

QUEEN CREEK, ARIZONA



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

InvestTheQC@QueenCreekAZ.gov
LinkedIn.com/company/QCED
InvestTheQC.com
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INVEST THE QC

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

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
10 years:

2015: 35,534
2025: 89,300

#2

**Highest Median
Household Income
in Arizona:**

\$155,001

#4

**Fastest-growing among 50K or more residents in
the U.S.**

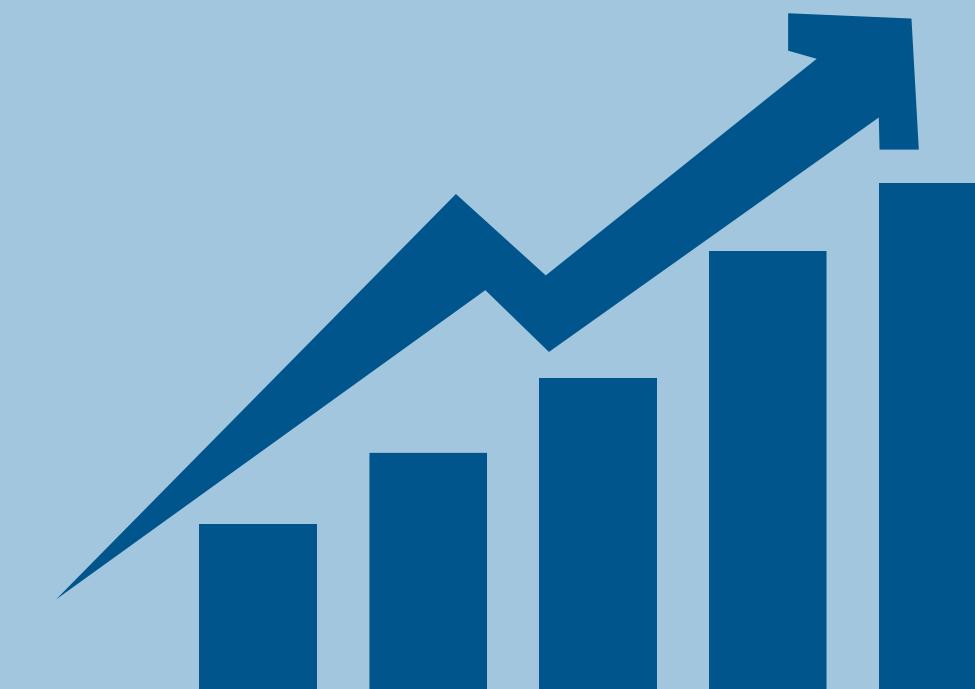
Sources: US Census, Arizona Chamber of Commerce, Dwelllics, AZBigMedia, WalletHub

ACCOLADES AND DEMOGRAPHICS



Safest City in Arizona

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



Sources: Safewise, HGTV

An aerial photograph of a suburban landscape. In the foreground, a multi-lane highway curves from the bottom left towards the center. To the right of the highway are several residential neighborhoods with single-family homes and green lawns. In the background, there are more residential areas, some agricultural fields, and a range of mountains under a clear sky.

THEN & NOW

INVEST THE QC

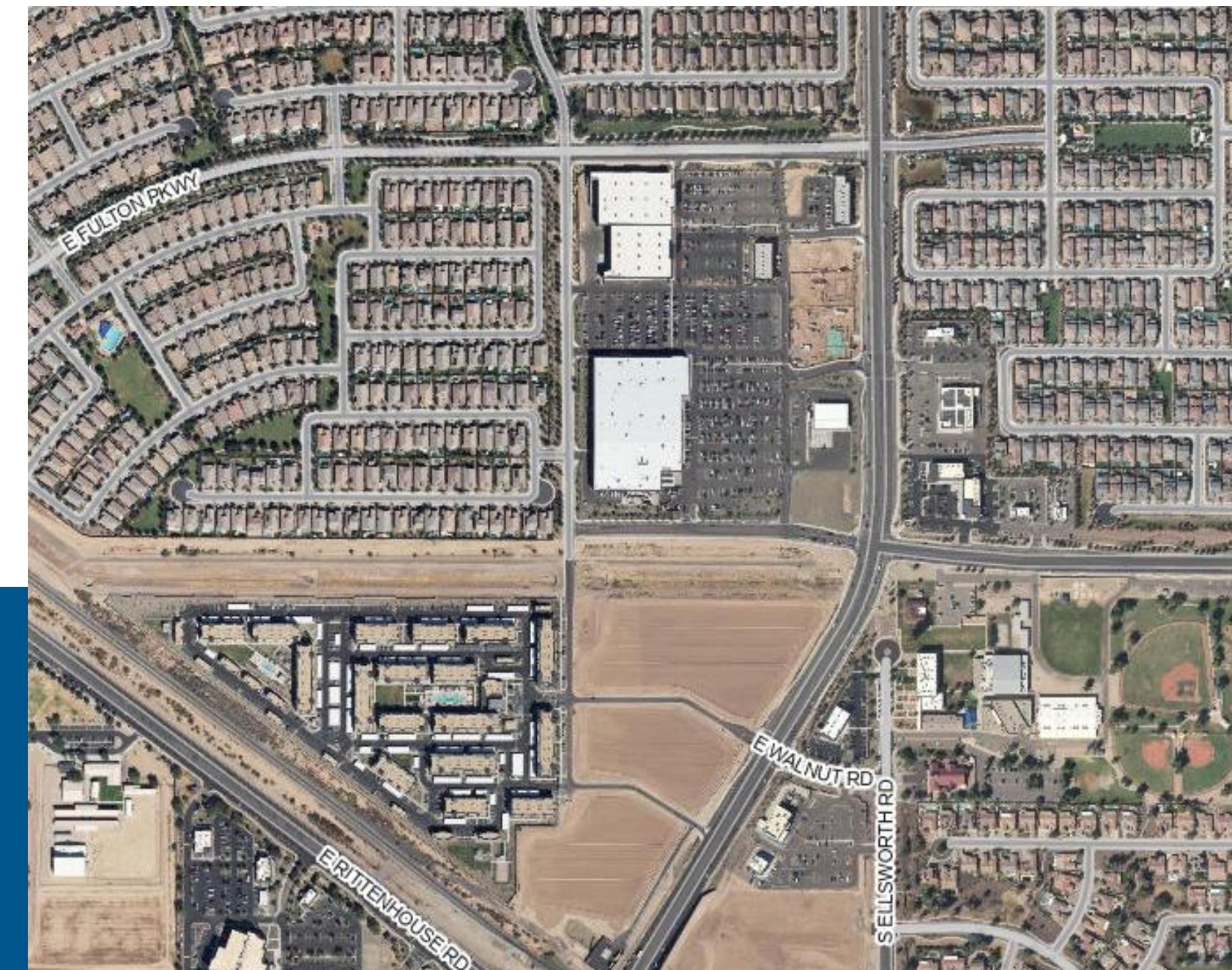
THEN AND NOW- QUEEN CREEK AND ELLSWORTH ROADS



THEN

September 2019

Vacant commercial land- all four corners



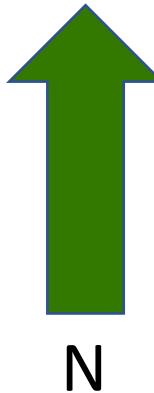
NOW

October 2024/today

476 new multifamily units

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

NEXT - New tenants under construction (NWC); mixed-use commercial development in review (SWC)



N

THEN AND NOW- ELLSWORTH AND RIGGS ROADS



THEN

September 2019

Vacant land- all four corners

NEXT –remaining pads/space at NWC and NEC corner

NOW

October 2024/today

Pecan Lake Entertainment & Surf experience
Queen Creek Botanical Gardens,
QC Commons retail, Pecan Plaza retail, Fat
Cats Fun; 275 new multifamily units
334,000+ 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 2024/today

174 multifamily units (NEC)

21,000 square feet medical office (NWC)

16,000 square feet of retail (NEC)

NEXT

Last pad under construction (NEC)

N

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)

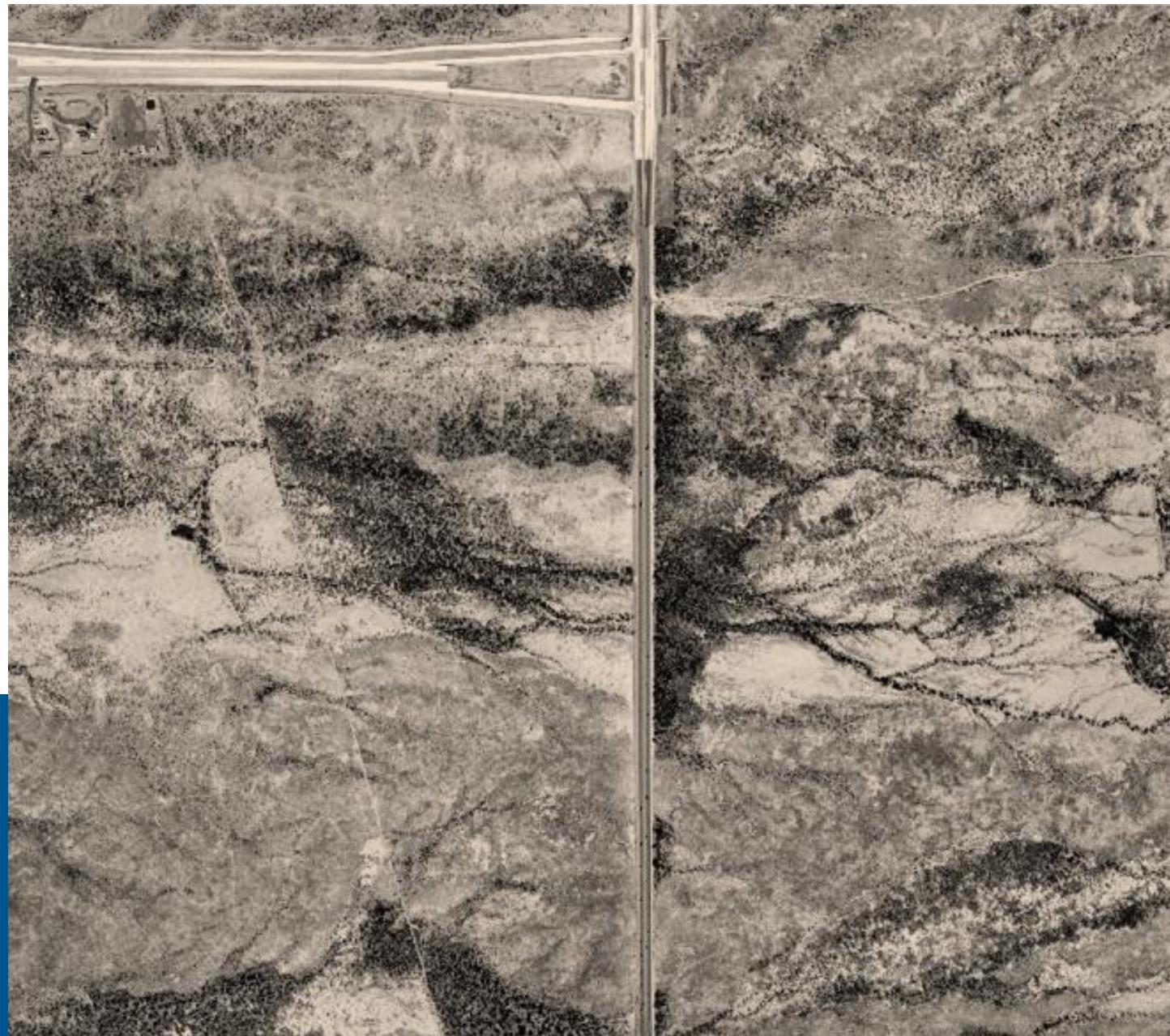


NOW

October 2024/today

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 on



NOW

January 2025

LG Energy Solution- now 60% complete with construction of its 1.4M+ square foot EV battery manufacturing facility (SEC Pecos and Ironwood)



N

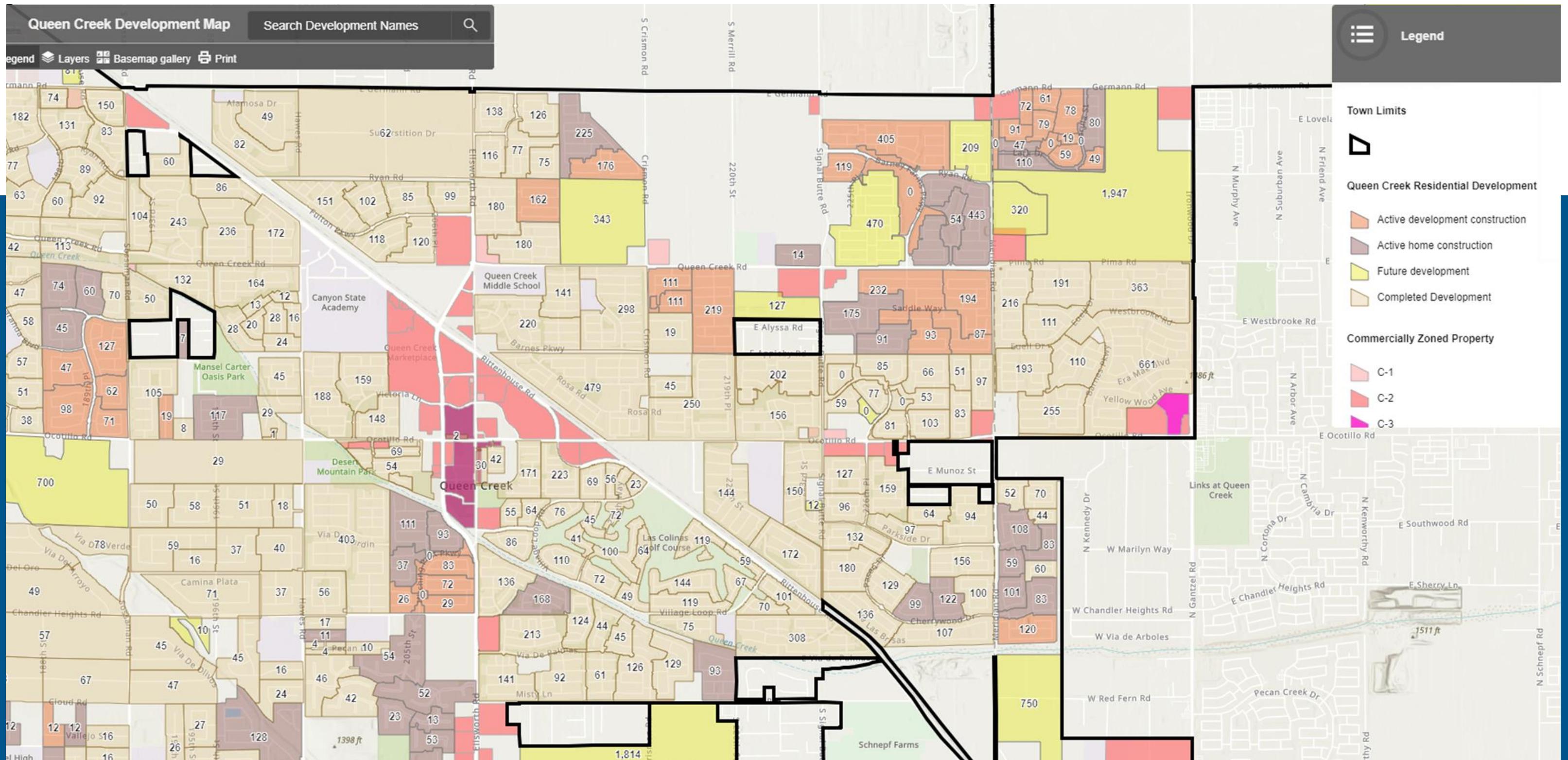


RESIDENTIAL- SINGLE FAMILY AND MULTIFAMILY

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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 – 1,035 permits (Jan. thru Nov. 2025)**

