

FOR SALE

13.07-Acre C-2, PAD Zoned Commercial Corner Lot

North Creek subdivision

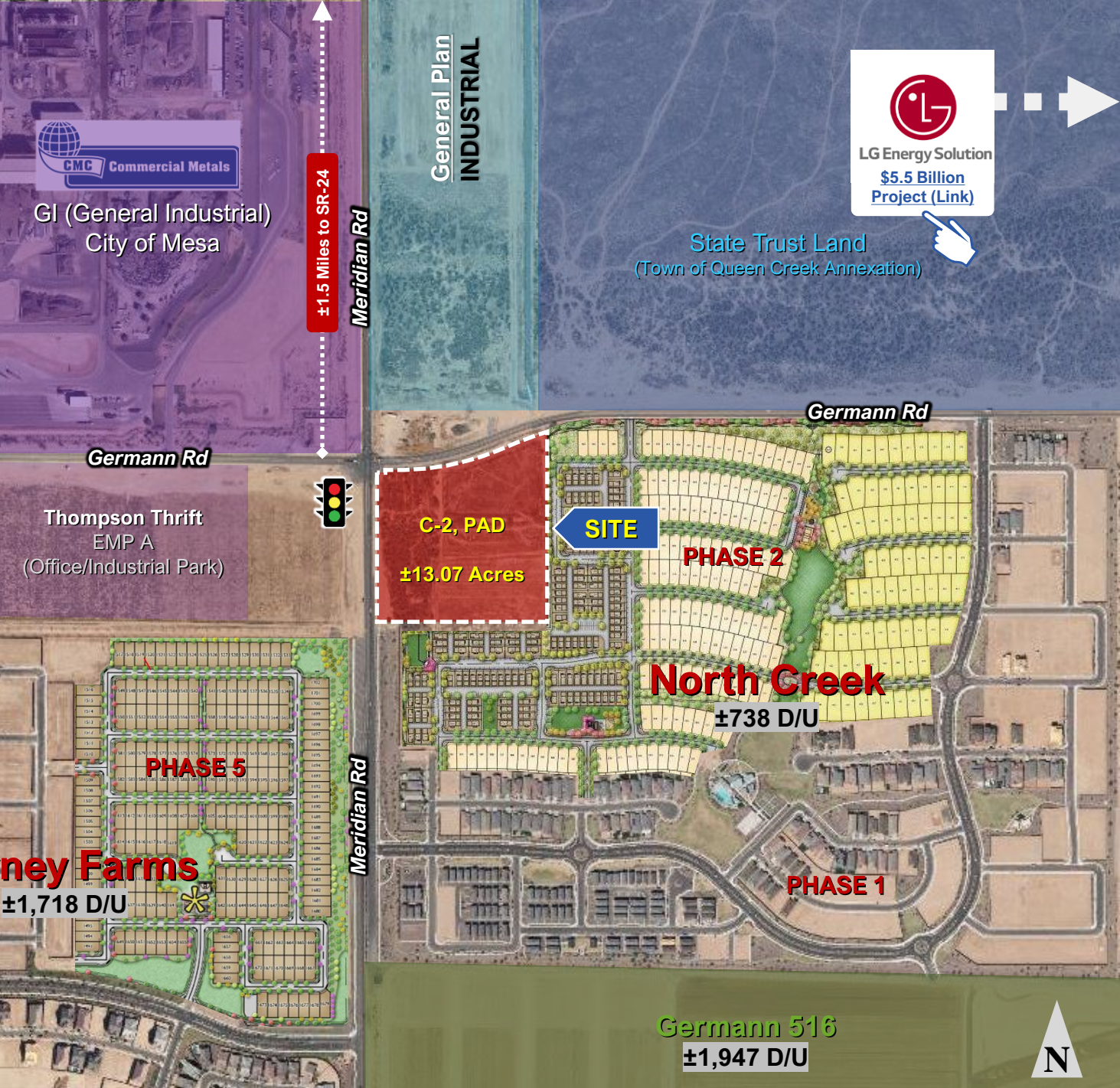
SEC Germann & Meridian Roads
Queen Creek, Pinal County, AZ

Property Highlights

- ✓ SR-24 full-diamond interchange located 1.5 miles North
- ✓ Signalized corner setting
- ✓ Frontage: ±730 Ft. on Germann Rd
- ✓ Frontage: ±726 Ft. on Meridian Rd
- ✓ In the ±200-acre North Creek PAD planned development by Woodside Homes
- ✓ In the path of significant growth
- ✓ Utilities in proximity to the property

Disclosure: Buyer to independently verify all facts, entitlements, and figures.

