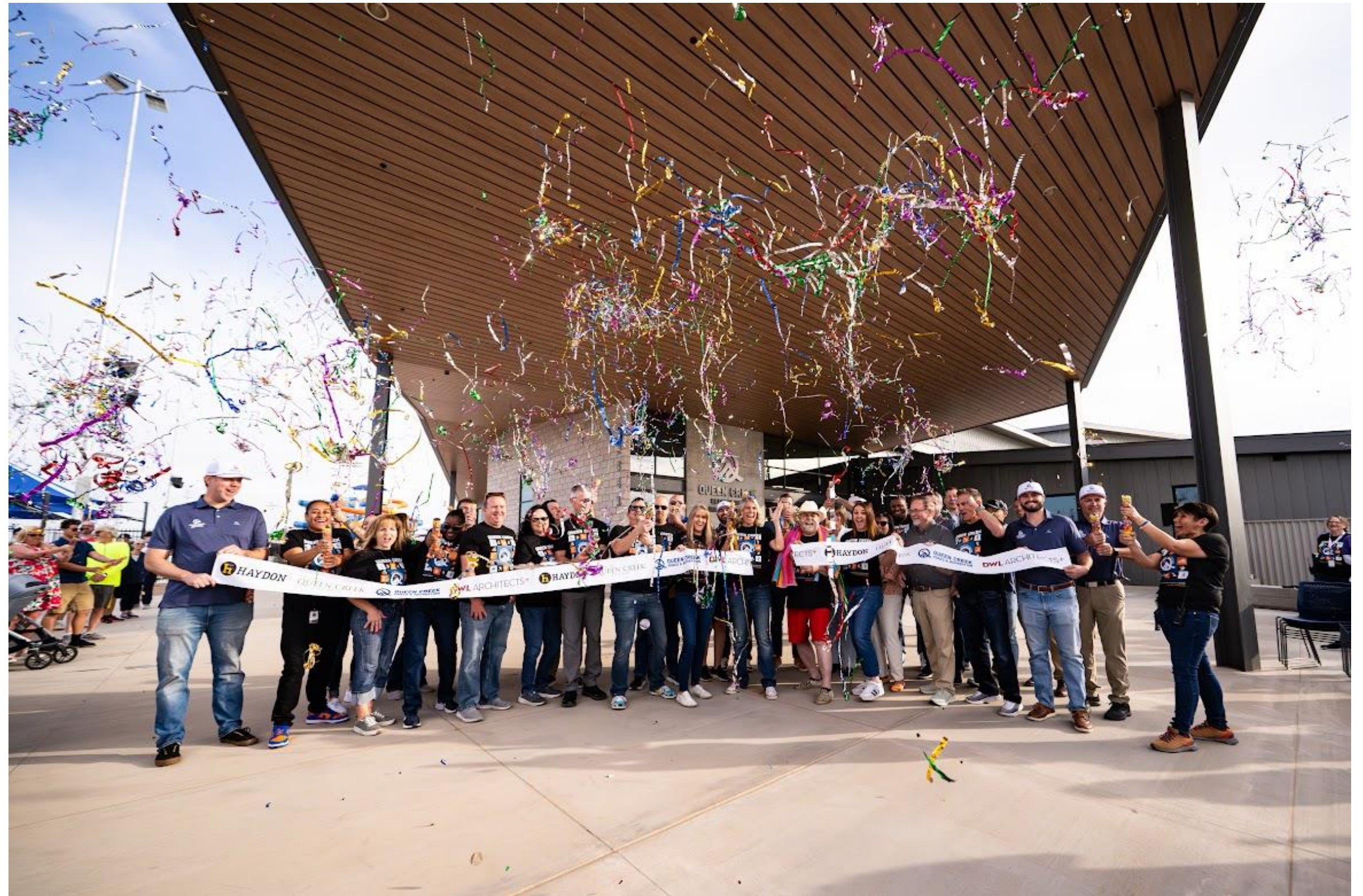
SIGNAL BUTTE ROAD

PARKS AND FACILITIES

Recreation & Aquatic Center

Now open!