Multifamily units:

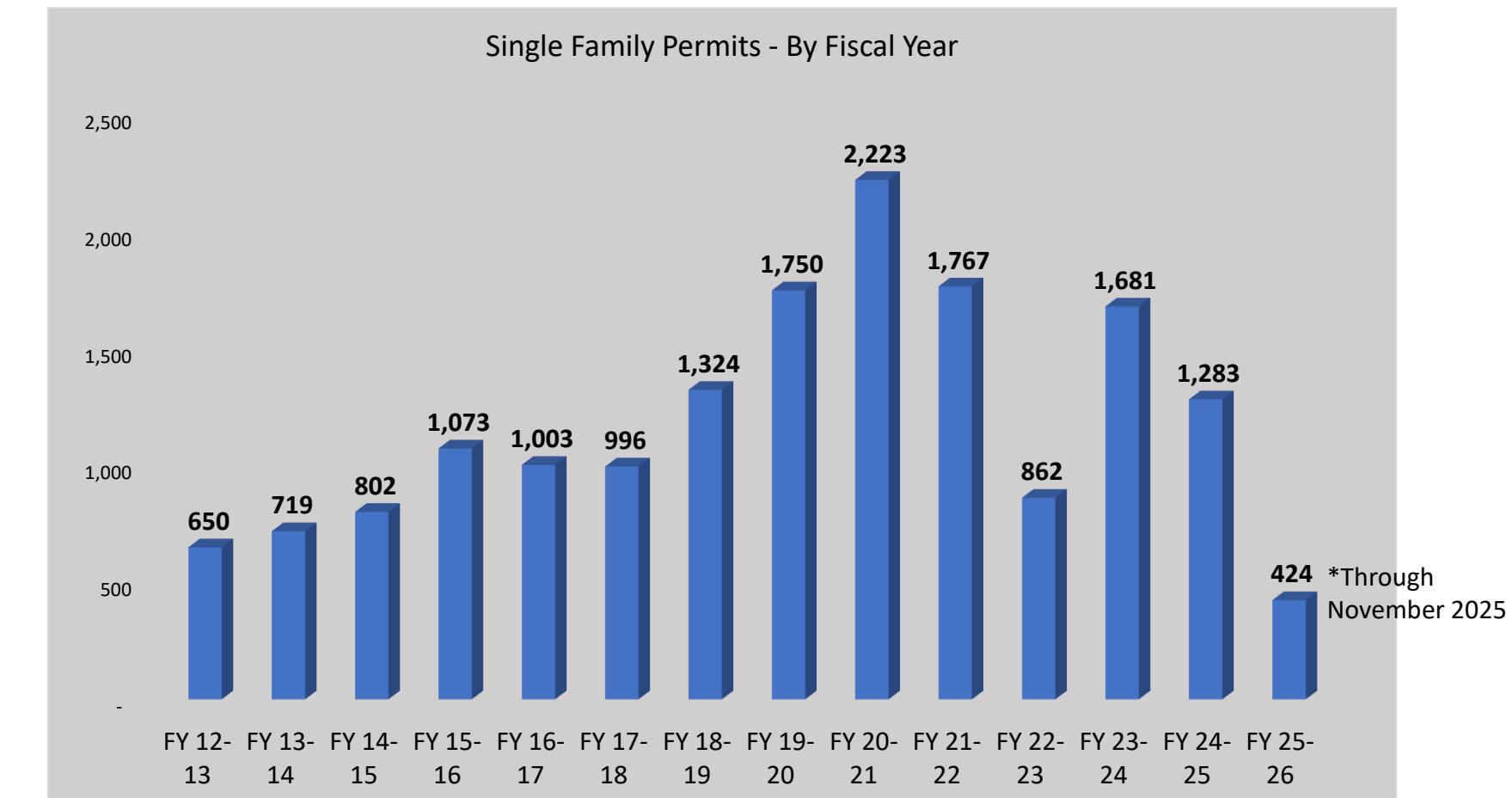
- **Existing – 2,400**
- **Under Construction – 1,279**
- **Site Plan Approved – 815**

Total = 4,494 units

Sources: US Census 2024 ACS 1 year estimates; Town of Queen Creek



88% of occupied homes are owner-occupied.



