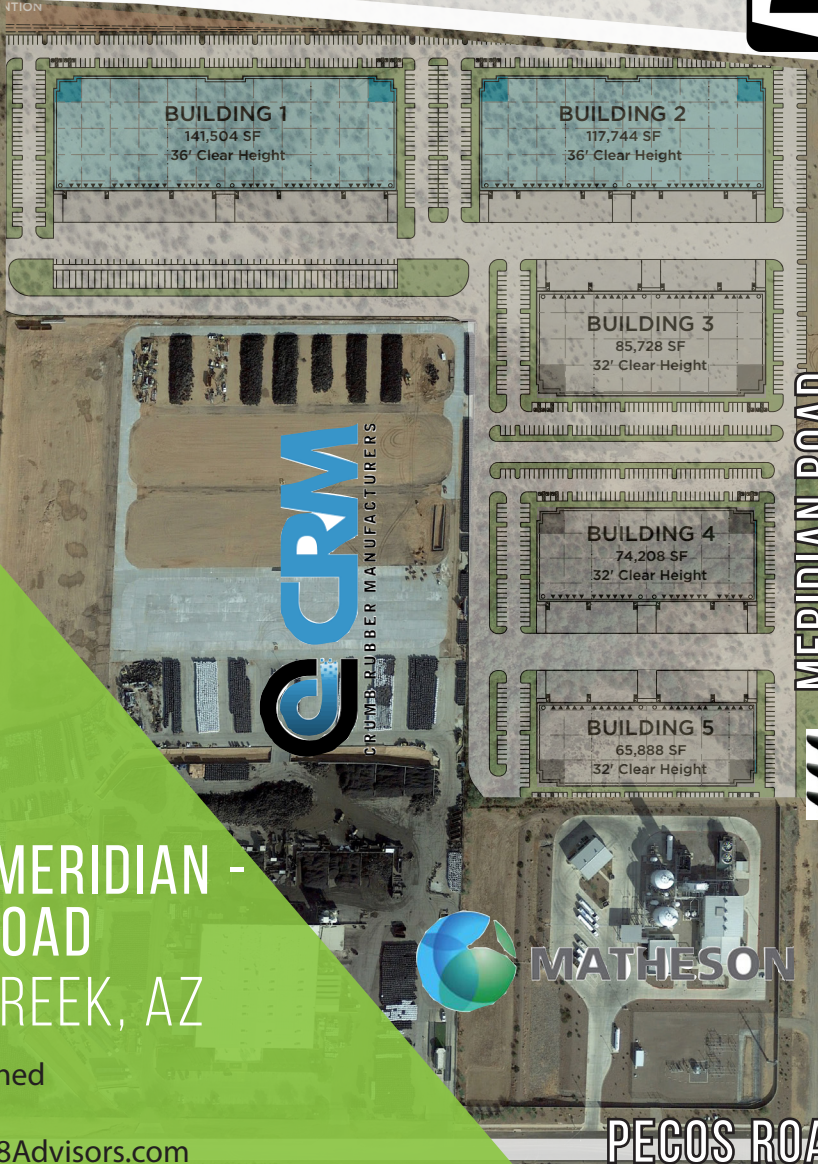


JOIN CIRCLE K! PADS FOR SALE!

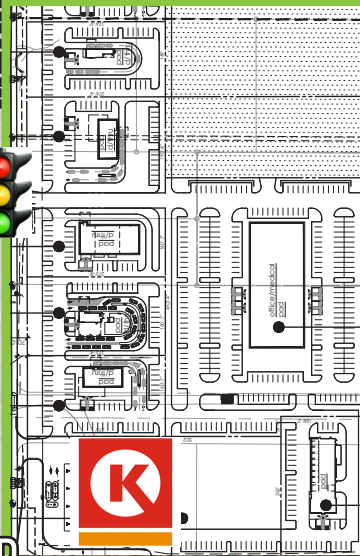


CRE8
COMMERCIAL REAL ESTATE



**+/-17 ACRES
ZONED C3**

MERIDIAN ROAD



**UNION
PACIFIC**

STATE LAND

TOWN OF QUEEN CREEK ANNEXATION

PROPERTY SUMMARY

SR24 & MERIDIAN - PECOS
QUEEN CREEK, AZ



PROPERTY HIGHLIGHTS

- Pads for Sale!
- Join Circle K!
- Call for Pricing
- 2 - 35 acres available zoned C3 and C2
- Freeway and Meridian Road frontage and visibility
- Fully improved land with all utilities to the site, curbs, gutters and the land has been cleared.
- All roads are open and operating with Meridian Road being a major arterial that connects to SR 24.
- Projected traffic counts in the next year for Meridian Road are over 30,000 CPD.