- Lazy River
- Family Play Pool with Interactive Water Features
- Water Slides
- Competition Pool
- Diving Boards
- Shared Amenities
 - Lobby/Check In
 - Locker Rooms with Showers



Parks and Facilities: Completion Dates

Facility	Completion Date
Frontier Family Park	NOW OPEN!
Mansel Carter Oasis Park - Phase II	NOW OPEN!
Recreation Center	NOW OPEN!
Aquatic Center	May 2025

An aerial photograph of a suburban landscape, featuring a multi-lane highway on the left, a residential neighborhood with numerous houses and trees in the center, and a range of mountains in the far distance. The entire image is overlaid with a semi-transparent blue filter.

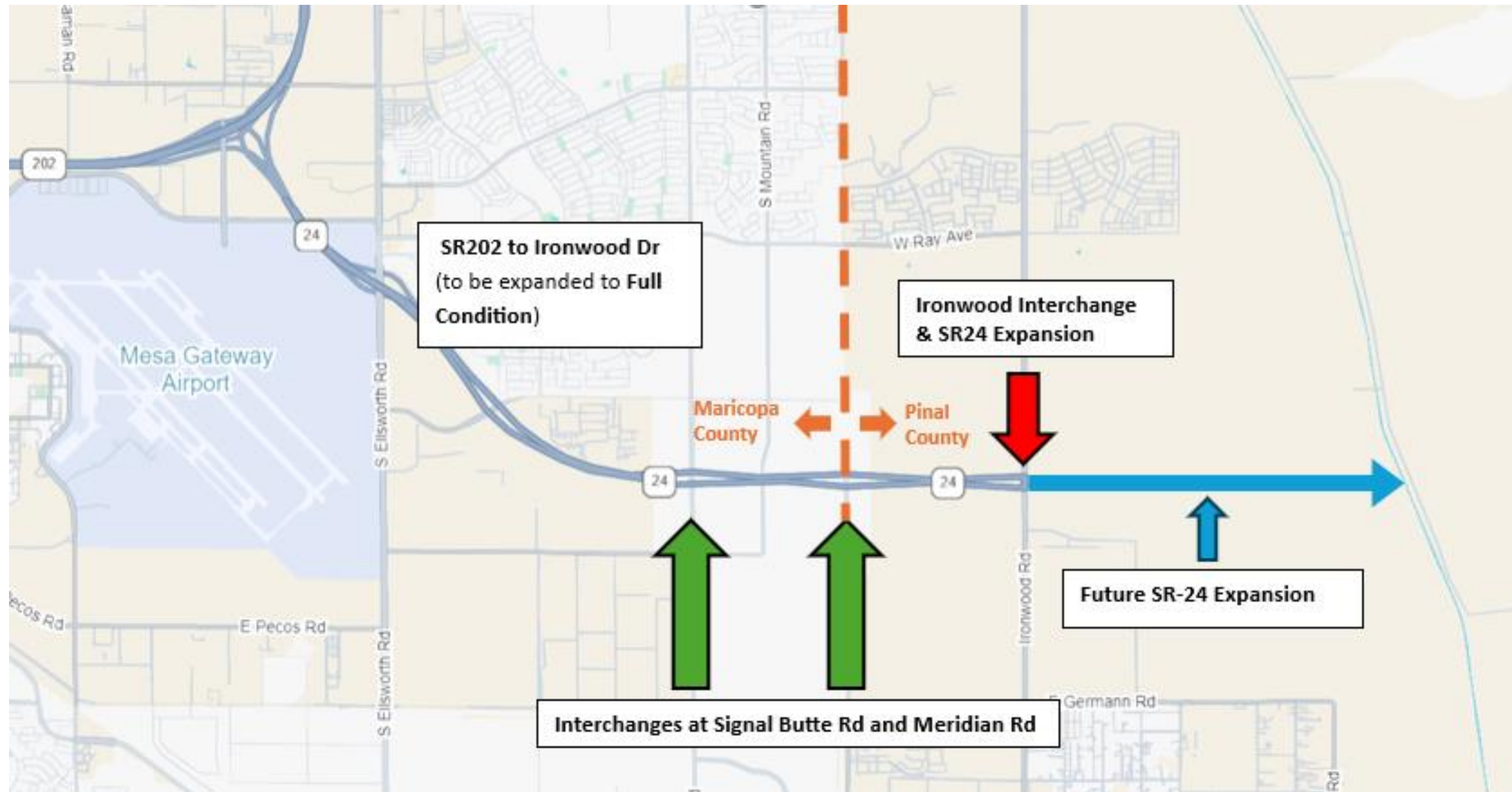
INDUSTRIAL EMPLOYMENT

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Overall Town Map



SR-24 UPDATE



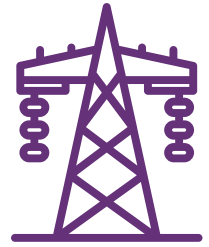
Existing SR-24

- One of the first projects funded by Prop 479: \$352M
- Existing SR-24 will be built to its full condition.
- Full interchanges coming to Signal Butte and Meridian Roads.
- Construction to begin as soon as summer 2026.
- Interim interchange at Ironwood Road planned.