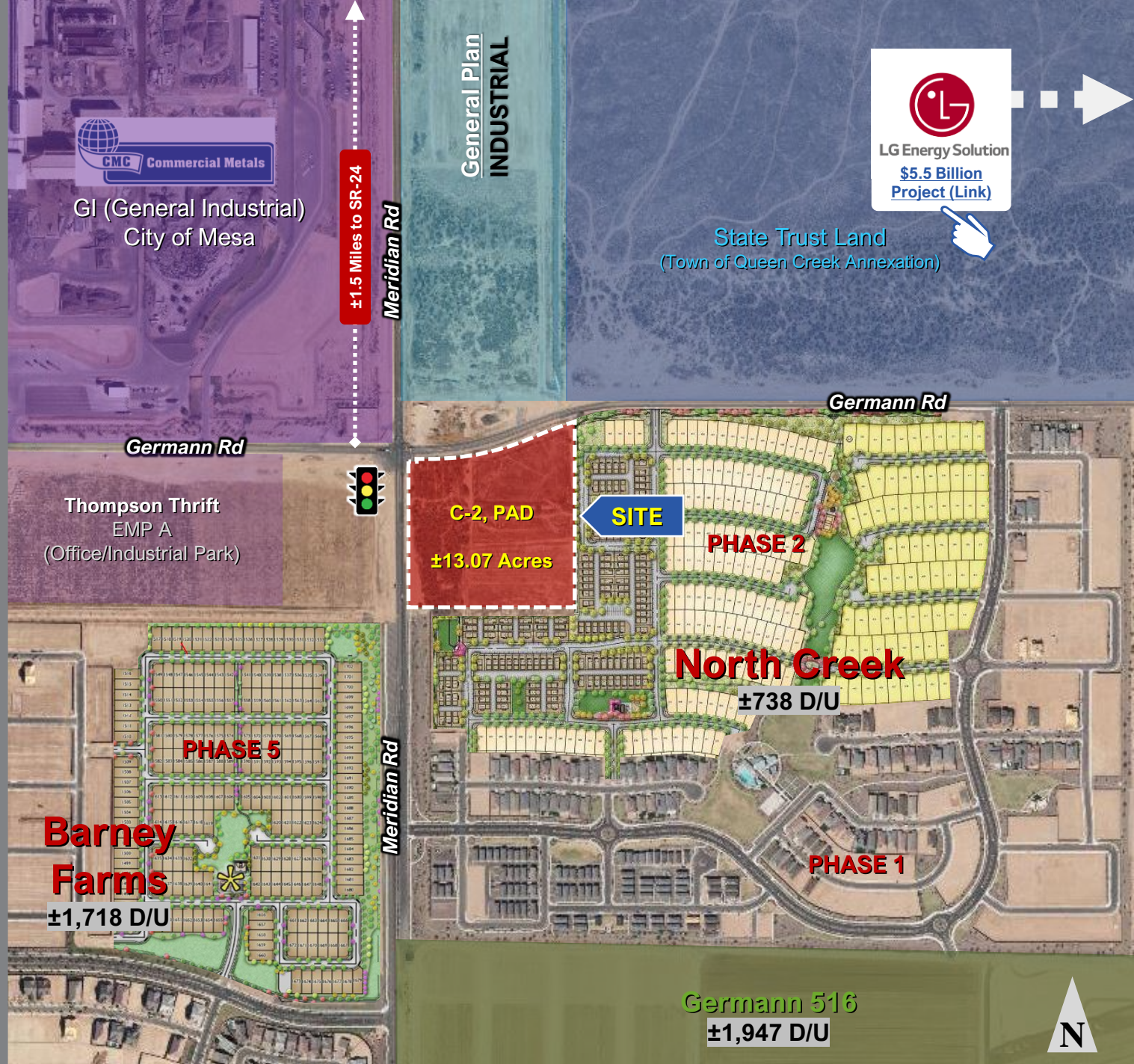
REA REALTY ECONOMIC ADVISORS
8075 E Morgan Trail, Ste. 1B, Scottsdale, AZ 85258



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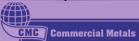


LG Energy Solution
\$5.5 Billion
Project (Link)



ARIZONA
24

GI (General Industrial)
City of Mesa



Germann Rd



State Trust Land
(Town of Queen Creek Annexation)