Queen Creek Residential Lot Inventory

Total number of single family residential lots

43,509

Number of lots in active developments

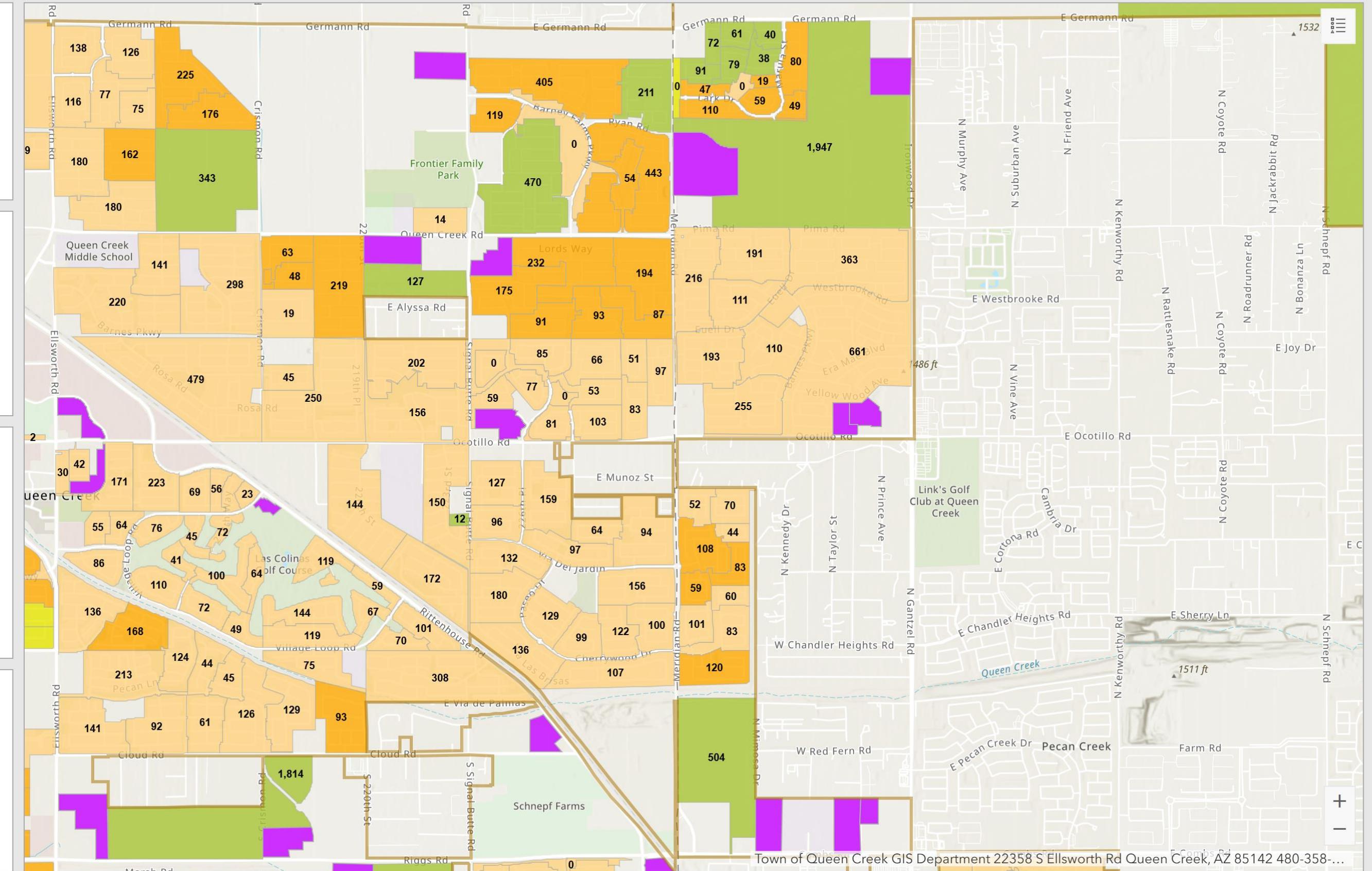
7,177

Number of lots in future developments

13,920

Total Multi-Family Units

5,247



Town Limits



Multi-Family Development



Residential Development

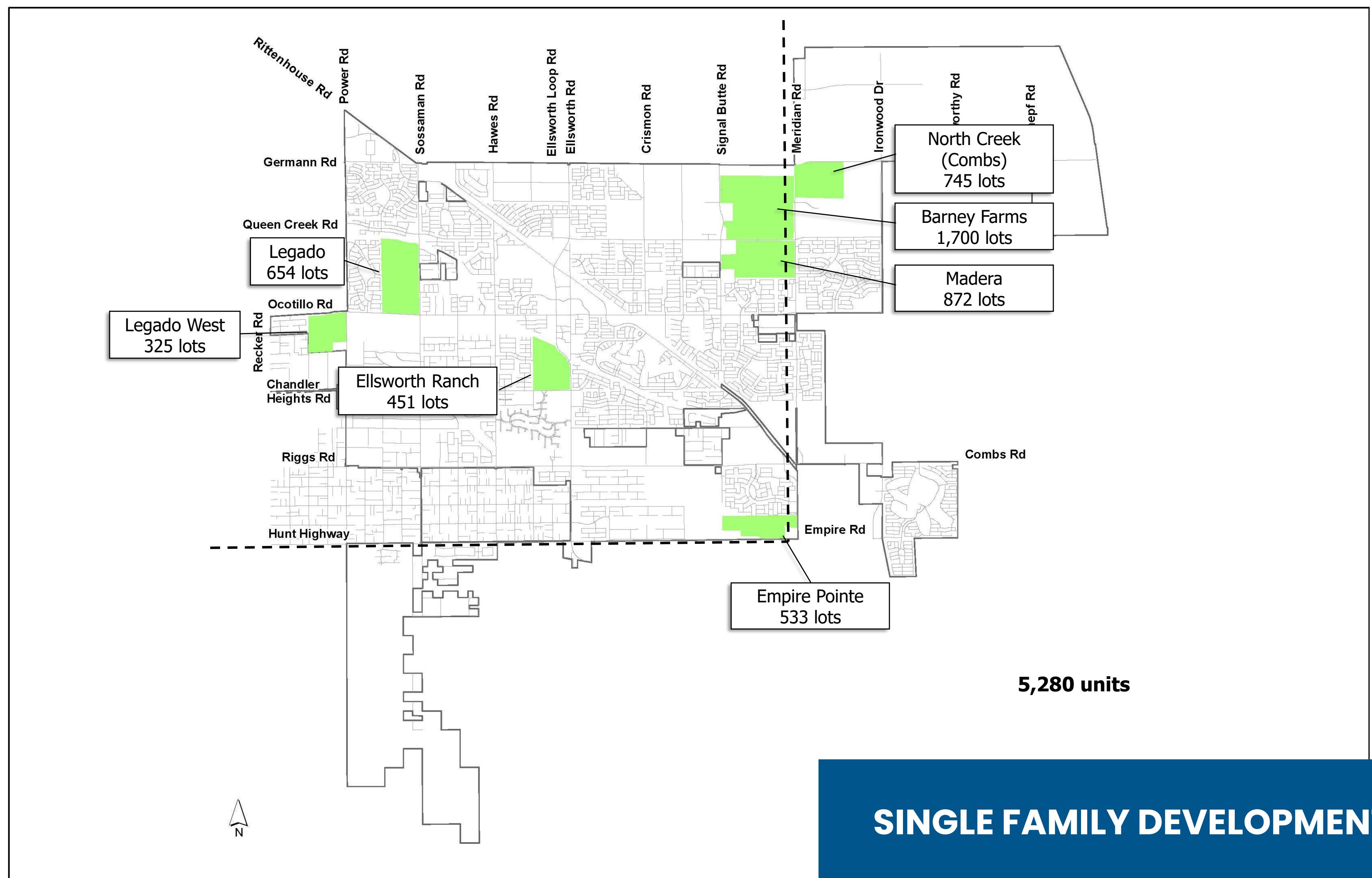
Future development

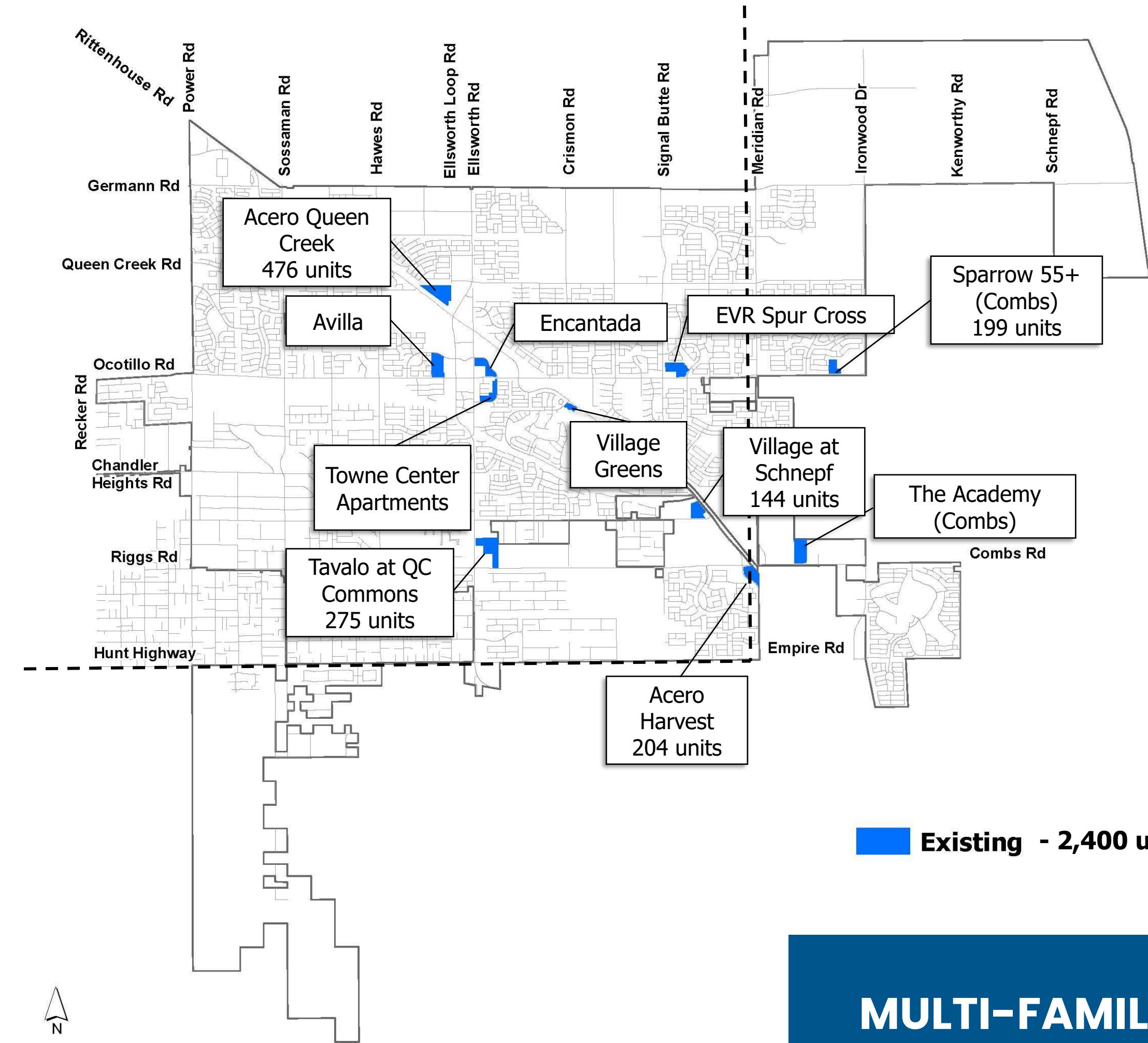
Active development

construction

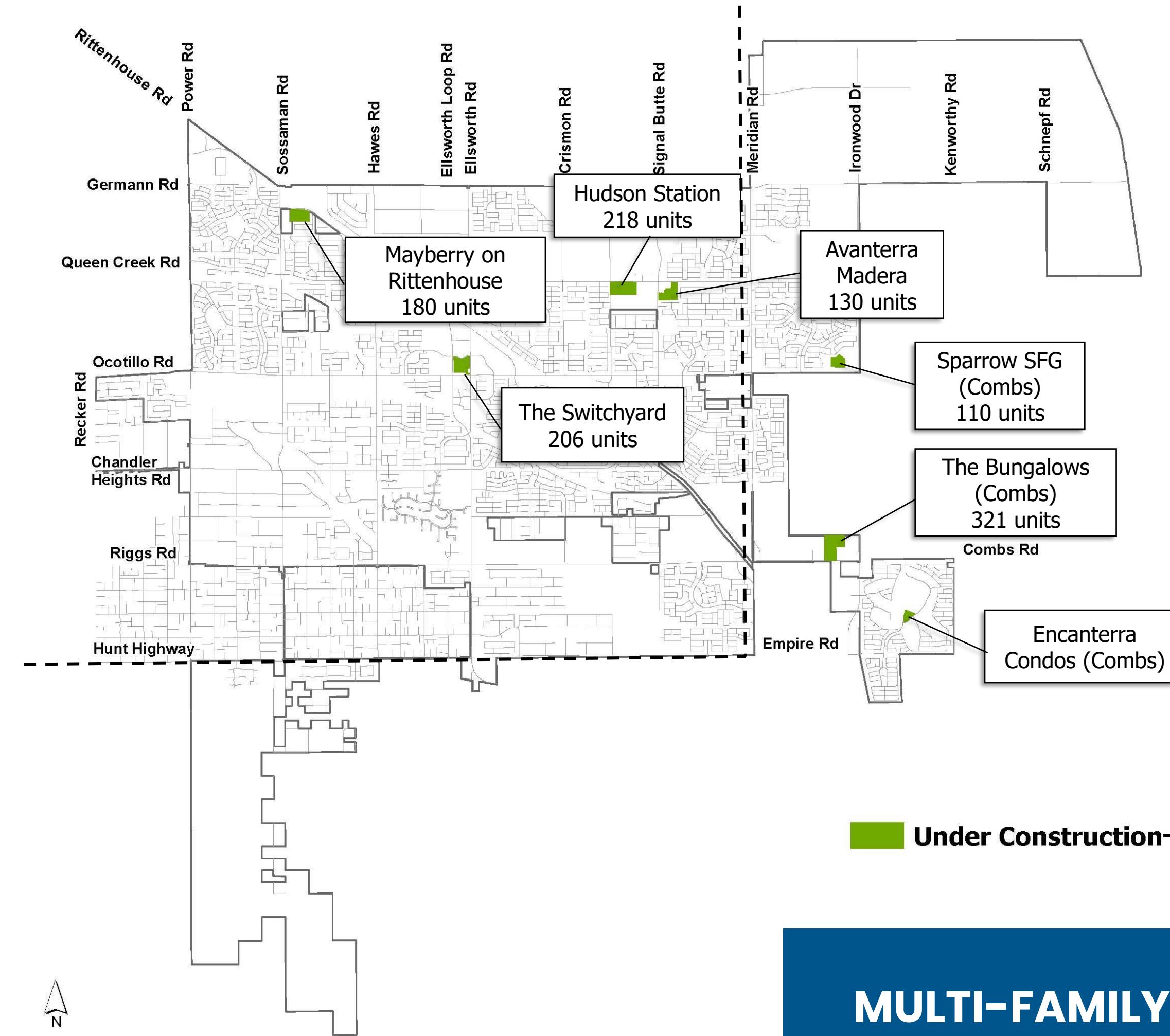
Active home construction

Completed

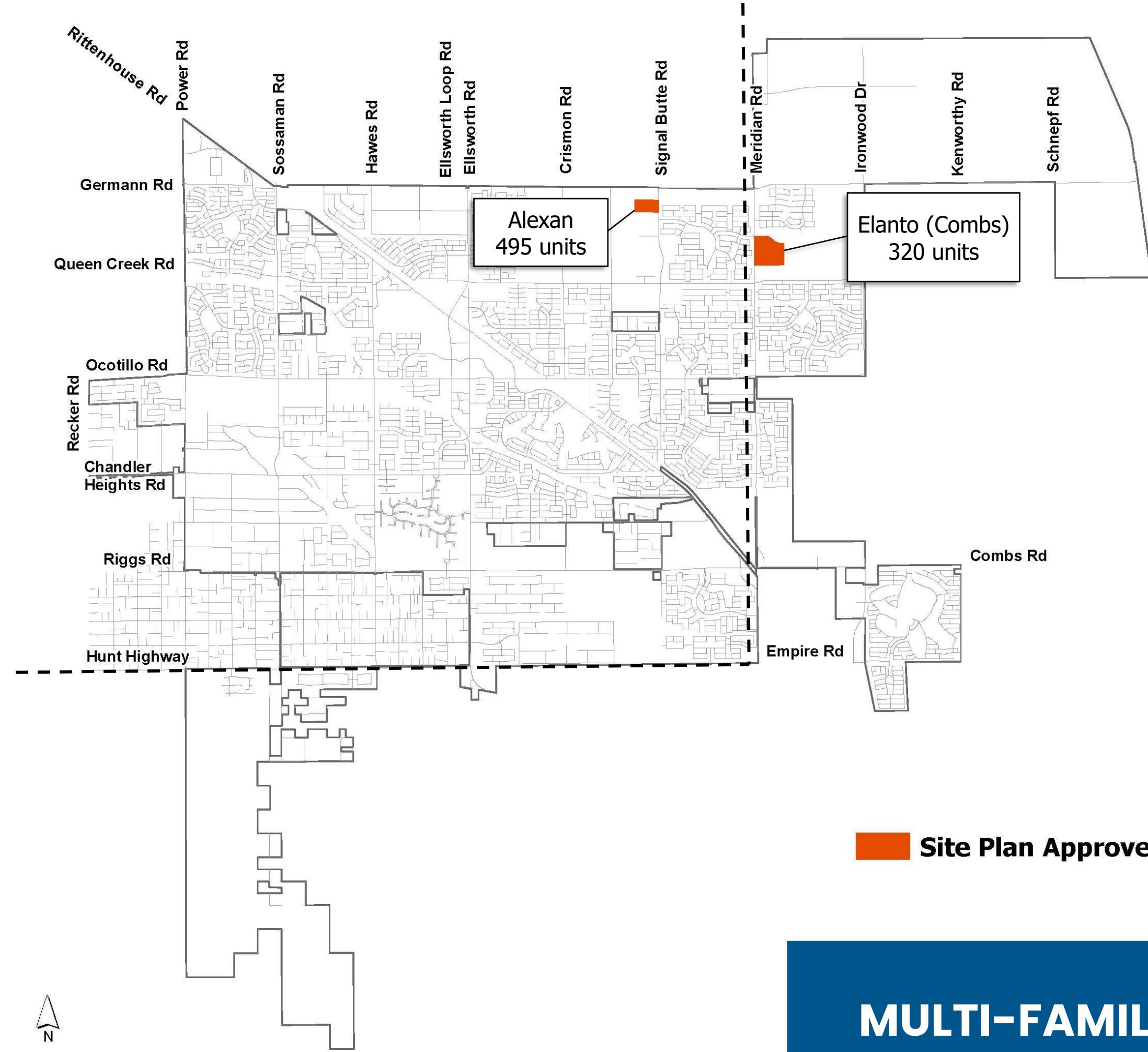




MULTI-FAMILY DEVELOPMENT



MULTI-FAMILY DEVELOPMENT



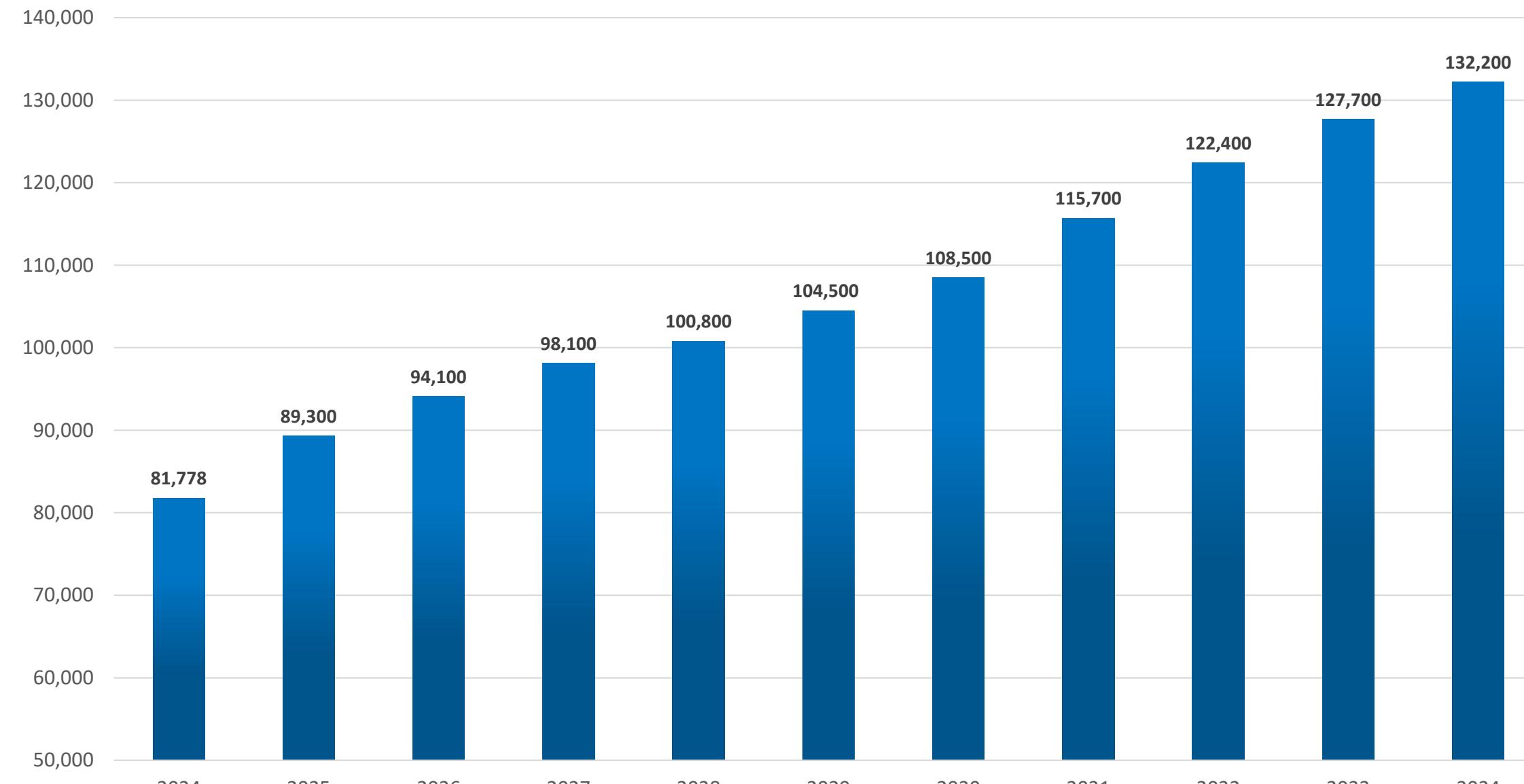
MULTI-FAMILY DEVELOPMENT

An aerial photograph of a suburban landscape. In the foreground, a multi-lane highway curves from the bottom left towards the center. To the right of the highway are several residential neighborhoods with single-family homes. Further back, there are larger apartment complexes and more residential areas. The background shows a range of mountains under a clear sky.