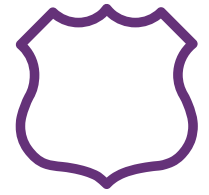
Future SR-24

- Full interchange at Ironwood Road
- Expansion east to CAP canal; in environmental review currently.

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

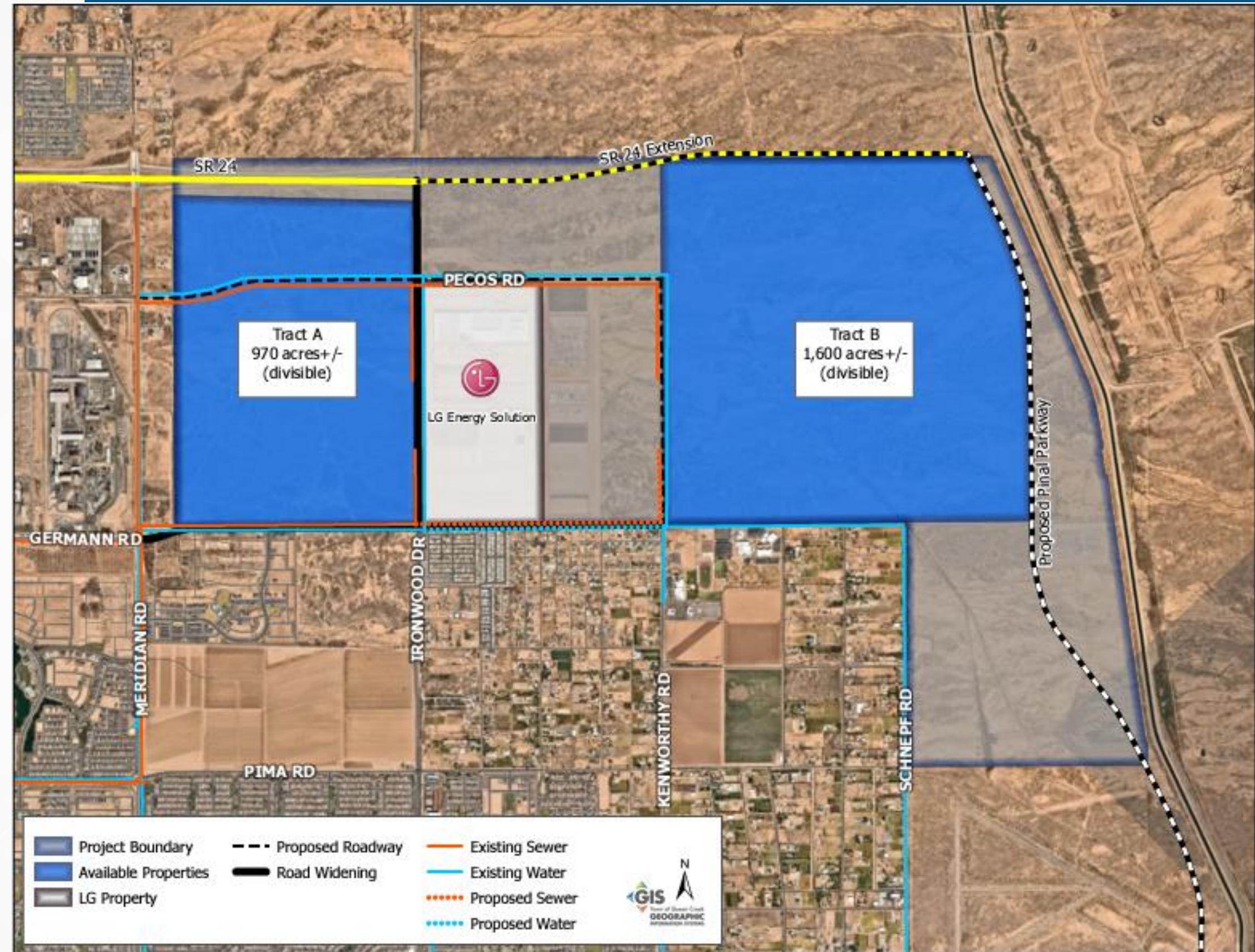
CURRENT MAJOR PROSPECTS

- Battery supply chain sector
- Seeking diversity of product type (i.e. small build-to-suit site, large build-to-suit site, existing space)
- Confidential projects, but the projects that continue to evaluate QC, have potential collectively for:
 - ✓ \$218M in capital investment
 - ✓ 240 jobs
 - ✓ 290,000 square feet absorbed



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 completed and in progress for LGES



CYLINDRICAL BATTERY VS. POUCH STYLE BATTERY



Project Parameters	LG Energy Solution (project under construction)
Cap Ex	\$3.2B
Jobs	2,800
Square Footage	1.4M+

LEADING THE EV & RENEWABLE ENERGY REVOLUTION

