



TOWN OF
QUEEN CREEK
ARIZONA

QC is the Place to Be

**Strategically
Located**

INVESTTHEQC

Economic Development Team



Doreen Cott
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Manager



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Project Manager



Bridgette Blair
Economic Development
Specialist

#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

Sources: U.S. News & World Report, US Census, Arizona Chamber of Commerce, Dwellics, AZBigMedia, WalletHub

ACCOLADES & 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, Dwellics, AZBigMedia, WalletHub

#2

**Safest City
in Arizona**



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

Sources: Safewise, HGTV

An aerial photograph of a city street, likely in a suburban or urban area, showing buildings, trees, and a road. The image is overlaid with a semi-transparent blue filter. A yellow rectangular box is positioned on the left side of the image, containing the text 'Then & Now' in a white, cursive font.

Then & Now

INVESTTHEQC

THEN AND NOW

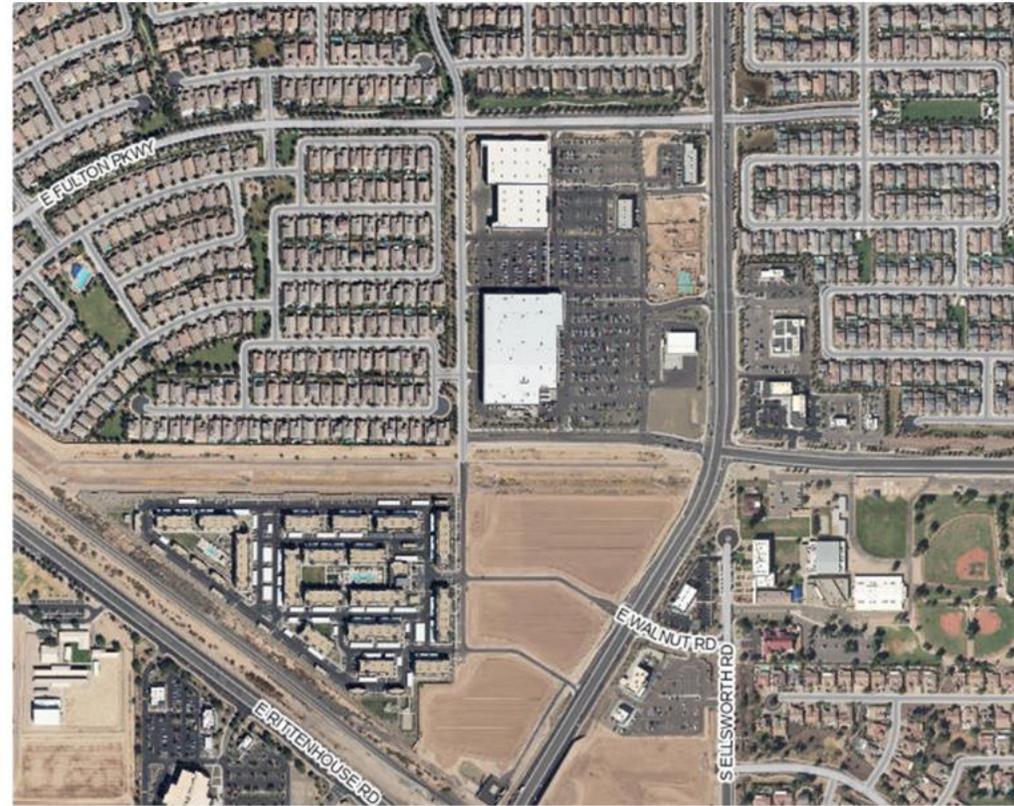
Queen Creek and Ellsworth Road



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)

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)



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)