DEMOGRAPHICS & WORKFORCE

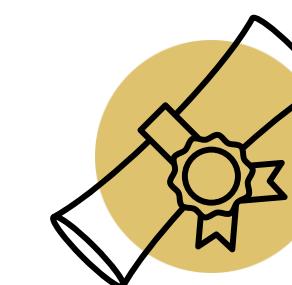
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Demographics



\$155,001
**Median Household
Income**

33.4
**Median
Age**



43.4%
**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

Sources: Census ACS 2024 1-year
estimates; internal projections



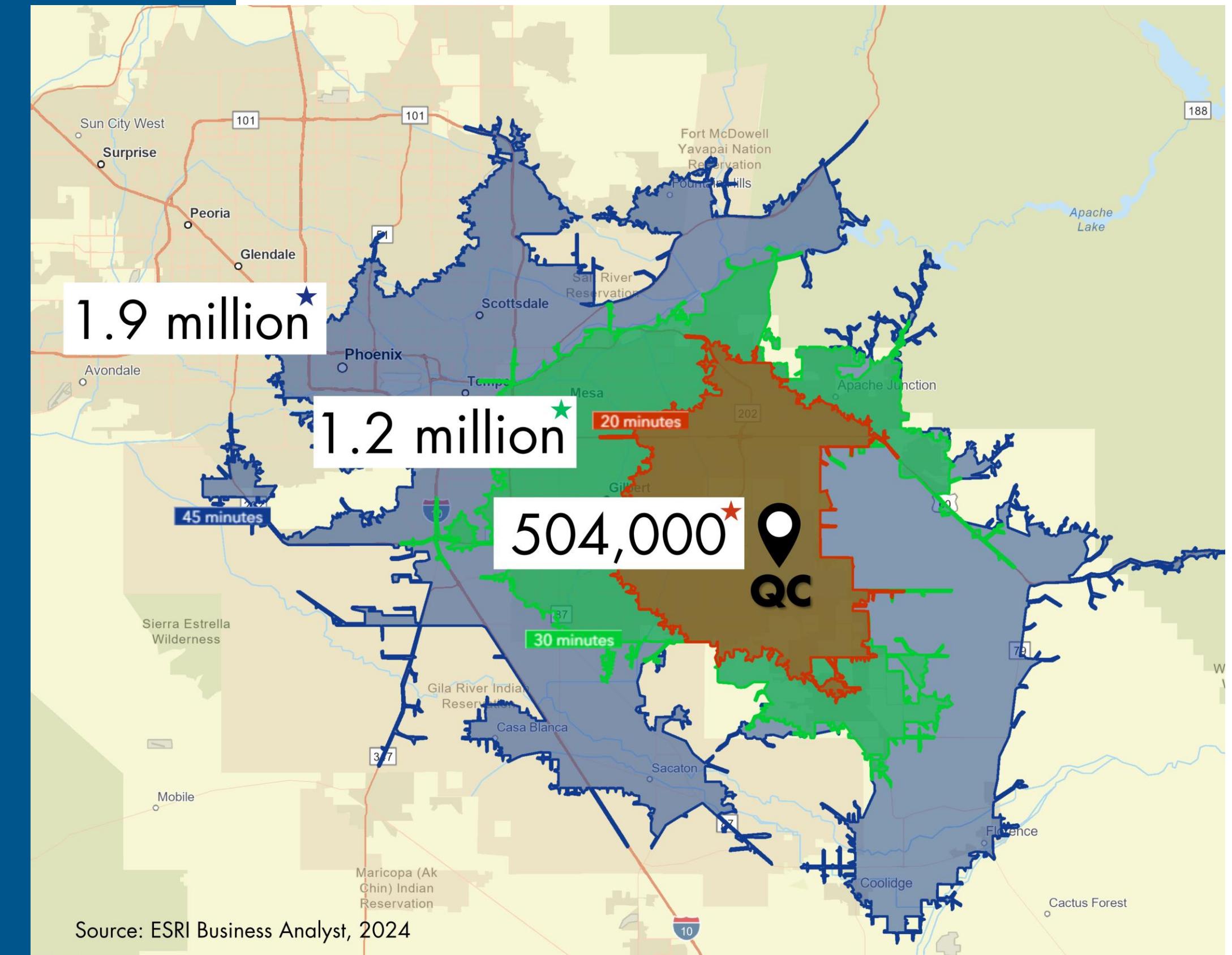
Top
Employers
Outside of
Queen Creek for
Queen Creek
Residents

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 Communiversity, and Central Arizona College ensure workforce preparedness for the East Valley.
- ASU's Polytechnic Campus has just under 10,000 students.



**Central
Arizona
College**

An aerial photograph of a suburban landscape. In the foreground, a multi-lane highway curves from the bottom left towards the center. To the right of the highway are several residential neighborhoods with single-family homes and green lawns. In the background, there are more residential areas, some industrial buildings, and a range of mountains under a clear sky.

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



DOWNTOWN

INVEST THE QC

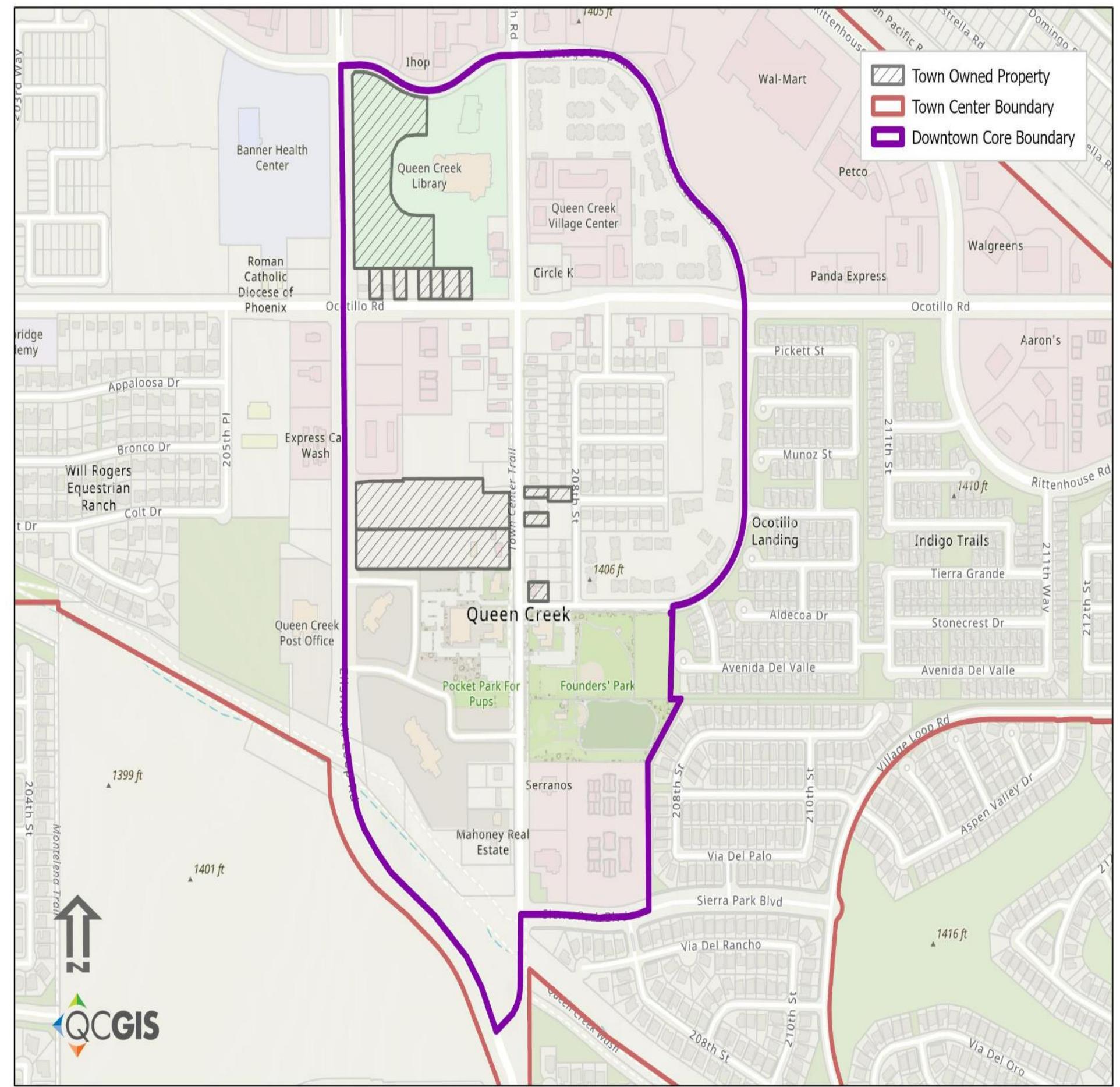
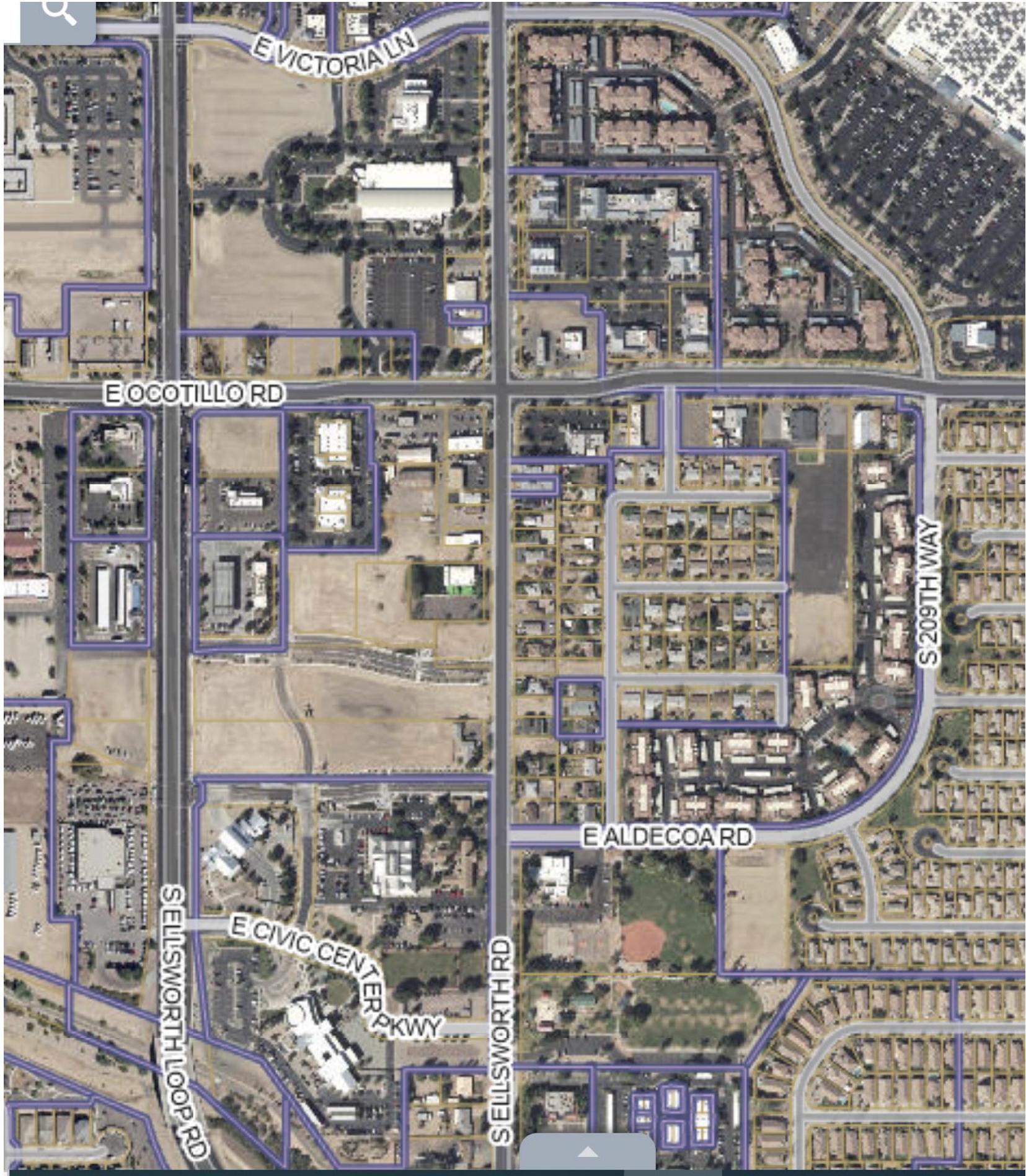
INVESTMENT IN DOWNTOWN

\$200M



230k SF

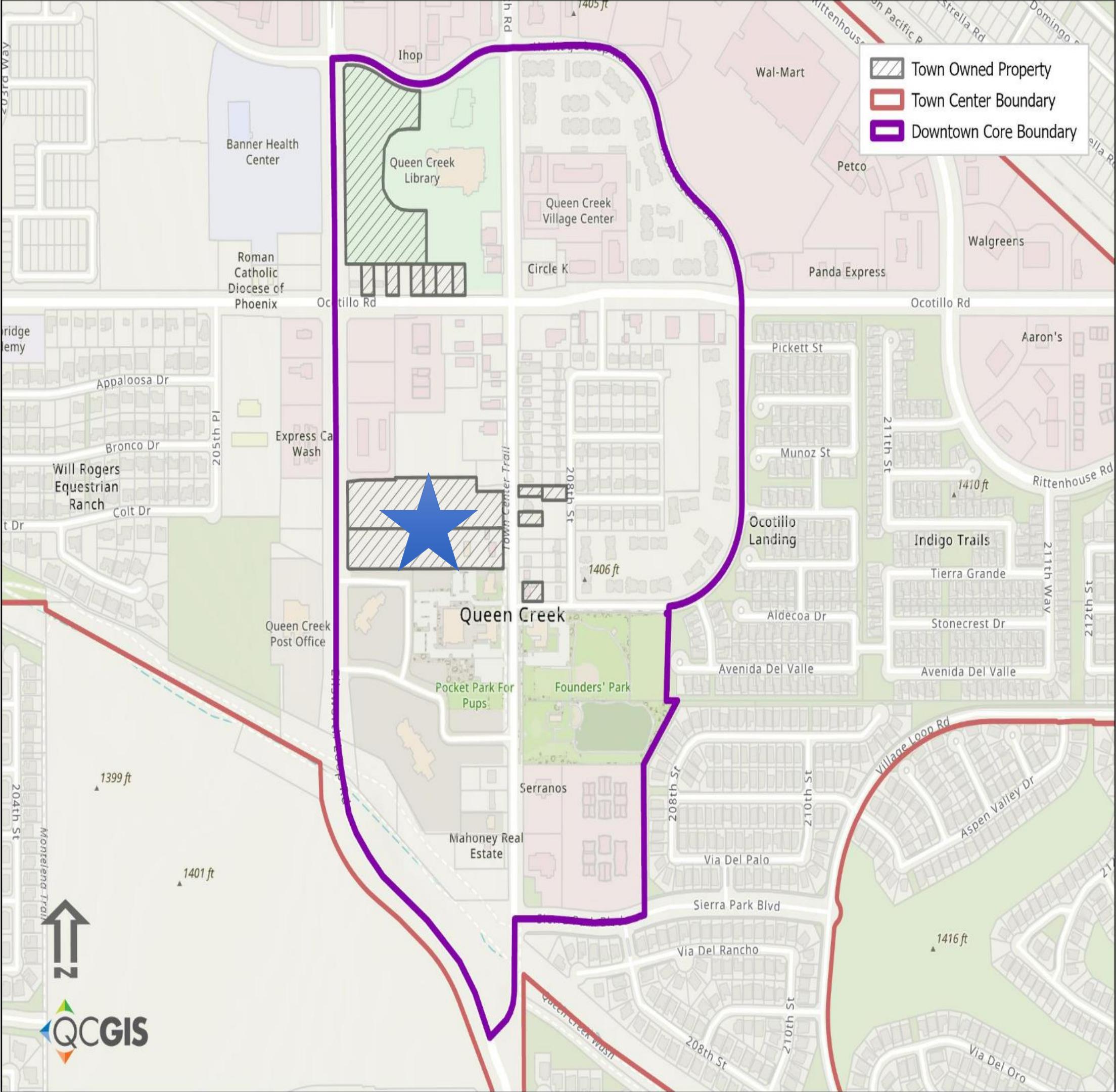
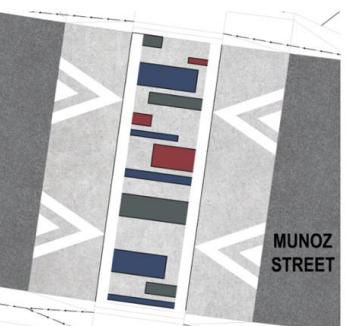
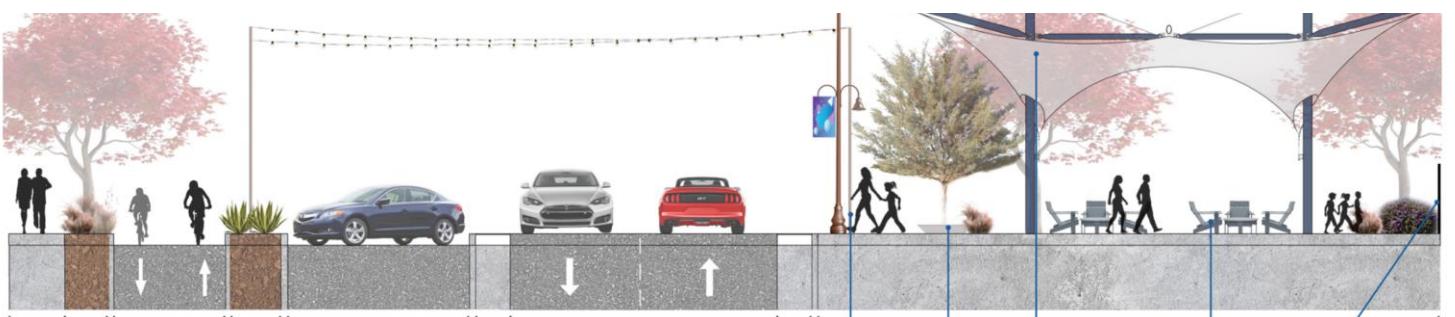
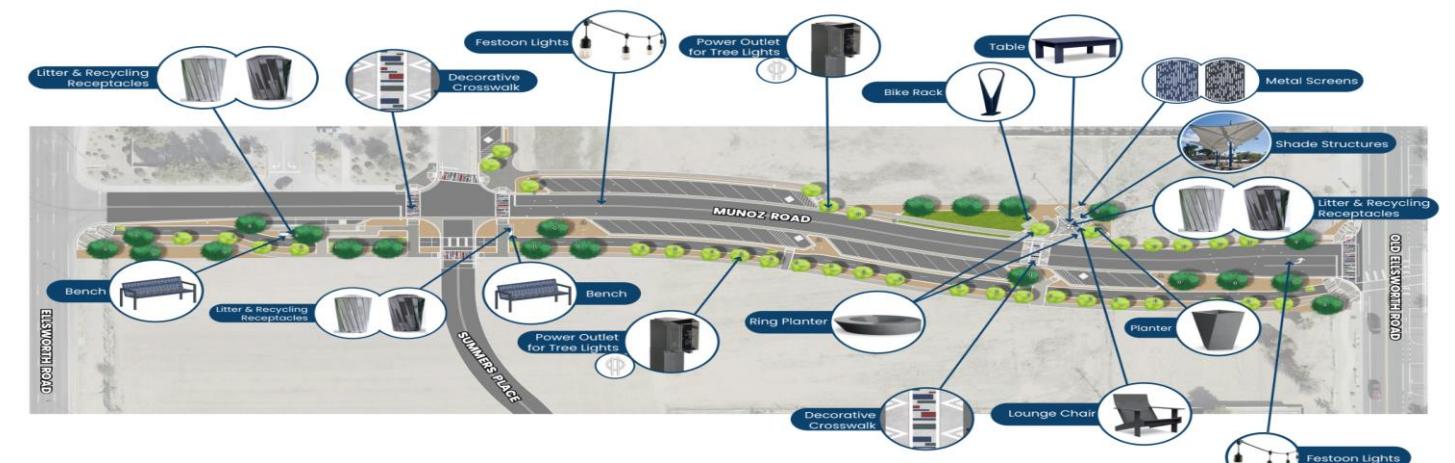