Completion and start of production expected in second half of 2026, with full-scale hiring for thousands of new jobs to begin in the second-half of 2025.



LG Energy Solution – SITE DEVELOPMENT

April 2025



LG Energy Solution – SITE DEVELOPMENT

April 2025



LG Energy Solution – SITE DEVELOPMENT

April 2025



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
- Now leasing! Delivered May 2024



GERMANN COMMERCE CENTER

- E/SEC Signal Butte and Germann

Phase I

- 391,706 SF
- 14,560 SF to 105,170 footprints over 5 buildings
- Clear heights 28' to 32'
- Now leasing! Delivered August 2024

Phase II

- 42-acre build-to-suit



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





RETAIL & OFFICE

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THE TRADE AREA

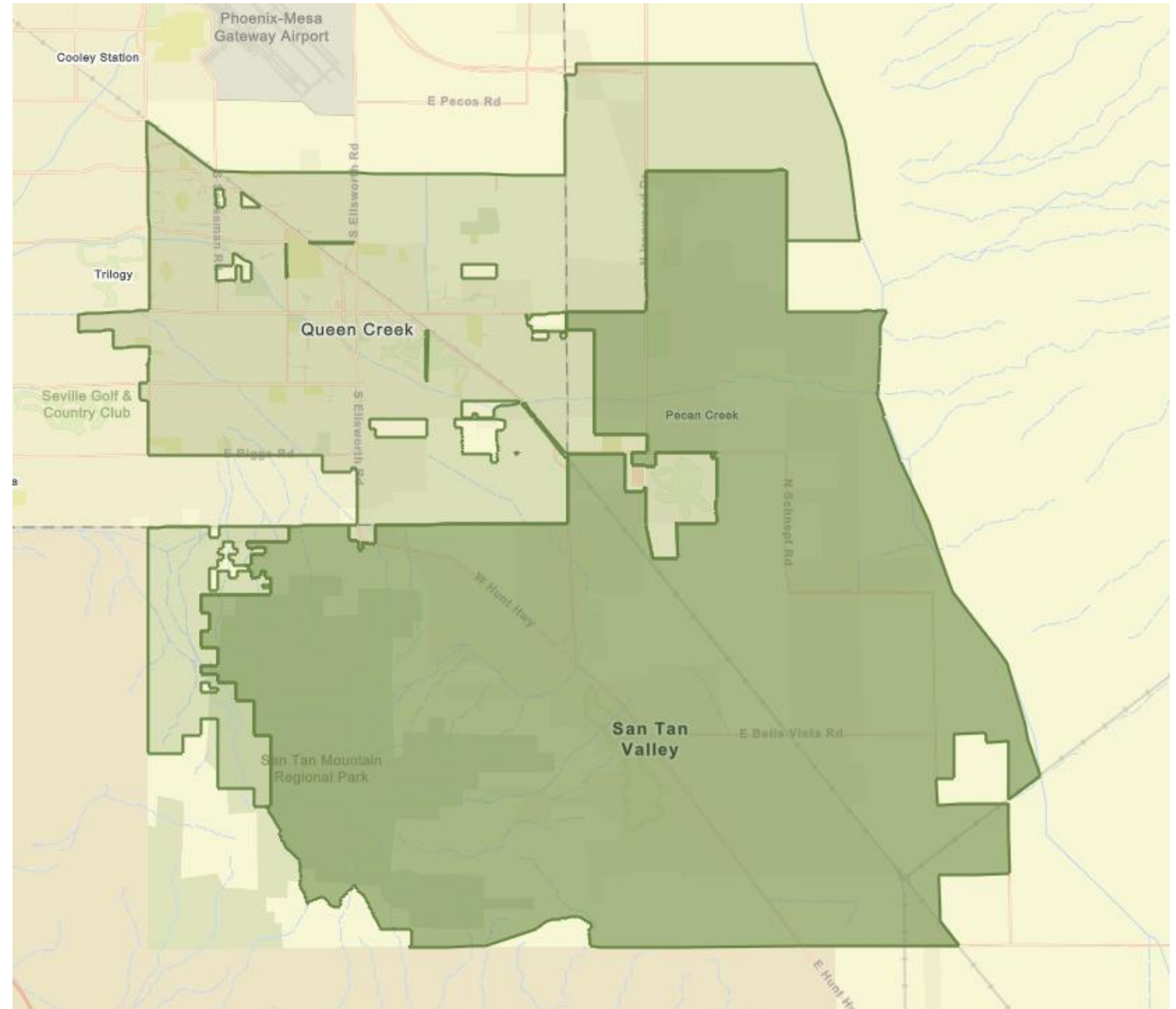
Queen Creek and San Tan Valley (which is east and south of Queen Creek) are high-growth communities attracting young families. The area continues to have strong, unmet retail demand.