Germann Rd

SITE

Boundary lines are approximate

Barney Farms

±1,718 D/U

Meridian Rd

North Creek

±738 D/U

N

Germann Rd
Looking East



Meridian Rd
Looking North



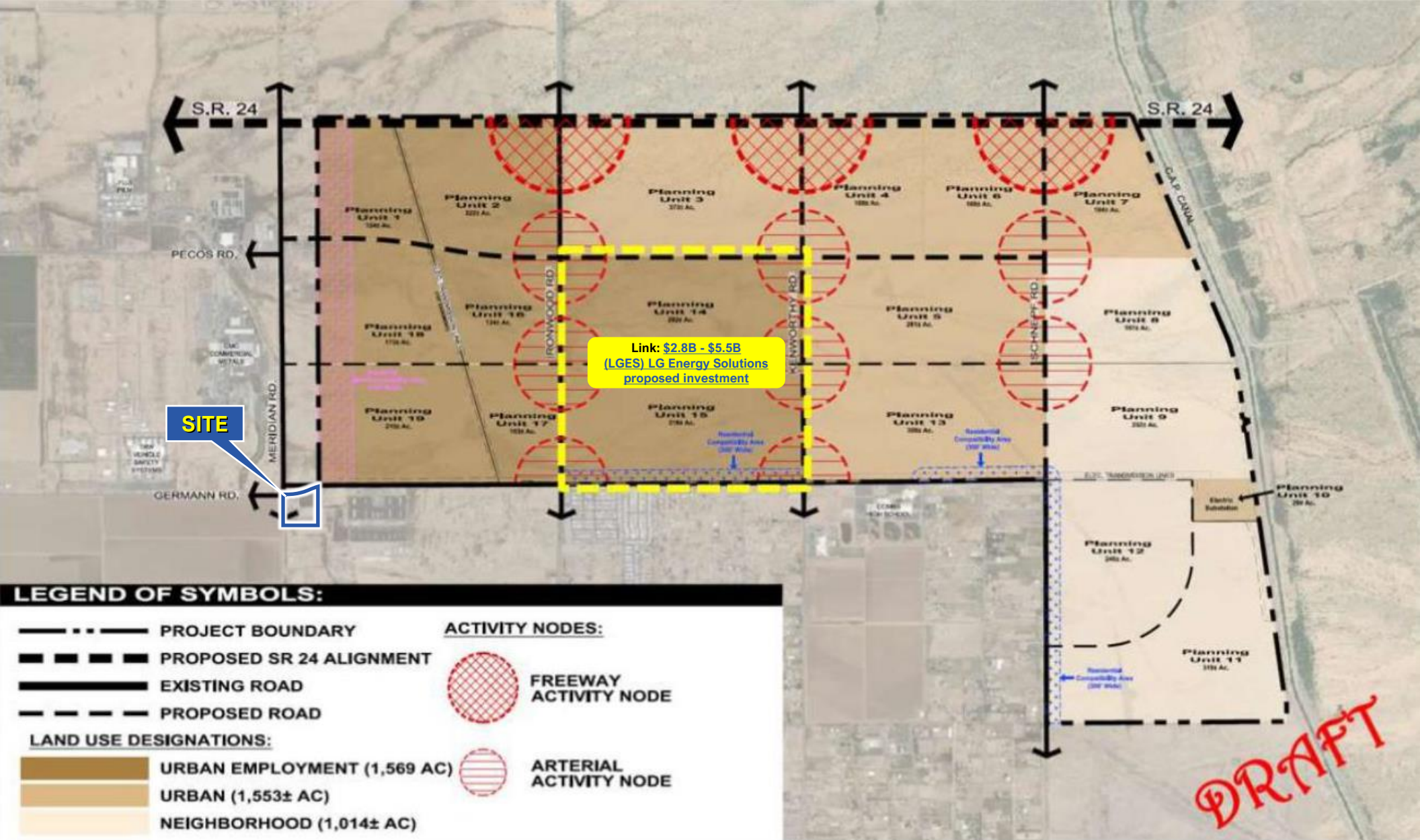
Germann Rd
Looking West