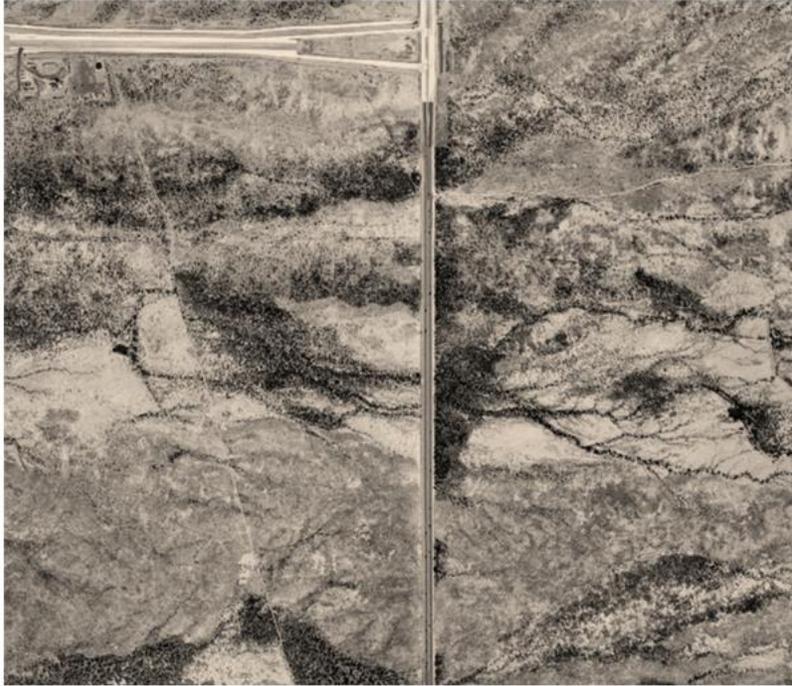
198,000 square feet of new retail (SWC)

130 new multifamily units (SEC)



THEN AND NOW

Ironwood and Pecos Roads



THEN

October 2020

Early stages of SR24, vacant land



NOW

January 2025

LG Energy Solution - now 70% complete with construction on its 1.4M+ square foot EV battery manufacturing facility (SEC Pecos and Ironwood)