Today, Queen Creek has over 85,000 residents and San Tan Valley (part of Pinal County) has nearly 110,000 residents.

Median Household Income:

San Tan Valley - \$92,963

Queen Creek - \$135,444



HUDSON STATION

- SWC Signal Butte and Queen Creek
- Fry's and EOS anchored commercial corner; Fry's opened May 1, 2024
- 21-acres, 197,000+ square feet



- NWC Gantzel (Ironwood) and Combs (Riggs)

- 23 acre, 260,000 square foot commercial corner
- Anchored by Target (under construction) and Sprouts (open)



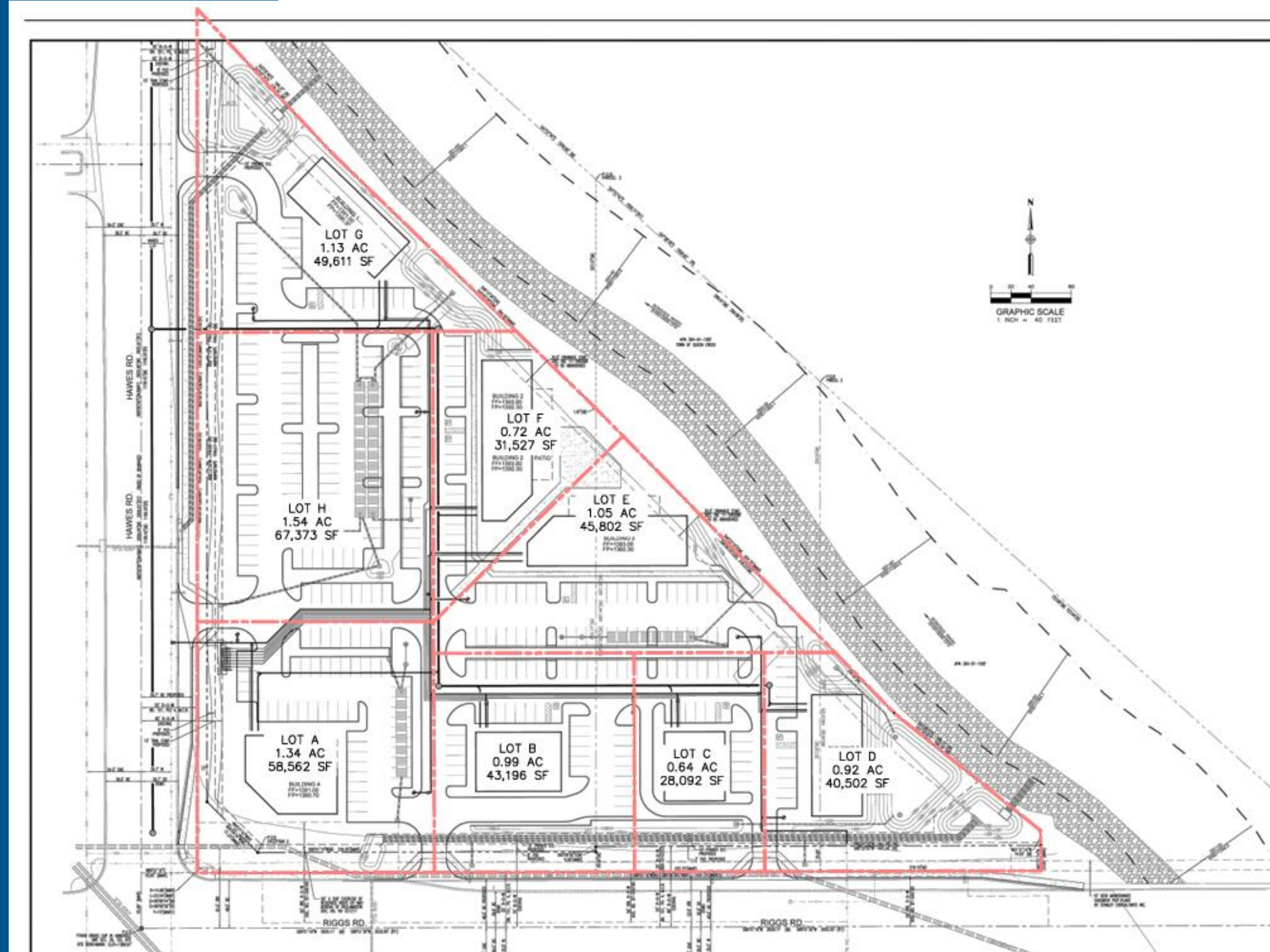
HARVEST STATION

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



NEC HAWES/RIGGS

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



SWC QUEEN CREEK & ELLSWORTH

- Queen Creek Station
- 20 acre commercial corner
- Envisioned for unique, walkable mixed use development



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