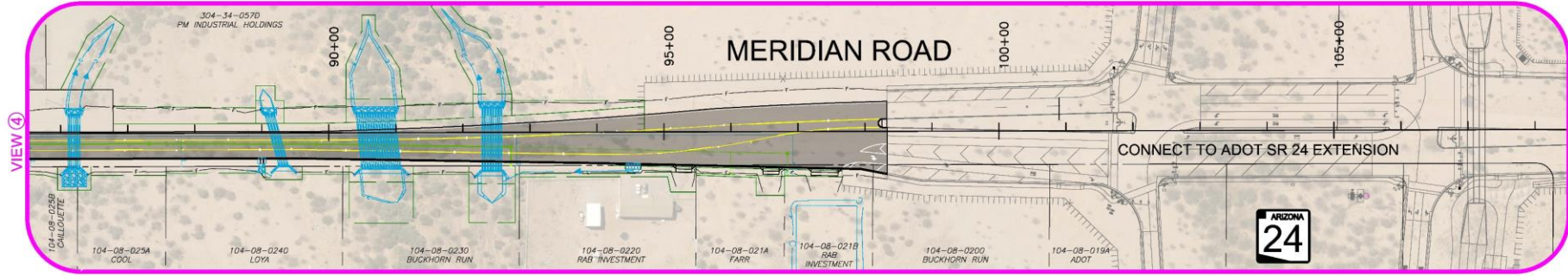
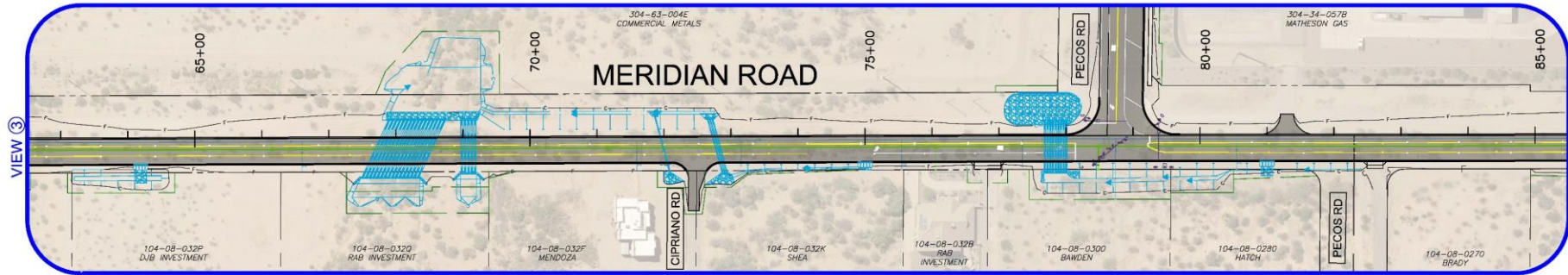
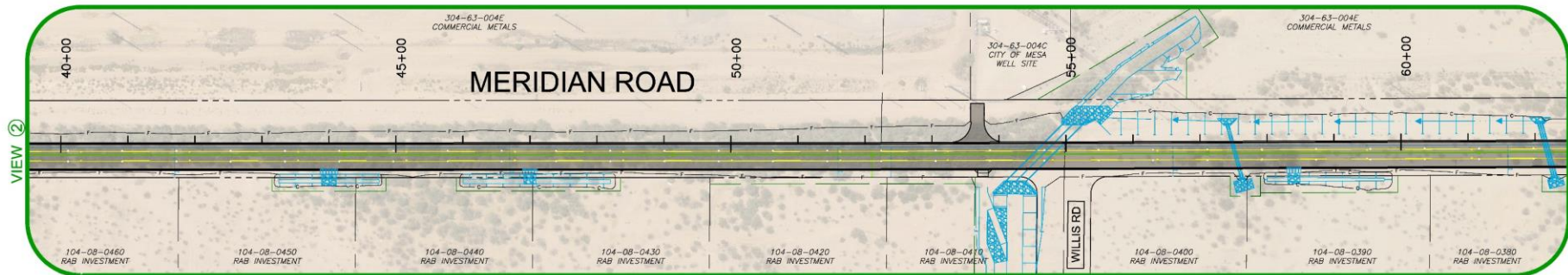
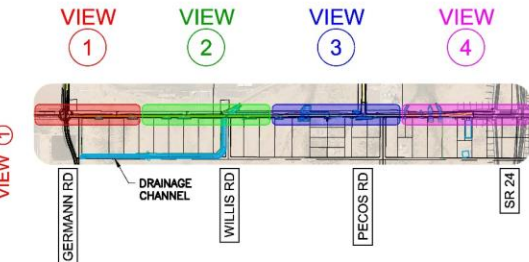
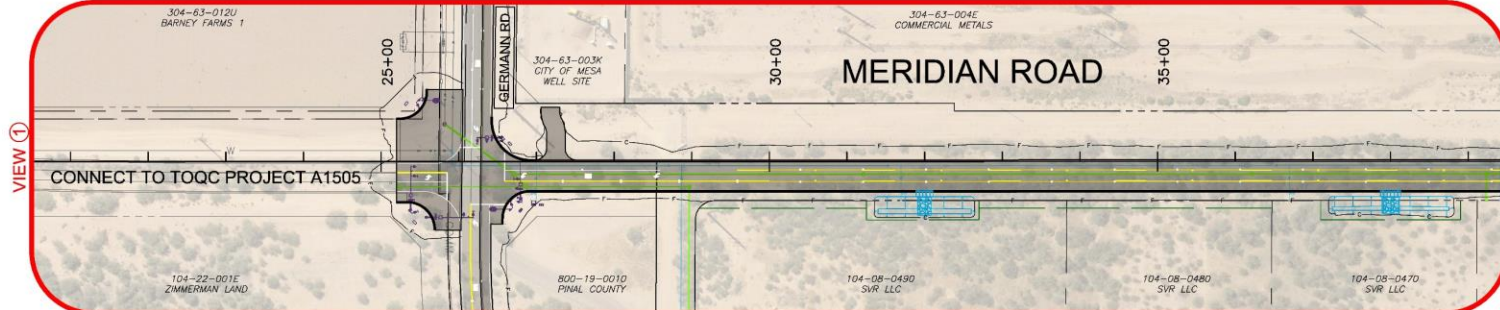
Meridian Rd
Looking South