PROPERTY DEMOGRAPHICS

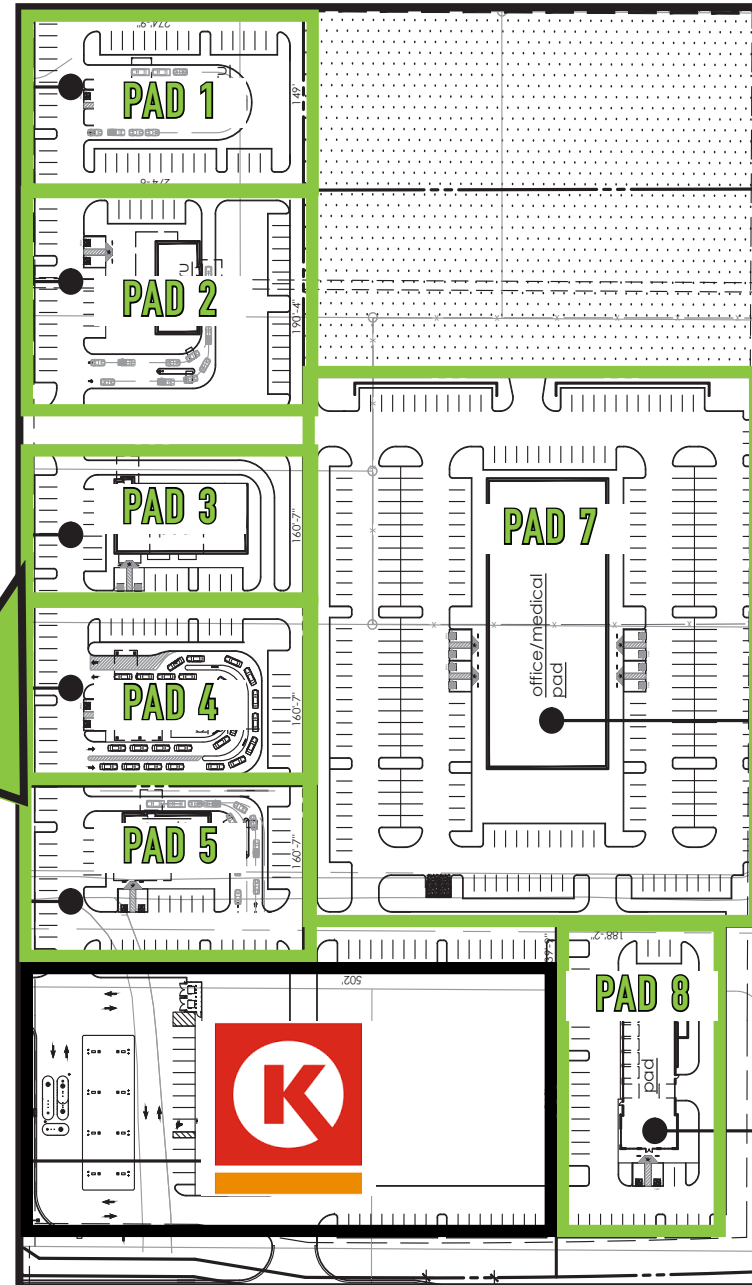
	3 MILE	5 MILE	10 MILE
2023 Population:	28,872	112,859	549,343
2028 Population:	35,720	136,119	649,847
2023 Total Households:	8,752	35,799	194,882

PROPERTY SUMMARY

ASKING PRICE:	CALL FOR PRICING
PADS:	1 - 5 ACRES
LAND AREA:	+/- 35 ACRES
ZONING:	C2 & C3
LOCATION:	SR24 & MERIDIAN ROAD TO PECOS ROAD

PARCEL MAP

SR24 & MERIDIAN - PECOS
QUEEN CREEK, AZ



- PAD 1
.94 Acres with Drive-thru
- PAD 2
1.19 Acres with Drive-thru
- PAD 3
.86 Acres with Drive-thru
- PAD 4
.98 Acres with Drive-thru
- PAD 5
1.01 Acres with Drive-thru
- PAD 6
CIRCLE K - Under Contract
- PAD 7
4.94 Acres
- PAD 8
1.29 Acres

AERIAL MAP

SR24 & MERIDIAN - PECOS
QUEEN CREEK, AZ





For Additional details contact the team
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