OFFICE PROJECTS – OVER 100,000 sq.ft. IN THE PIPELINE

Near Downtown & Town Center

- The Switchyard (15K SF; NEC Ellsworth Loop and Ocotillo)
- Matheson development (20K SF; SEC Ellsworth Loop and Ocotillo)
- Queen Creek Medical Office Park (TBD- about 50K SF; E/SEC Rittenhouse and Ocotillo)
- Queen Creek Station (TBD on SF; mixed use development; SWC Ellsworth Loop and Queen Creek)

Elsewhere in Town

- San Tan Blvd & Ellsworth Road (30K SF; SWC Ellsworth Road and San Tan Blvd)

TARGETED USES

- Sit-down restaurants, including steakhouse
- Office – medical and professional
- Employers, including to support LGES
- Downtown development
- Agritainment



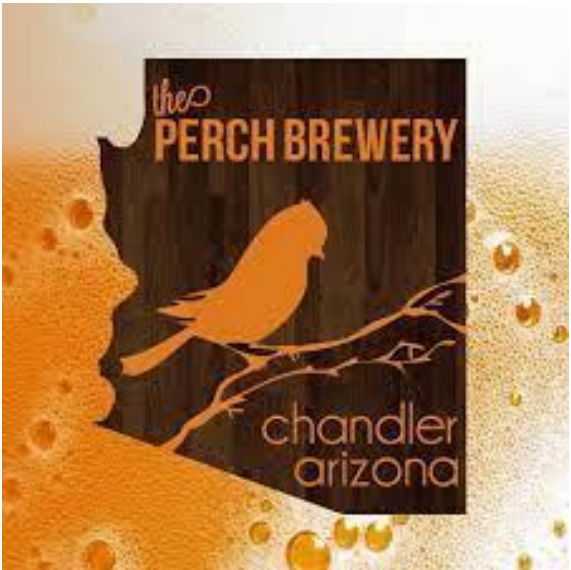
NEW BUSINESSES!



ZAXBY'S



eggstasy
breakfast • lunch • mimosas



TOWN OF
QUEEN CREEK
ARIZONA

INVESTTHEQC

Thank You



**ACCREDITED
ECONOMIC
DEVELOPMENT
ORGANIZATION**

International Economic Development Council