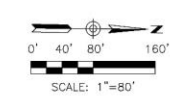


Link: [Town of Queen Creek Overview](#)

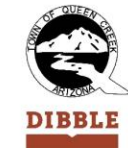


MERIDIAN ROAD

GERMANN ROAD TO SR 24
PINAL COUNTY PROJECT 60640614



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 [Link to: A1506: Meridian Road - Germann Road to SR24](#)

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Figure 22 – 2030 Traffic Volume Forecasts

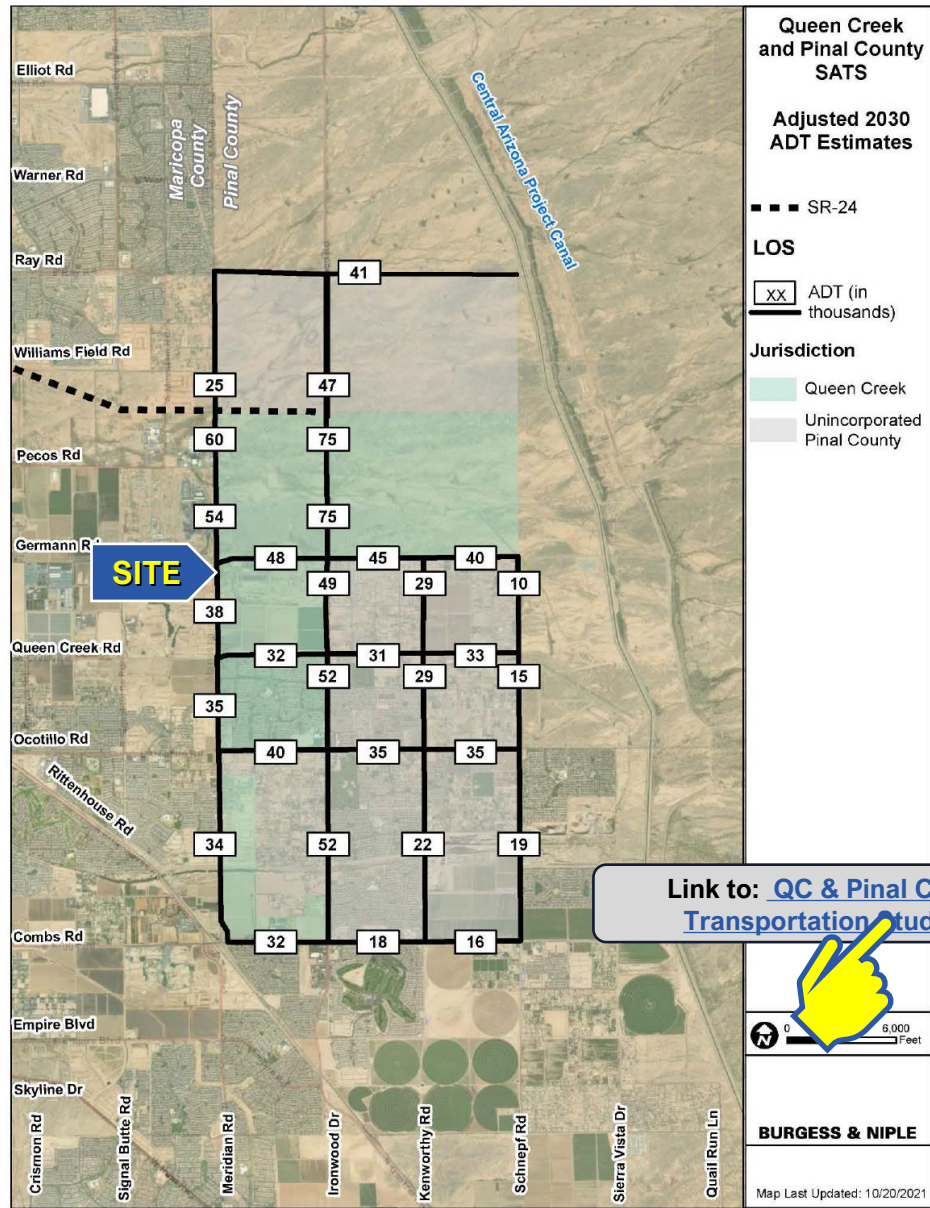
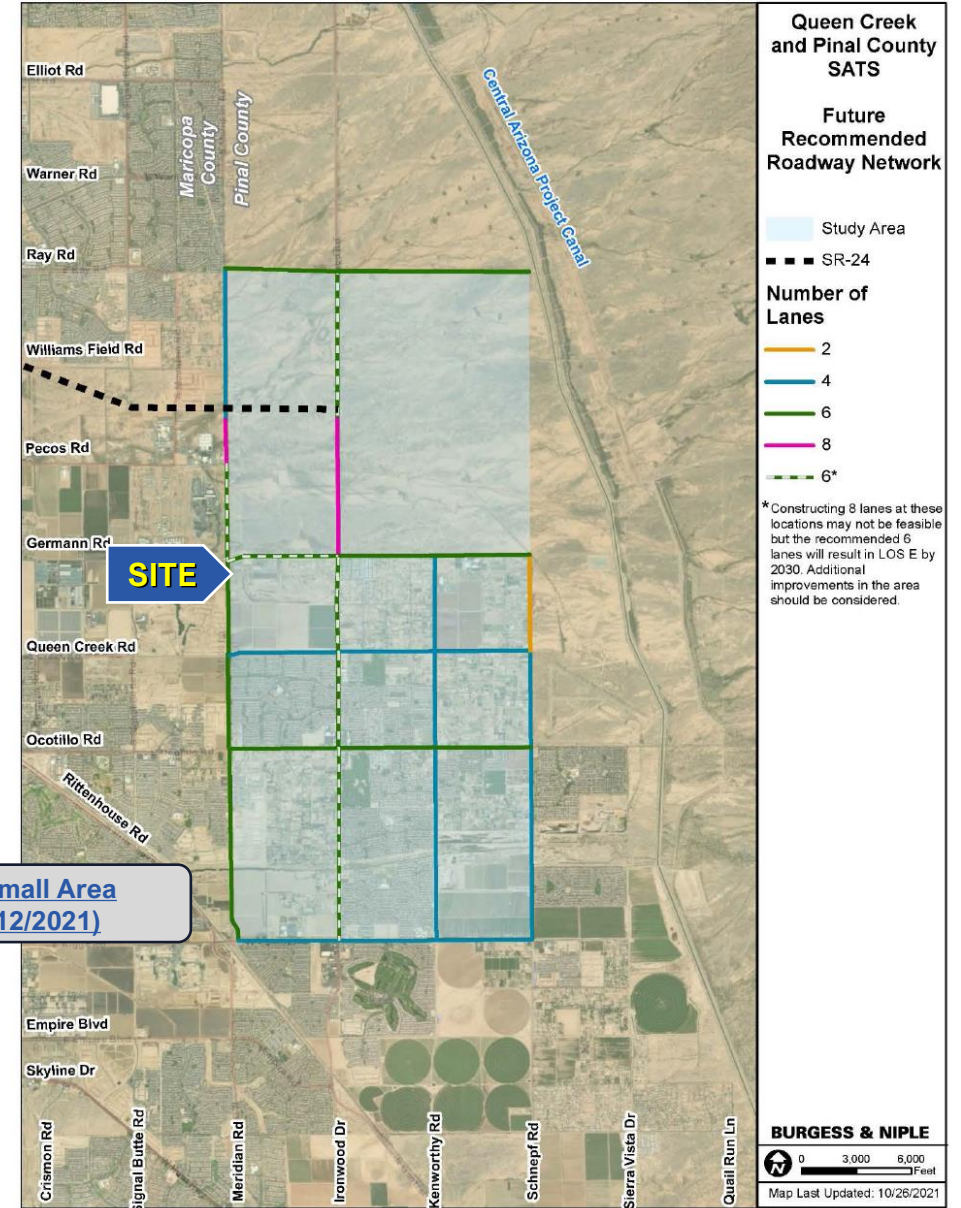