INVESTMENTS

Now open!

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

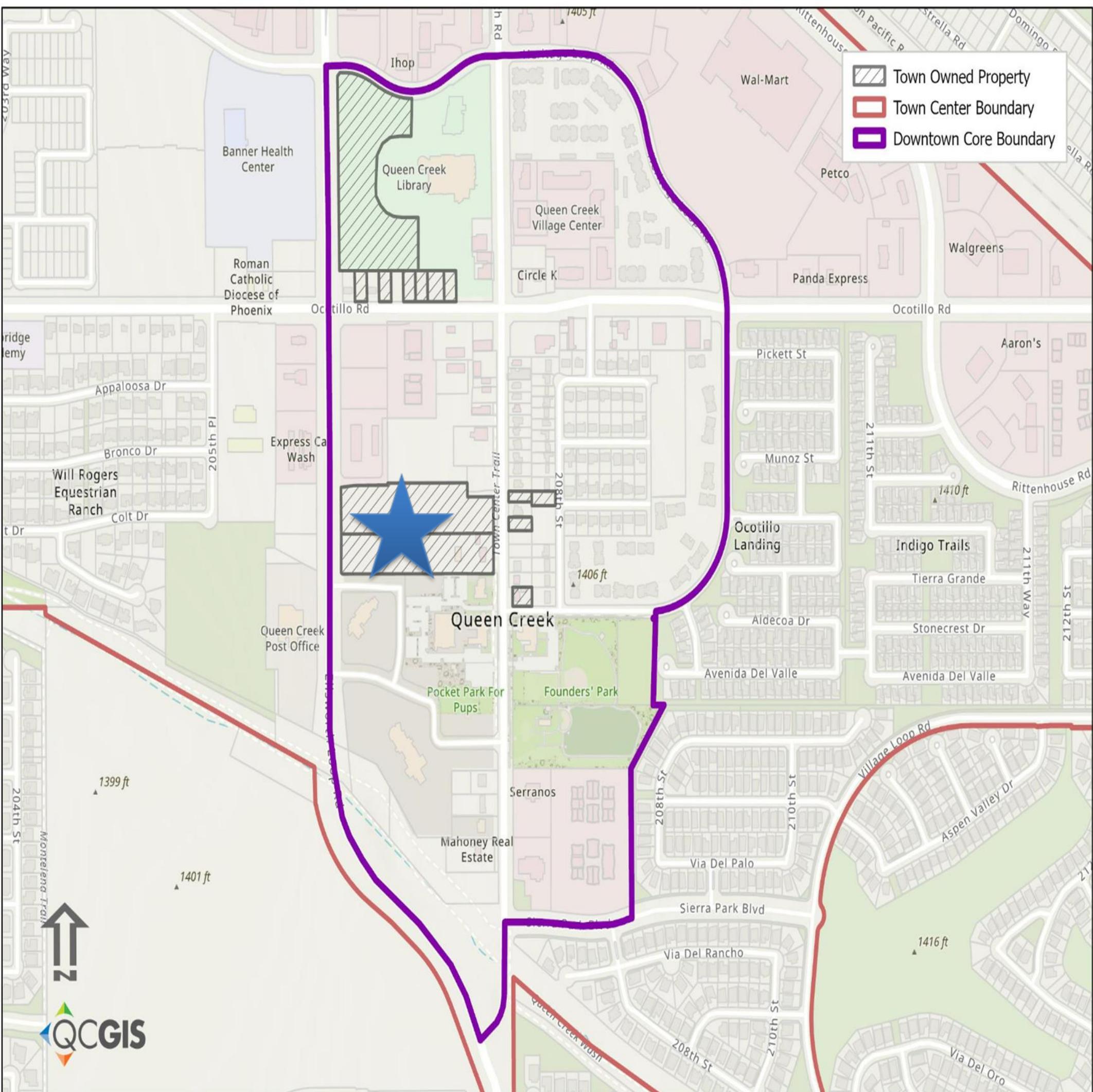
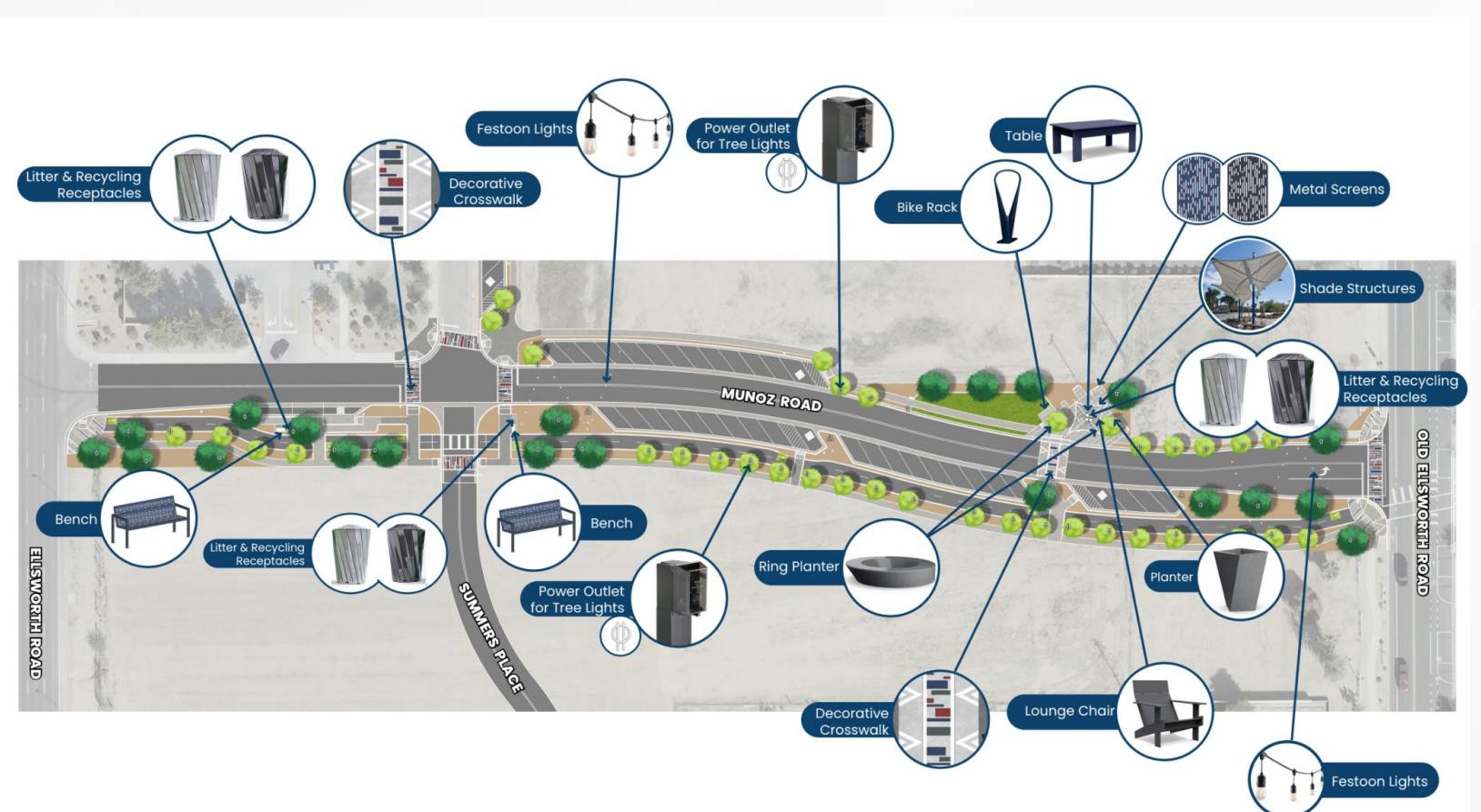




Food Truck Feastival
More event opportunities!

FUTURE OPPORTUNITY

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

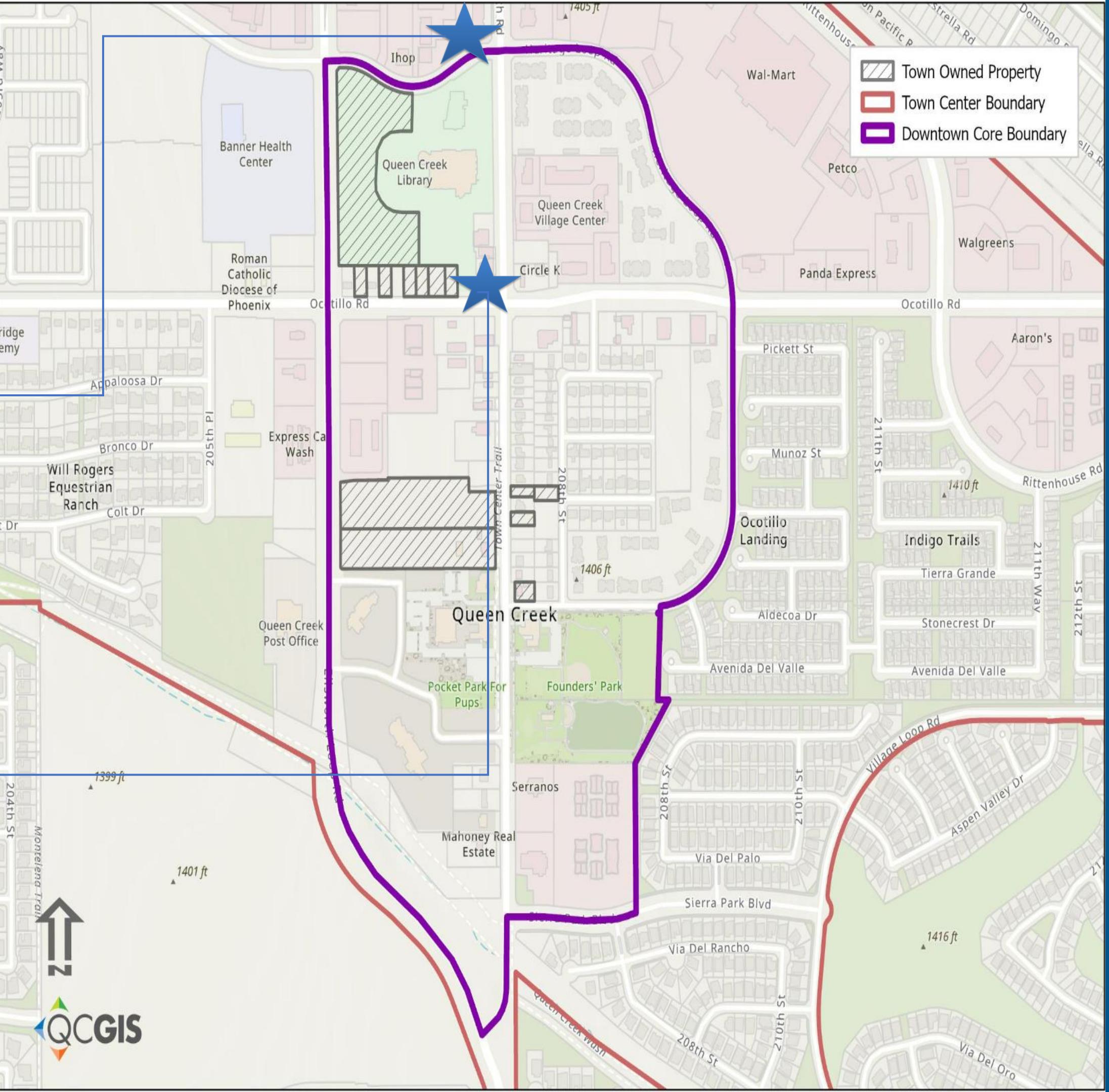


DEVELOPMENTS

Now under construction!