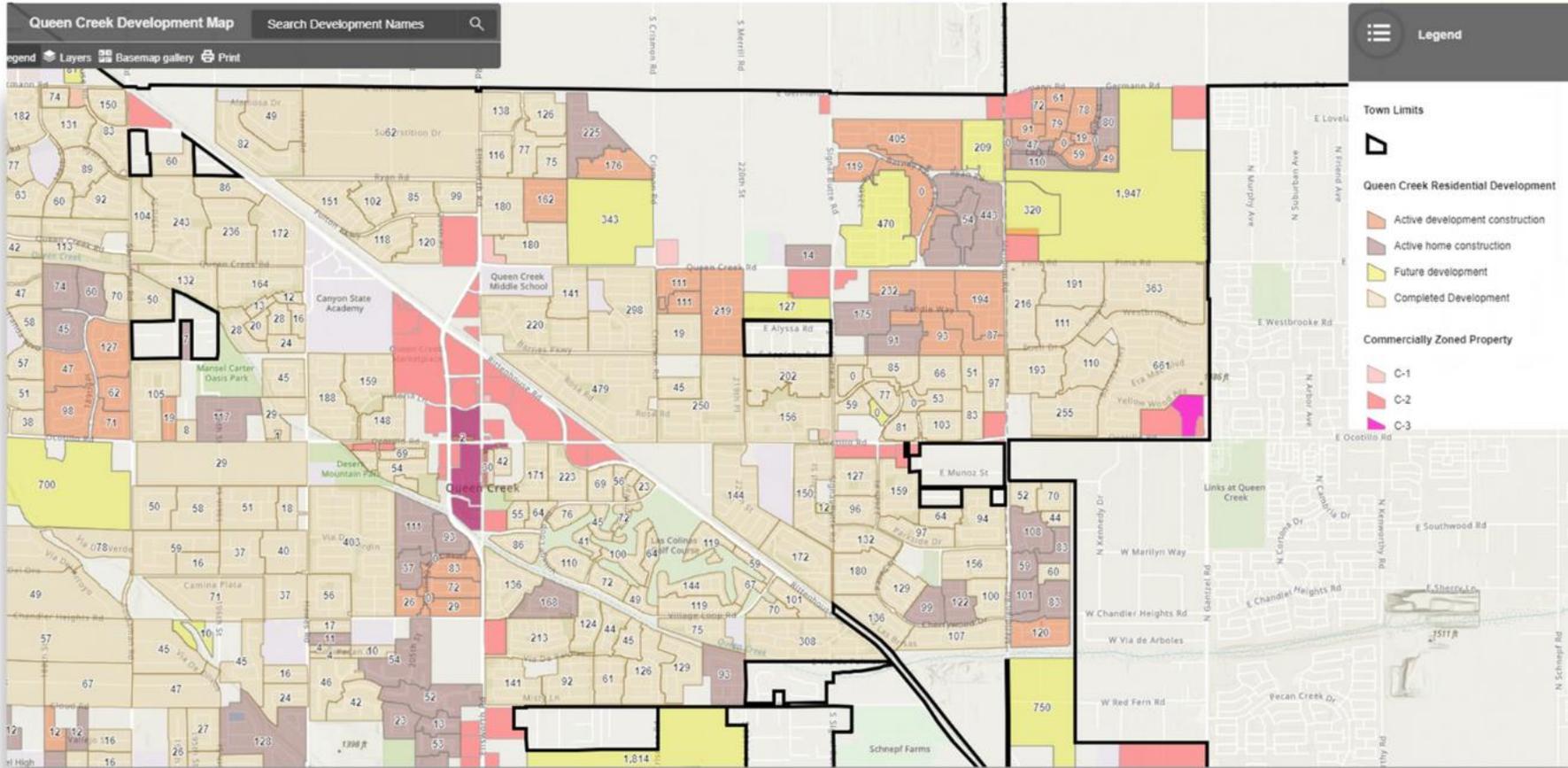


An aerial photograph of a residential neighborhood, showing streets, houses, and green spaces. The image is overlaid with a semi-transparent blue filter. On the left side, there are three overlapping yellow rectangular boxes containing text.

Residential

*Single-Family and
Multifamily*

INTERACTIVE RESIDENTIAL GROWTH MAP



Scan Code



HOUSING ACTIVITY

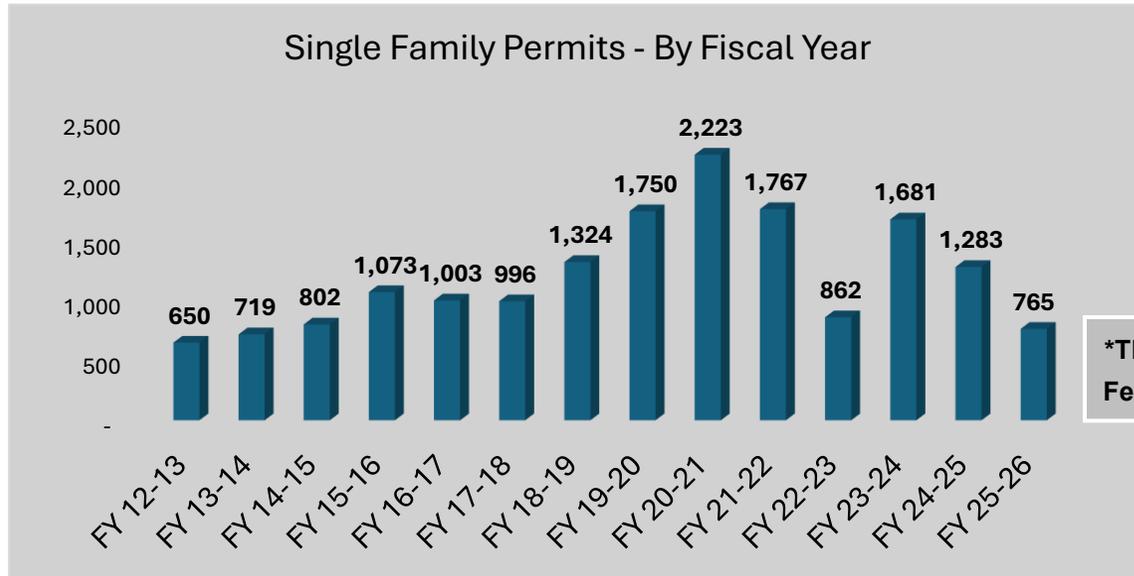
Single Family Permit activity (by calendar year):

- 2020 – 1,985 permits
- 2021 – 1,947 permits
- 2022 – 1,301 permits
- 2023 – 1,344 permits
- 2024 – 1,552 permits
- 2025 – 1,244 permits

Multifamily units:

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

Total = 4,494 units



88% of occupied homes are owner-occupied.