Figure 24 – Future Recommended Roadway Network



Zoning Map

Town of Queen Creek

Residential Zoning Districts

- High Density Residential
- Medium Density Residential
- R1-4 Urban Development
- R1-5 Urban Development
- R1-6 Urban Development Type A
- R1-7 Urban Development Type A
- R1-8 Urban Development Type A
- R1-9 Urban Development Type A
- R1-12 Suburban Development Type B
- R1-15 Suburban Development Type B
- R1-18 Suburban Development Type B
- R1-35 Suburban Residential Type A
- R1-43 Rural Estate
- R1-54 General Rural Development
- R1-190 Rural Development

Non-Residential Zoning Districts

- C-1 Light Commercial
- C-2 General Commercial
- C-3 Regional Commercial Center
- EMP A Office/Industrial Park
- EMP B General Industrial
- PRC Parks, Recreation and Conservation Zone
- DC Downtown Core
- RC Residential Commercial
- SP Specific Plan
- AT Agritainment
- PQP Public/Quasi Public
- MU Mixed Use
- Planned Community



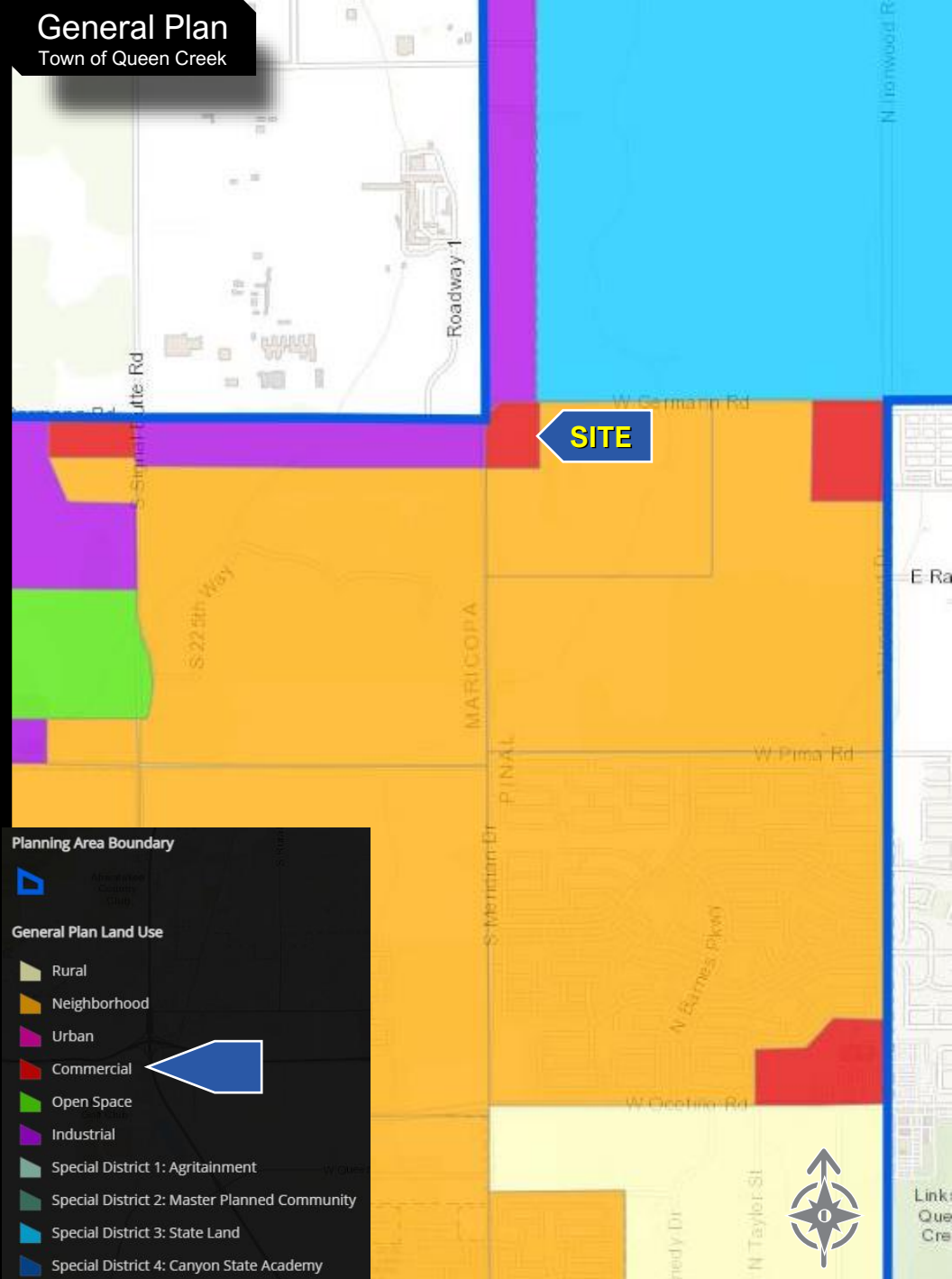
General Plan

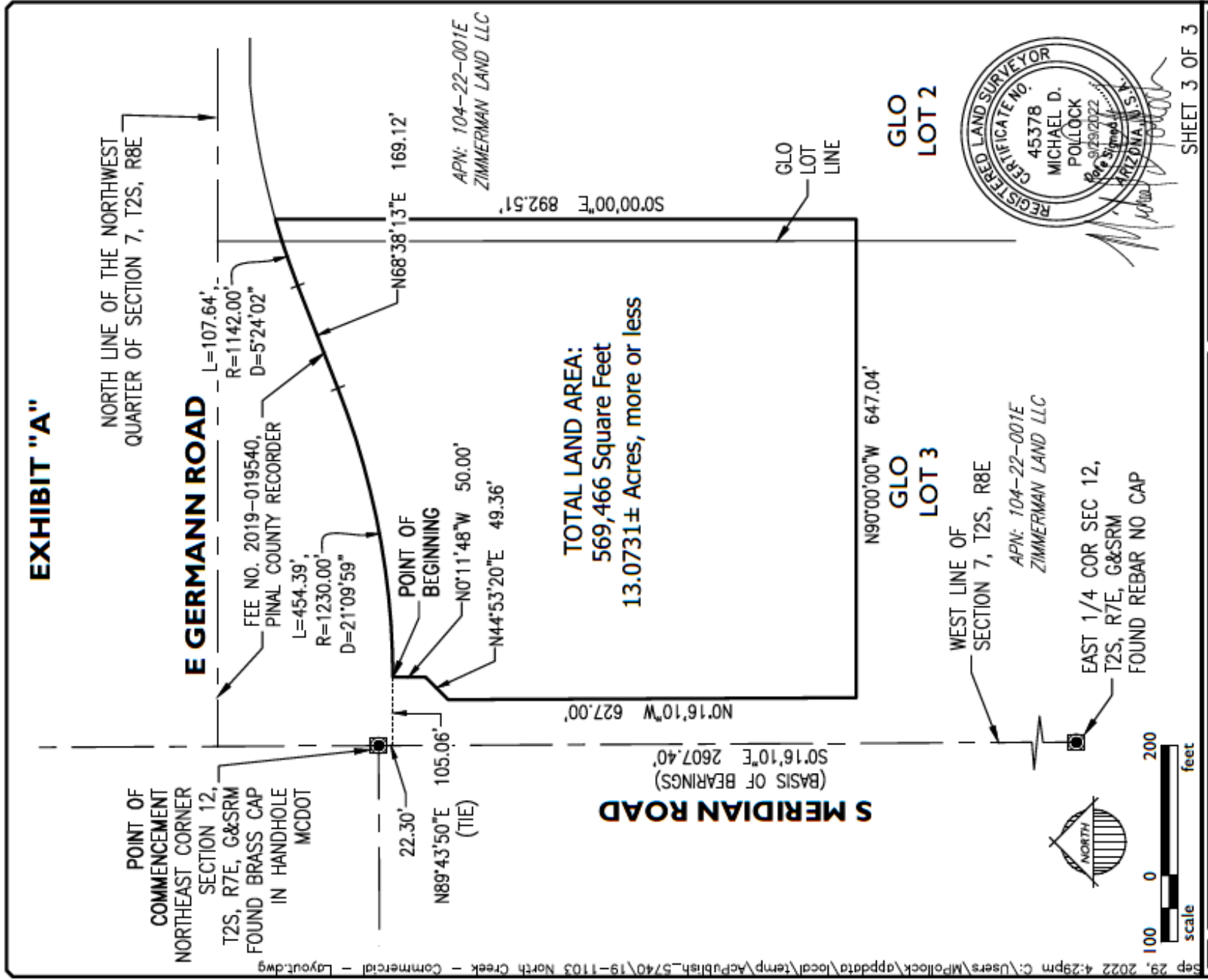
Town of Queen Creek

Planning Area Boundary

General Plan Land Use

- Rural
- Neighborhood
- Urban
- Commercial
- Open Space
- Industrial
- Special District 1: Agritainment
- Special District 2: Master Planned Community
- Special District 3: State Land
- Special District 4: Canyon State Academy





Link: [Town of Queen Creek Overview](#)



TOWN OF
QUEEN CREEK
ARIZONA

Welcome

TO THE TOWN OF QUEEN CREEK, AZ

Strategically located. Available land for development. Highly educated workforce. Learn more about the world of possibilities awaiting you and your business when you

INVESTTHEQC