**HOMEWOOD
SUITES** by Hilton™

Now under construction!

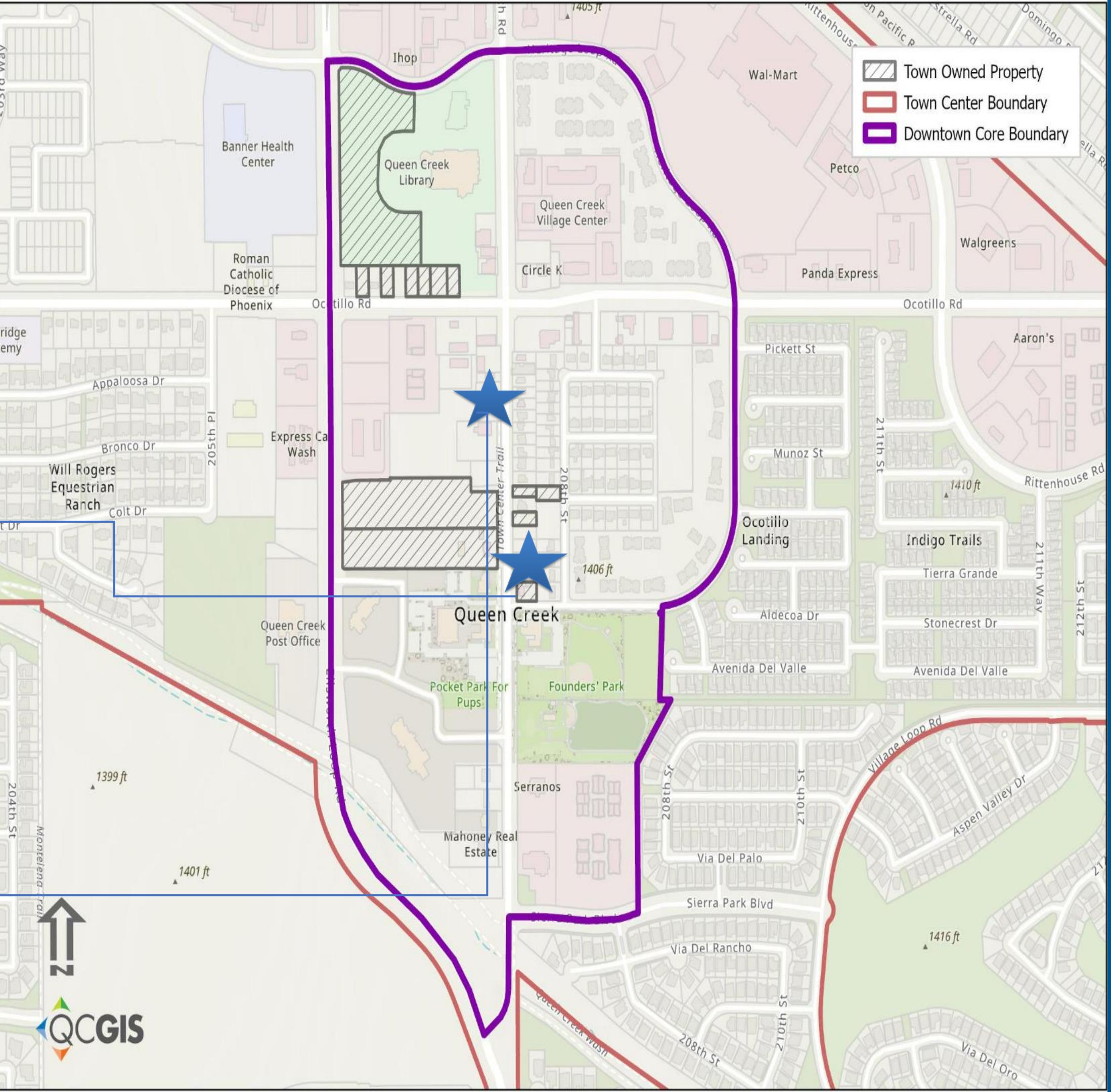


DEVELOPMENTS

Now under construction!



Now open!

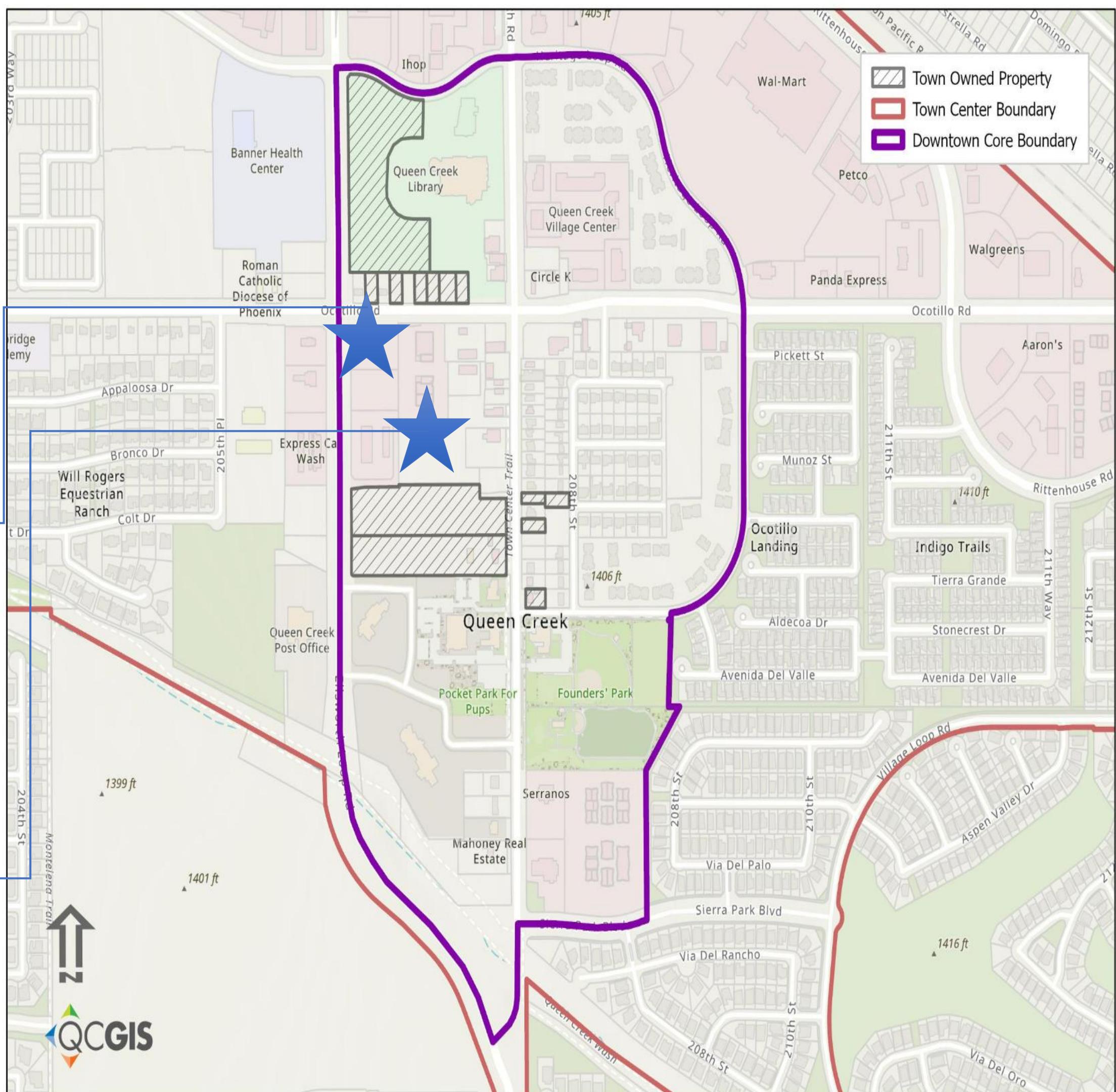


DEVELOPMENTS

Recently approved by Town Council



Now under construction!



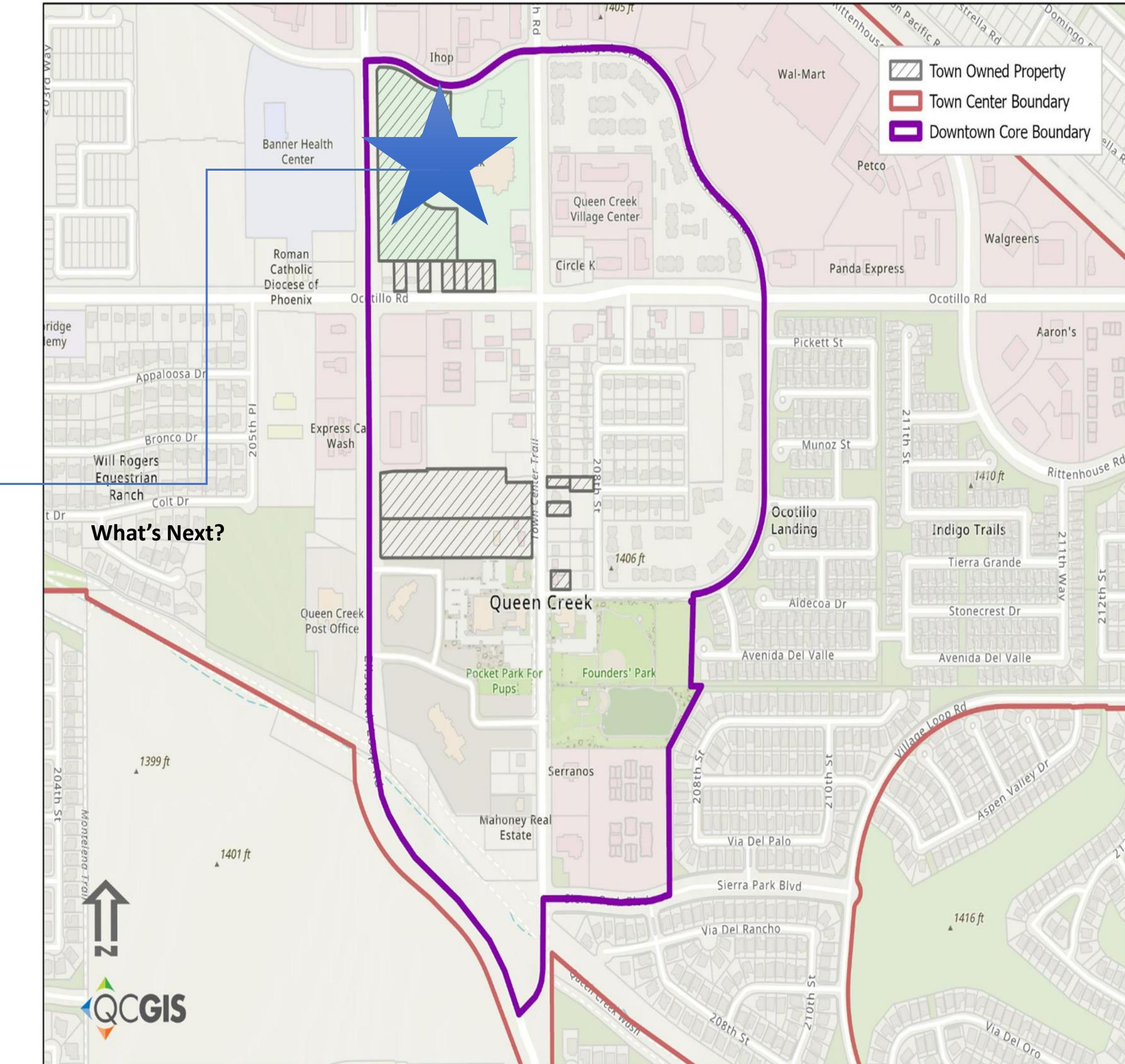
DEVELOPMENTS

Now under construction!



Other Developments Coming Soon!

- MedSpa
- Circle K (*New Building*)





The SWITCHYARD

OC • AZ

Notable impacts during this phase of construction include:

- No access to the Library from Ellsworth Loop (access from Victoria Lane, Ocotillo Road and Ellsworth Road)
- Temporary relocation of ADA-accessible parking at the Library to the north side of the Library
- Elimination of the drive-thru book drop at the Library (a walk-up book drop will be available on the south side of the Library)

An aerial photograph of a suburban landscape. In the foreground, a multi-lane highway curves from the bottom left towards the center. To the right of the highway are several large, modern apartment complexes with multiple buildings and parking lots. Beyond these are numerous single-family homes arranged in a grid pattern. Interspersed among the residential areas are several green spaces, which are identified as parks. In the far distance, a range of mountains is visible under a clear sky.

PARKS

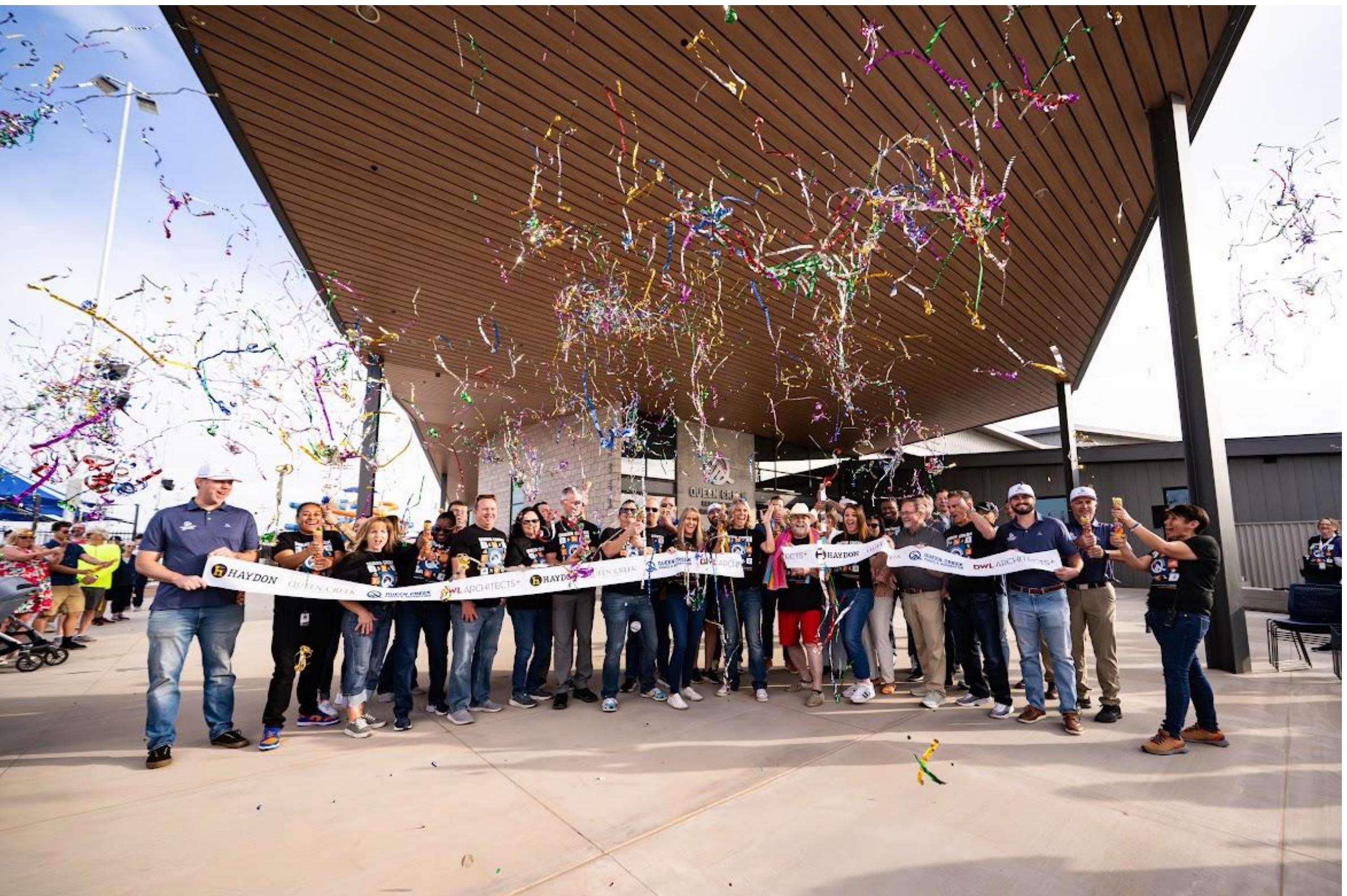
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PARKS AND FACILITIES

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	NOW OPEN!