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

QC RESIDENTIAL LOT INVENTORY

Queen Creek Residential Lot Inventory

Total number of single family residential lots

43,509

Number of lots in active developments

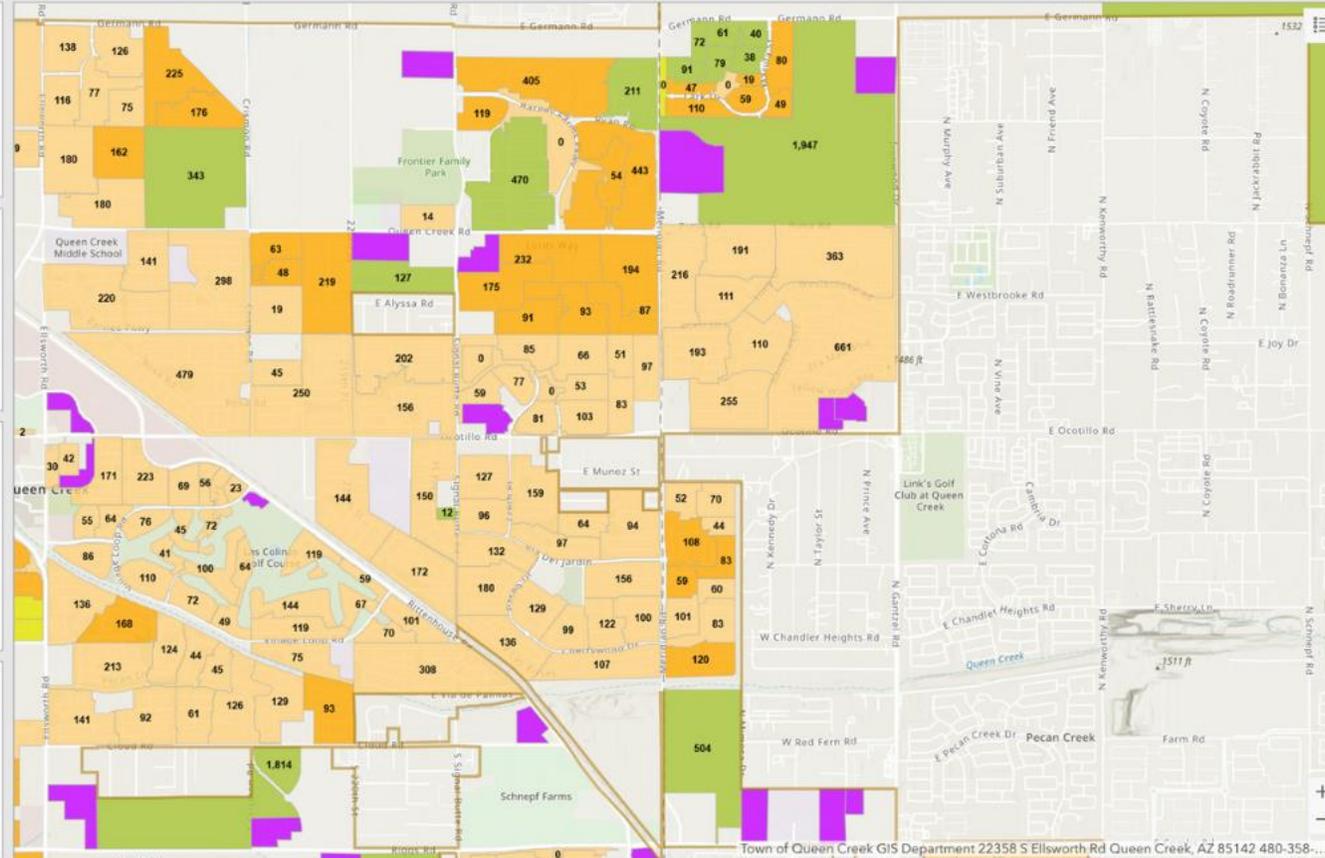
7,177

Number of lots in future developments

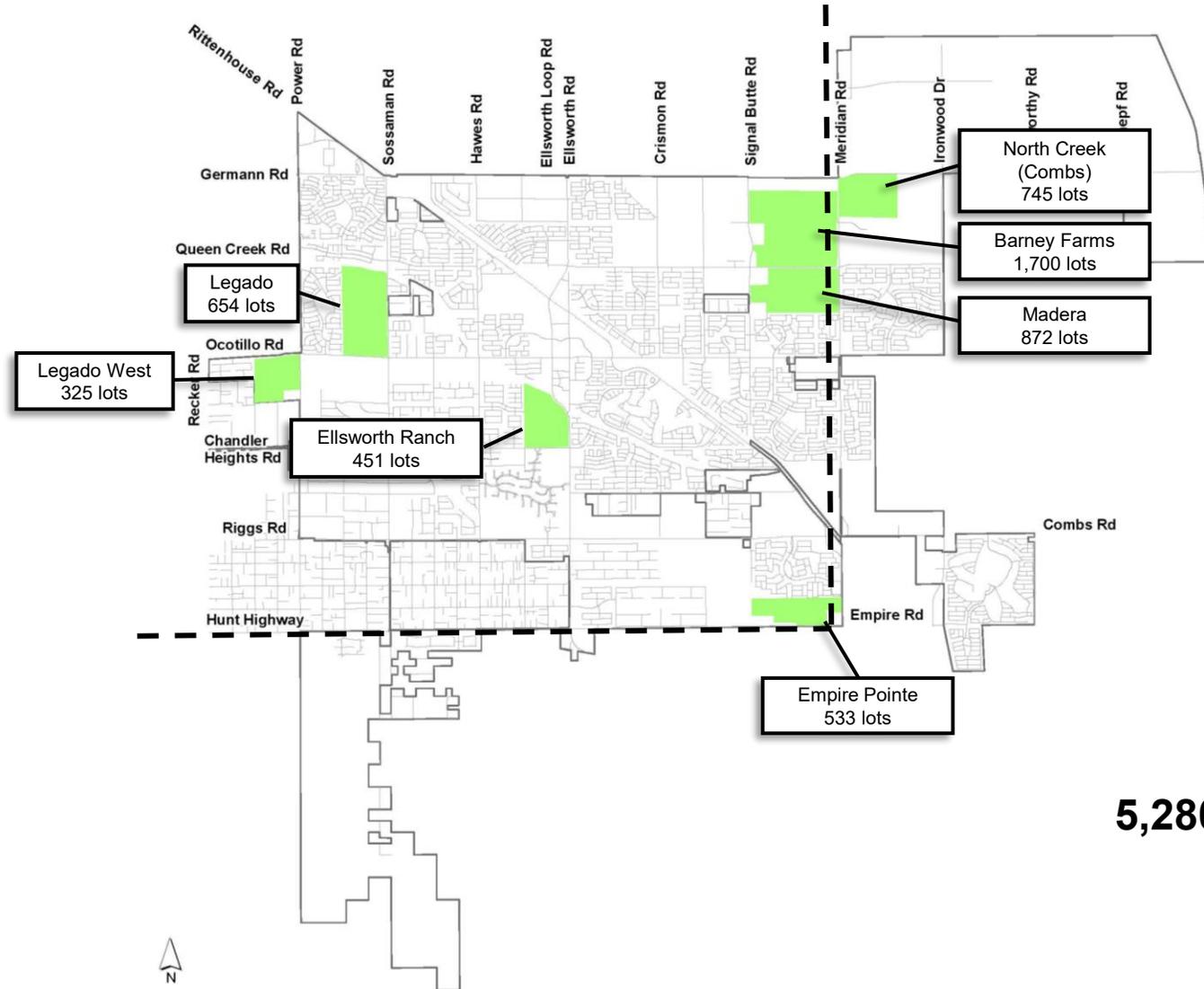