An aerial photograph of a suburban landscape. In the foreground, a multi-lane highway curves from the bottom left towards the center. To the right of the highway are several large, modern industrial buildings with flat roofs. Beyond them is a dense cluster of single-family homes with green lawns. In the background, more residential areas and fields stretch towards a range of mountains under a clear sky.

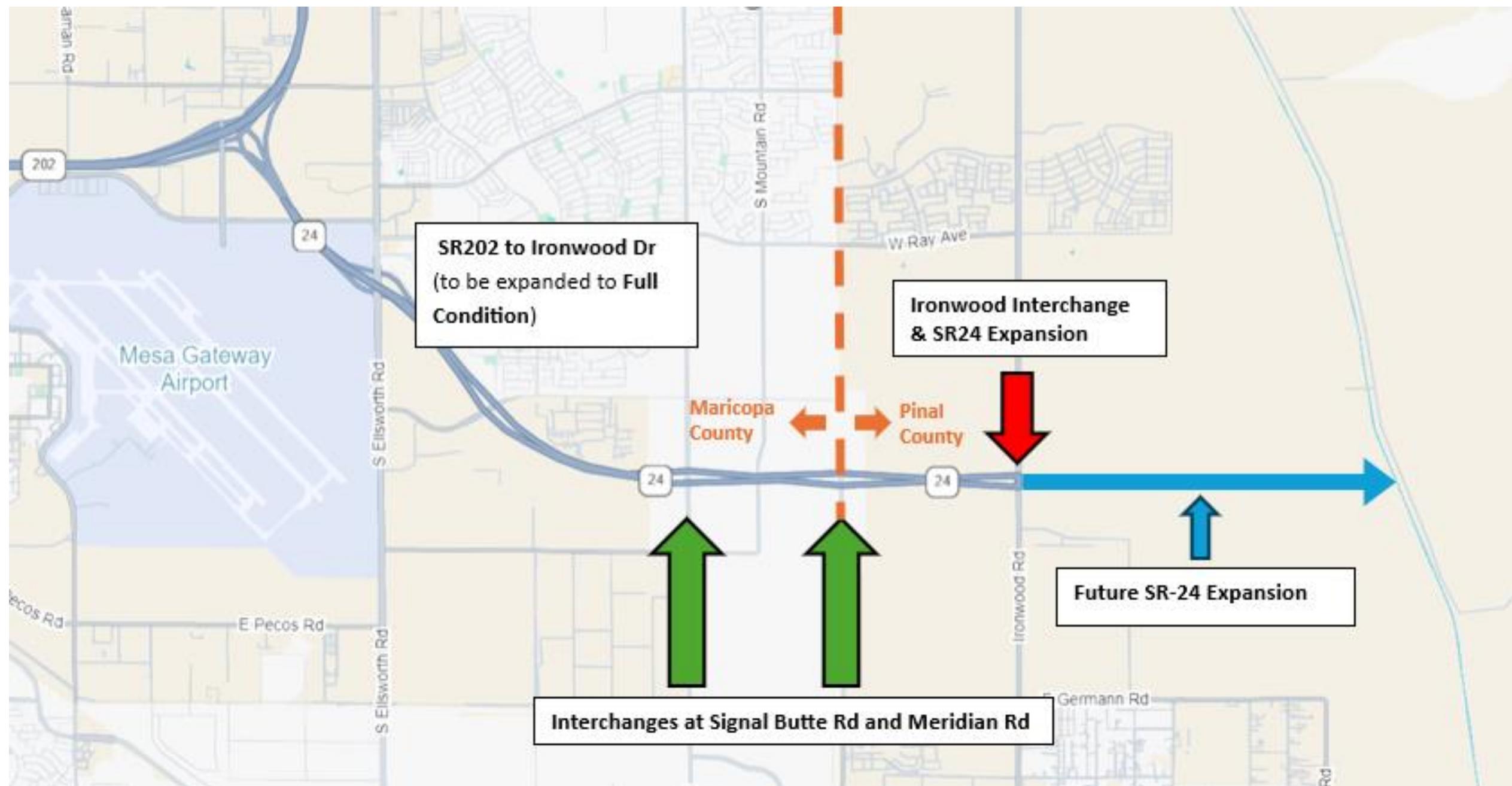
INDUSTRIAL EMPLOYMENT

INVEST THE QC

Overall Town Map



SR-24 UPDATE



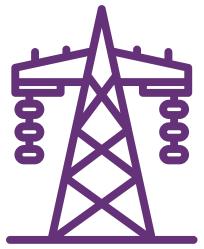
Existing SR-24

- One of the first projects funded by Prop 479: \$318M
- 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.

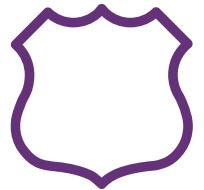
Future SR-24

- 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)



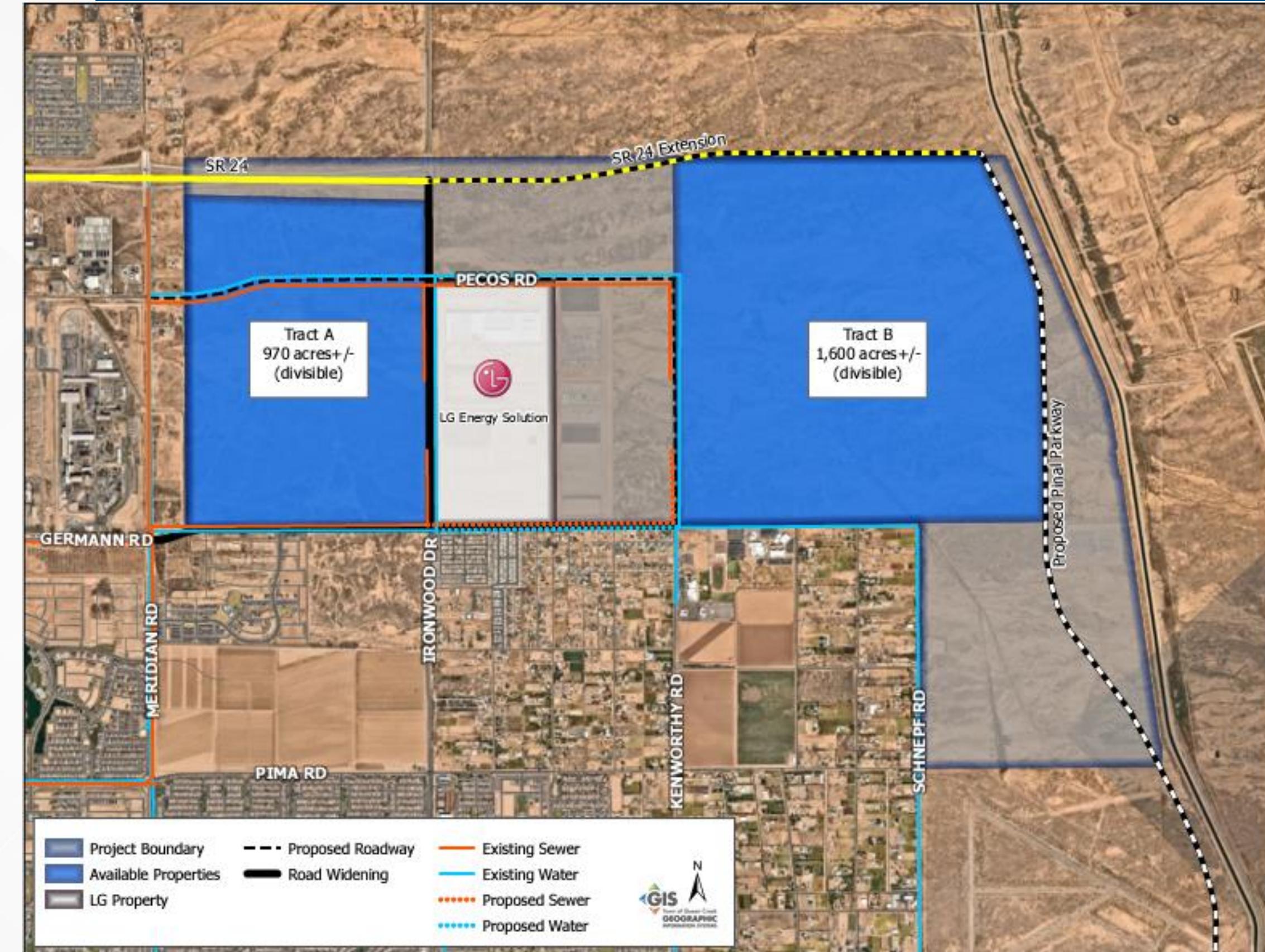
Rapid Approval Process

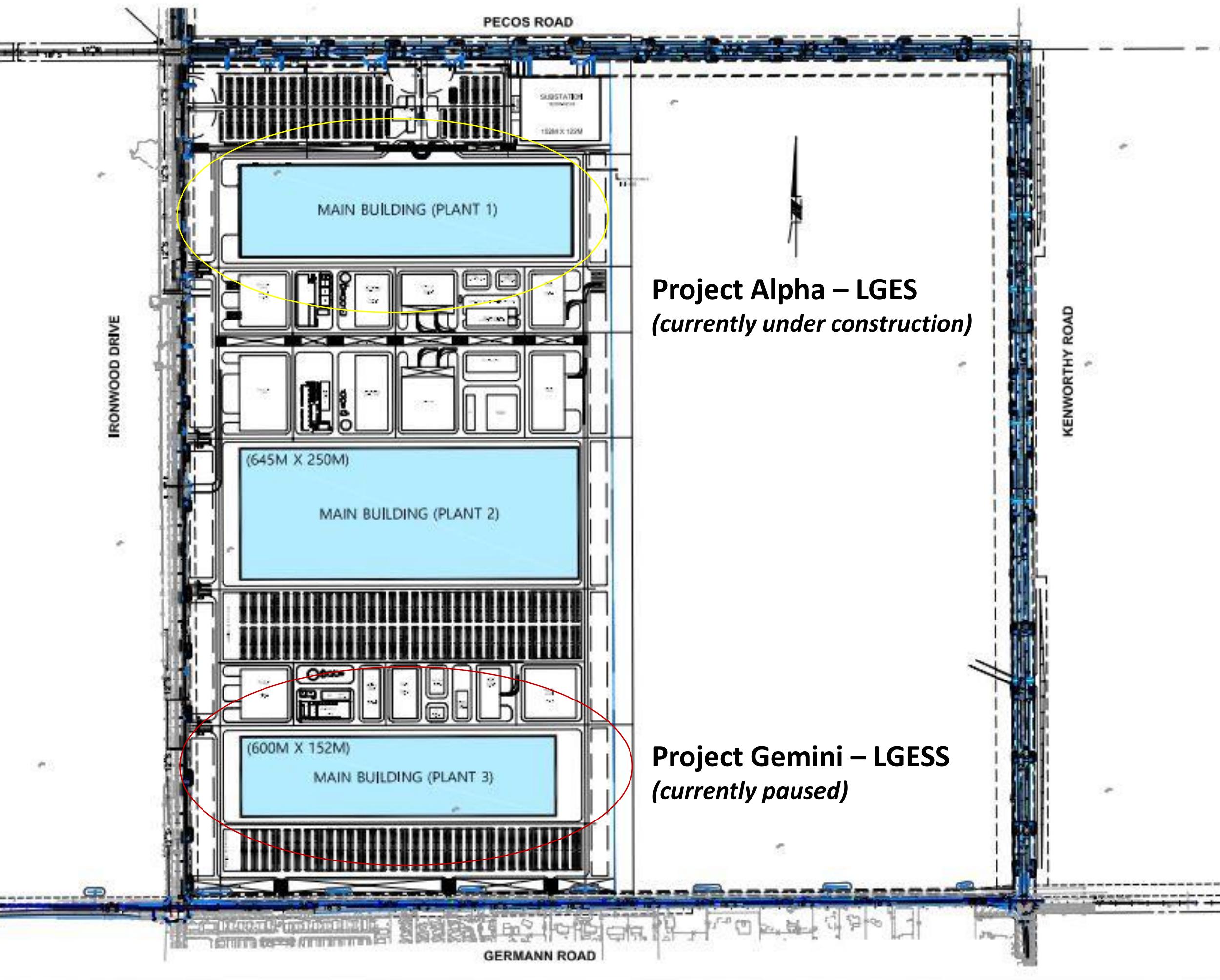


Talented Workforce & Top-Rated K-12 Education

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





Project Alpha – LGES
(currently under construction)

Project Gemini – LGESS
(currently paused)

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

July 2025



LG Energy Solution – SITE DEVELOPMENT

July 2025



THE POINTE AT POWER MARKETPLACE

Power Marketplace Business Park

W of NWC Rittenhouse and Germann

- 92,520 SF total
- 24' clear height
- Grade level loading & truckwell loading
- Fully-leased December 2025;
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