13,920

Total Multi-Family Units

5,247

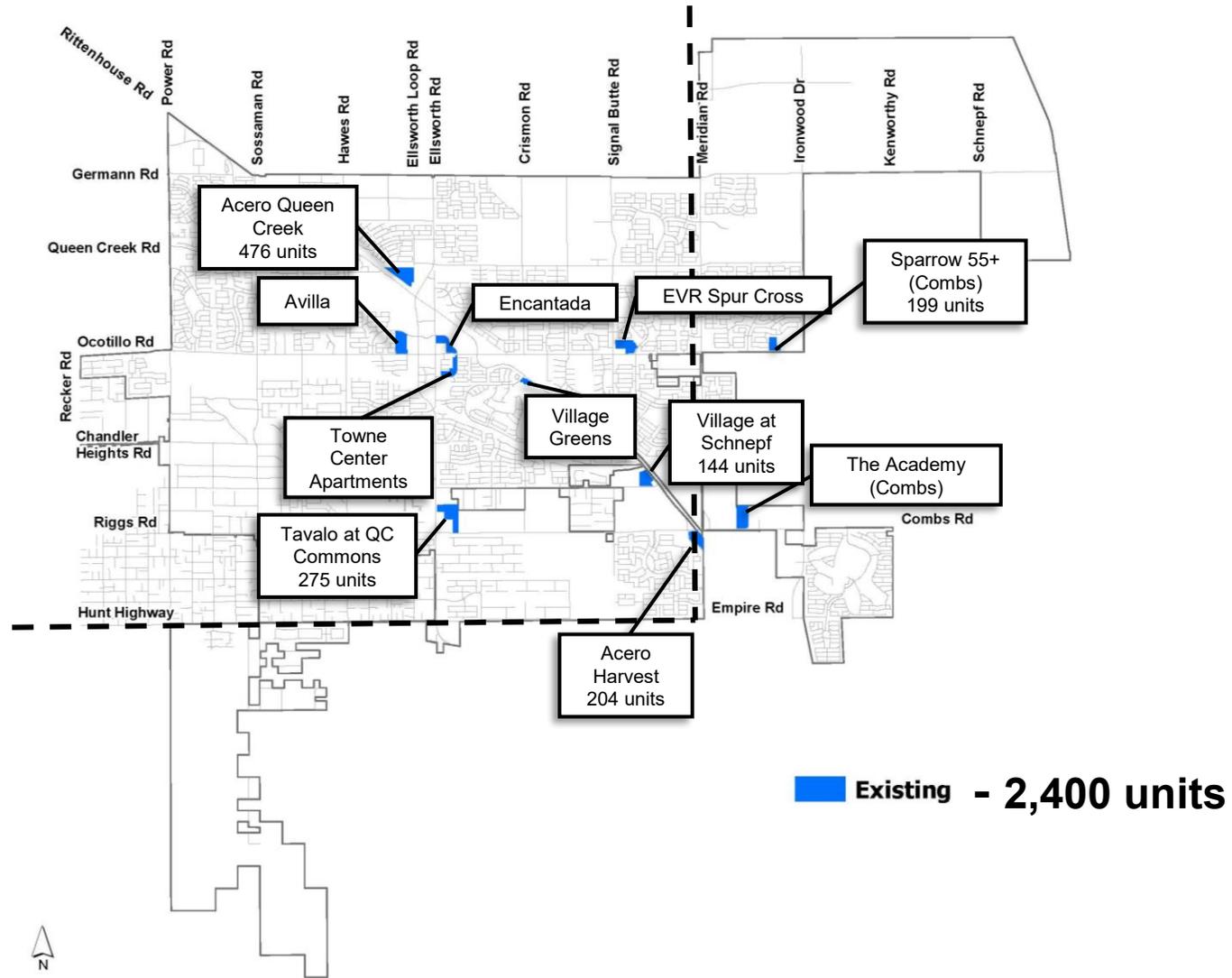


SINGLE FAMILY DEVELOPMENT

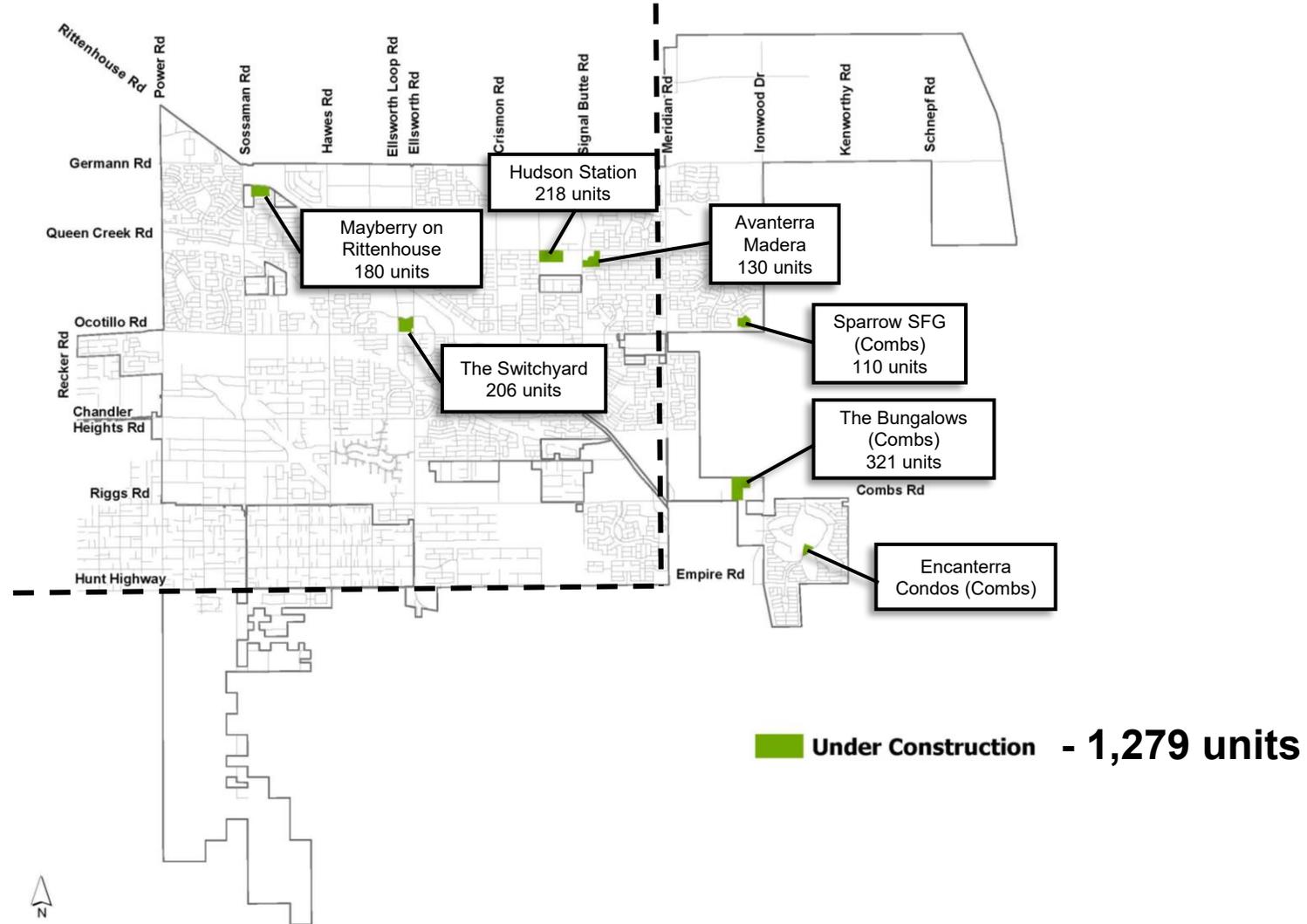


5,280 units