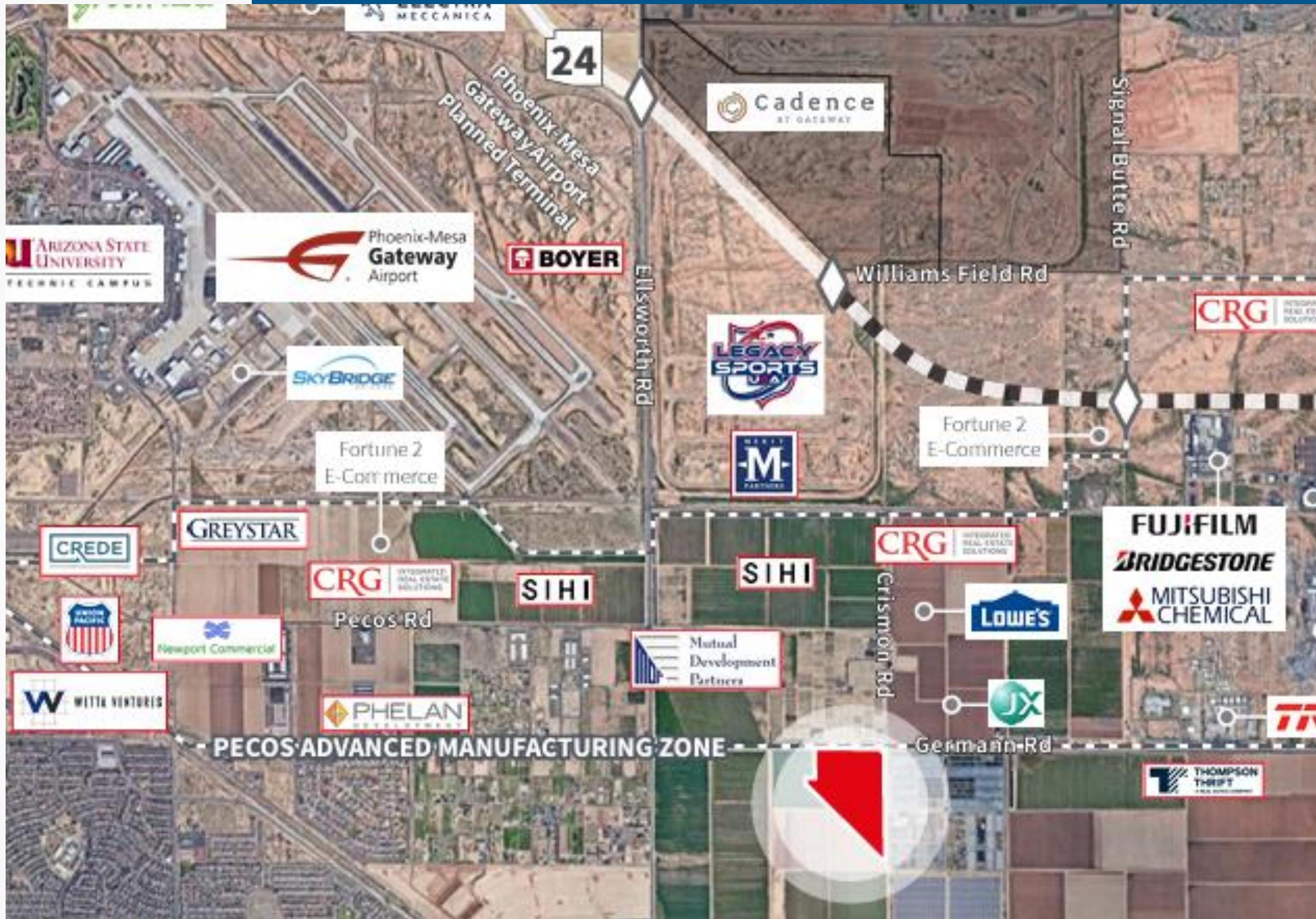
Phase II

- 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



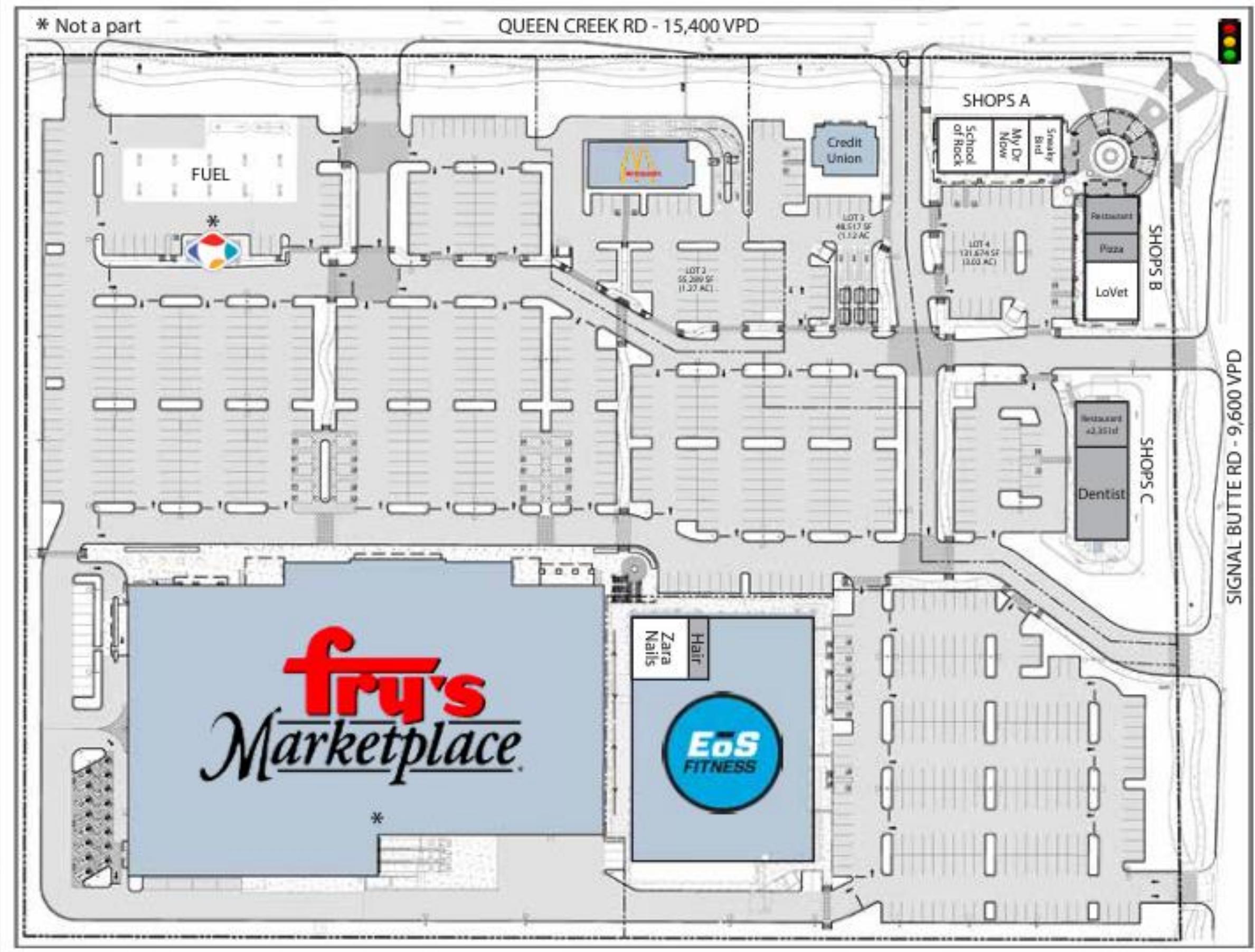
An aerial photograph of a suburban landscape. In the foreground, a multi-lane highway curves from the bottom left towards the center. To the right of the highway are several large, modern industrial or office buildings with dark roofs and light-colored walls. Beyond these buildings are numerous single-family homes arranged in a grid pattern. The area is surrounded by green fields and some low hills in the distance.

RETAIL & OFFICE

INVEST THE QC

HUDSON STATION

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



VINEYARD TOWNE CENTER

- NWC Gantzel (Ironwood) and Combs (Riggs)
- 100% leased; 23 acre, 260,000 square foot commercial corner
- Anchored by Target (opened October 2025) and Sprouts
- Fully-leased



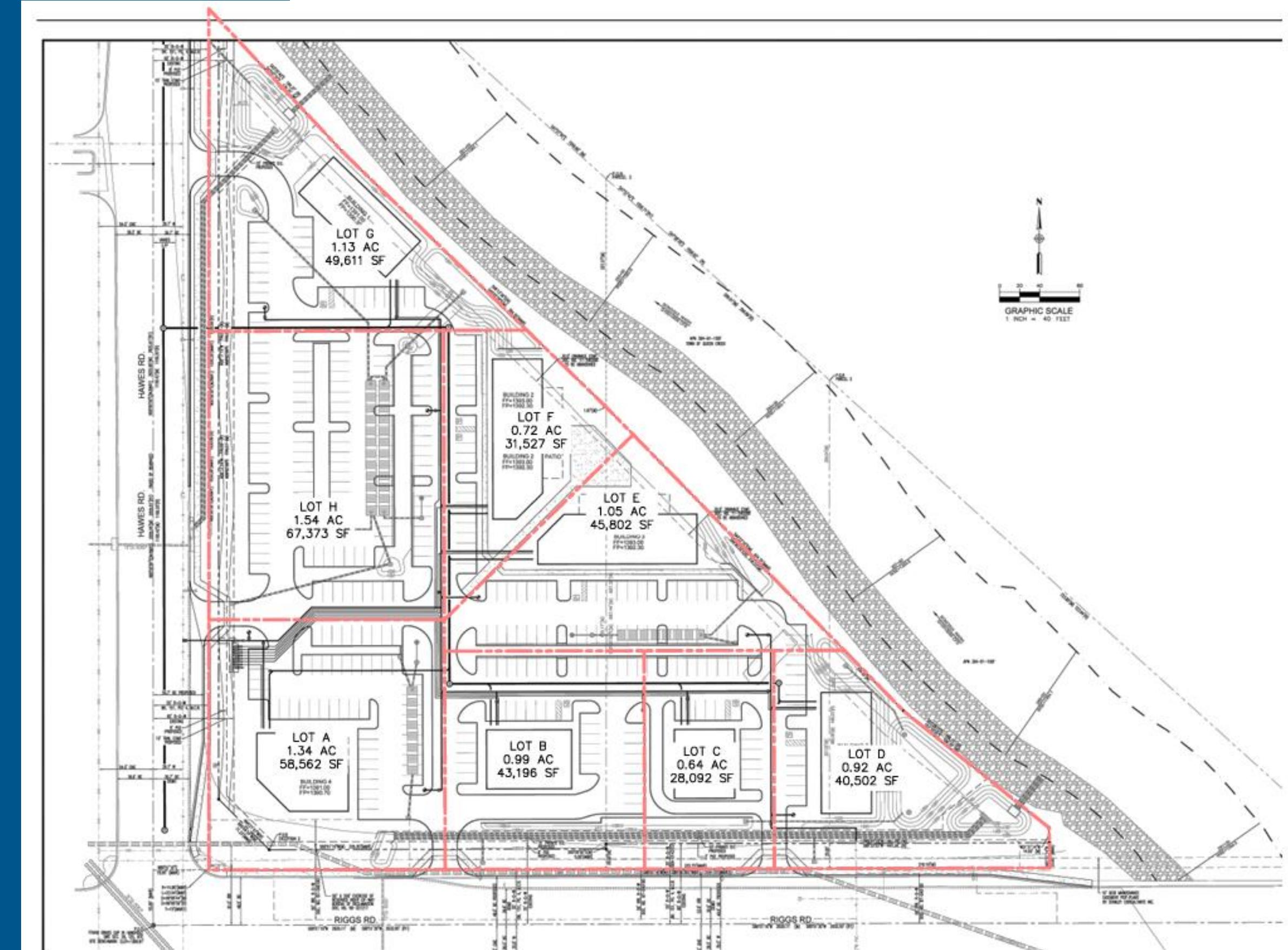
HARVEST STATION

- SWC Rittenhouse/Gary AND Riggs/Combs
- 14-acre future Safeway-anchored commercial center; Safeway opening January 2026



NEC HAWES/RIGGS

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



SWC QUEEN CREEK & ELLSWORTH

- The Union
- 20 acre commercial corner
- Envisioned for unique, walkable mixed use development



SEC SR24 & MERIDIAN

C2 & C3 LAND AVAILABLE!
2 - 35 ACRES



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

QUEEN CREEK IS READY FOR A STEAKHOUSE!



TOP 25

REQUESTED
STEAKHOUSE
BRANDS BY
QUEEN CREEK
RESIDENTS*



Steak
44



Ocean
44



bourbon & bones
CHOPHOUSE • BAR



MAPLE & ASH
MIAMI



Palm®
RESTAURANT
EST. 1926

Perry's
STEAKHOUSE & GRILLE
RARE & WELL DONE



PRIME STEAKHOUSE & WINE BAR

MASTRO'S
STEAKHOUSE

DOMINICK'S
STEAKHOUSE

FIREBIRDS®
WOOD FIRED GRILL



THE
CAPITAL®
G R I L L E



KASAI
JAPANESE STEAKHOUSE



TEXAS
ROADHOUSE

MORTON'S™
THE STEAKHOUSE



DOWNTOWN CHANDLER
STEAK • SEAFOOD • CHOPS



LONGHORN
STEAKHOUSE



RUTH'S
CHRIS®
U.S. PRIME
STEAK HOUSE

NORTH
ITALIA

WOOD RANCH.®



LONE STAR
STEAKHOUSE &
SALOON.



OUTBACK
STEAKHOUSE®



Lucille's
SMOKESHOW
BAR-B-QUE®



*RESULTS WERE COLLECTED FROM SOCIAL MEDIA PLATFORMS DURING THE CAMPAIGN PERIOD.

NEW BUSINESSES!



TARGET

ZAXBY'S



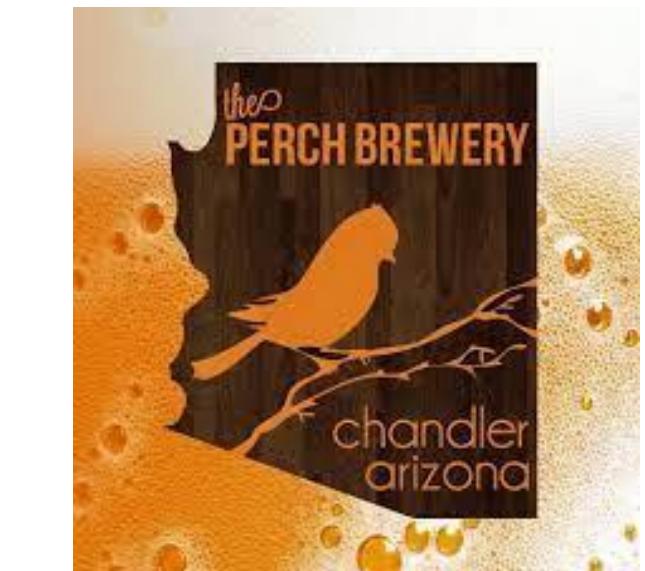
FarmerBoys
BREAKFAST, BURGERS & MORE

Ono Hawaiian BBQ
EST. 2002

BJ's
RESTAURANT
BREWHOUSE

eggstasy
breakfast • lunch • mimosas

J.CREW
FACTORY



POSTINO

 **Godfather's
Pizza**

 **sneakybird**
never ever fried®

BARNES & NOBLE

Thank You



**ACCREDITED
ECONOMIC
DEVELOPMENT
ORGANIZATION**

International Economic Development Council