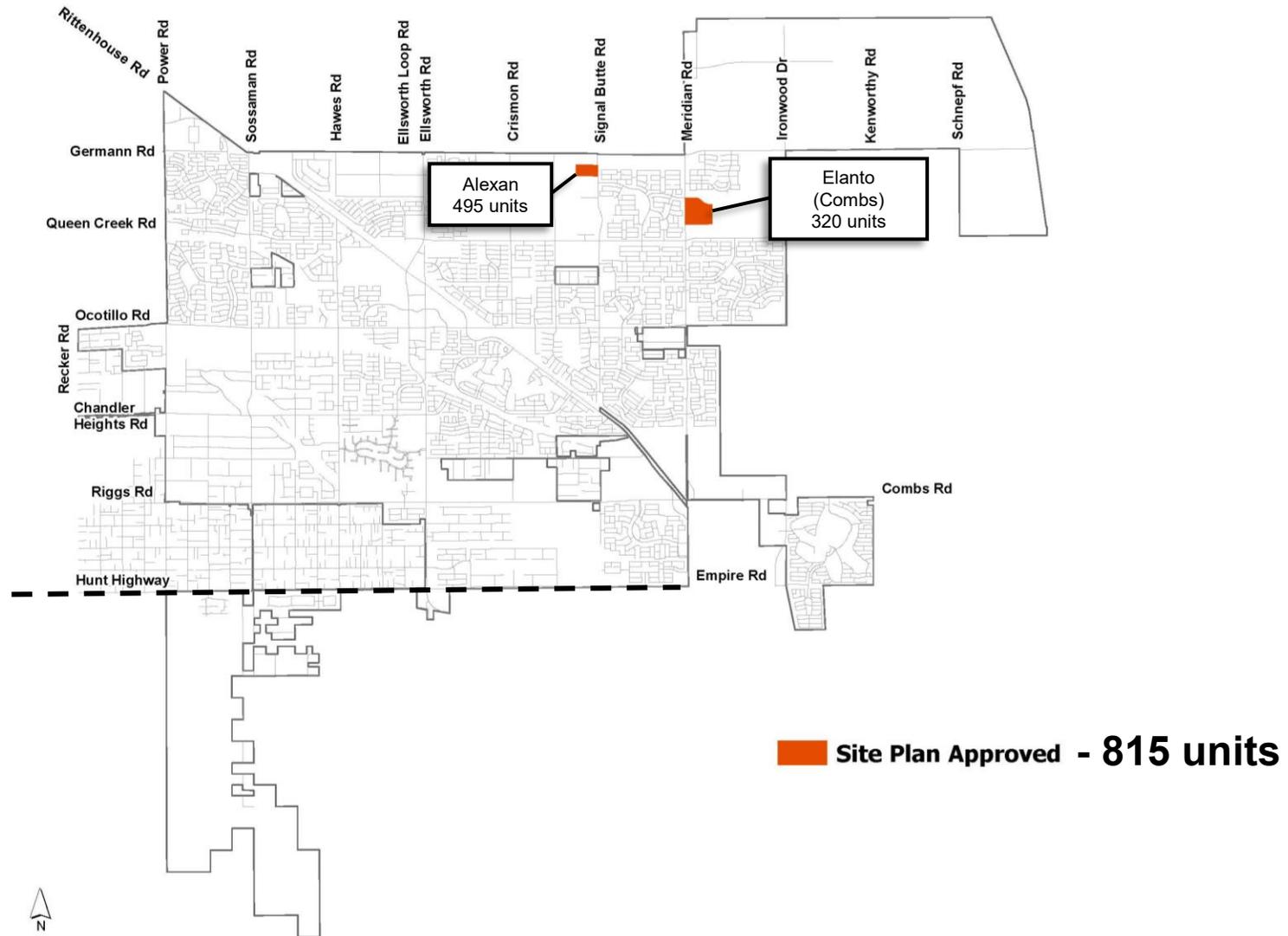
MULTI-FAMILY DEVELOPMENT



MULTI-FAMILY DEVELOPMENT



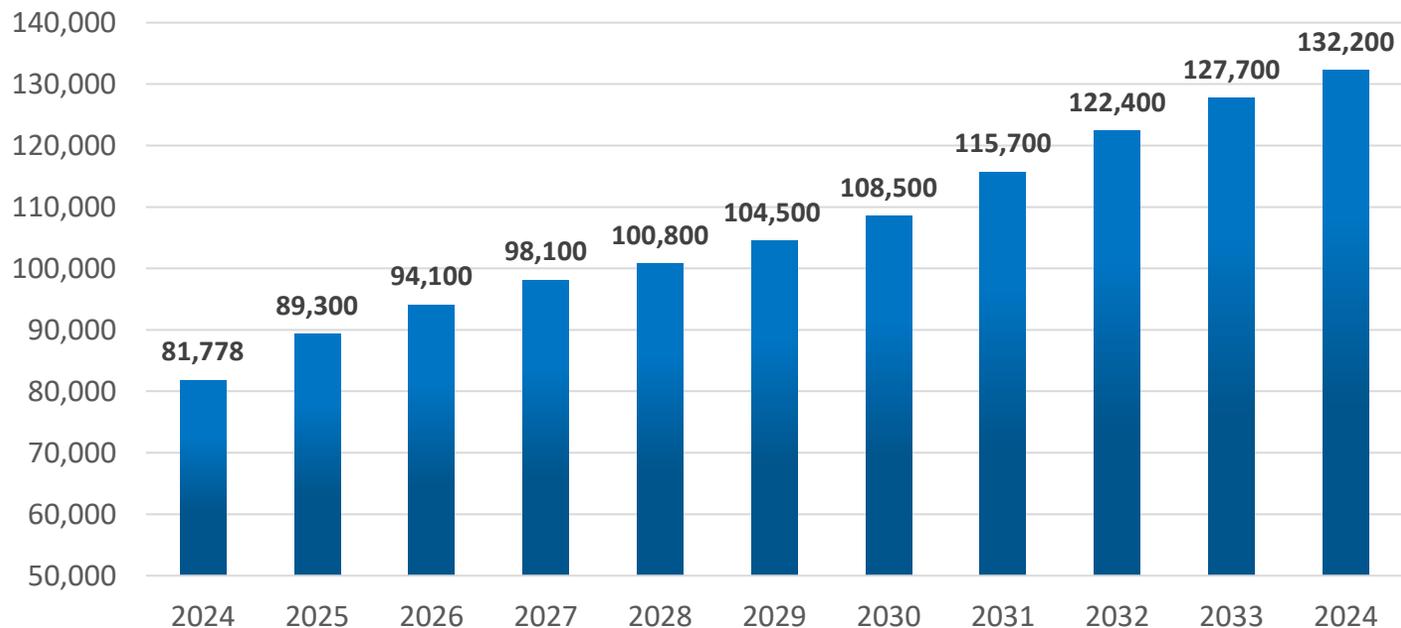
MULTI-FAMILY DEVELOPMENT



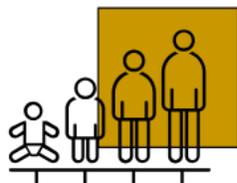


Demographics & Workforce

DEMOGRAPHICS



\$155,001
Median Household
Income



33.4
Average 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

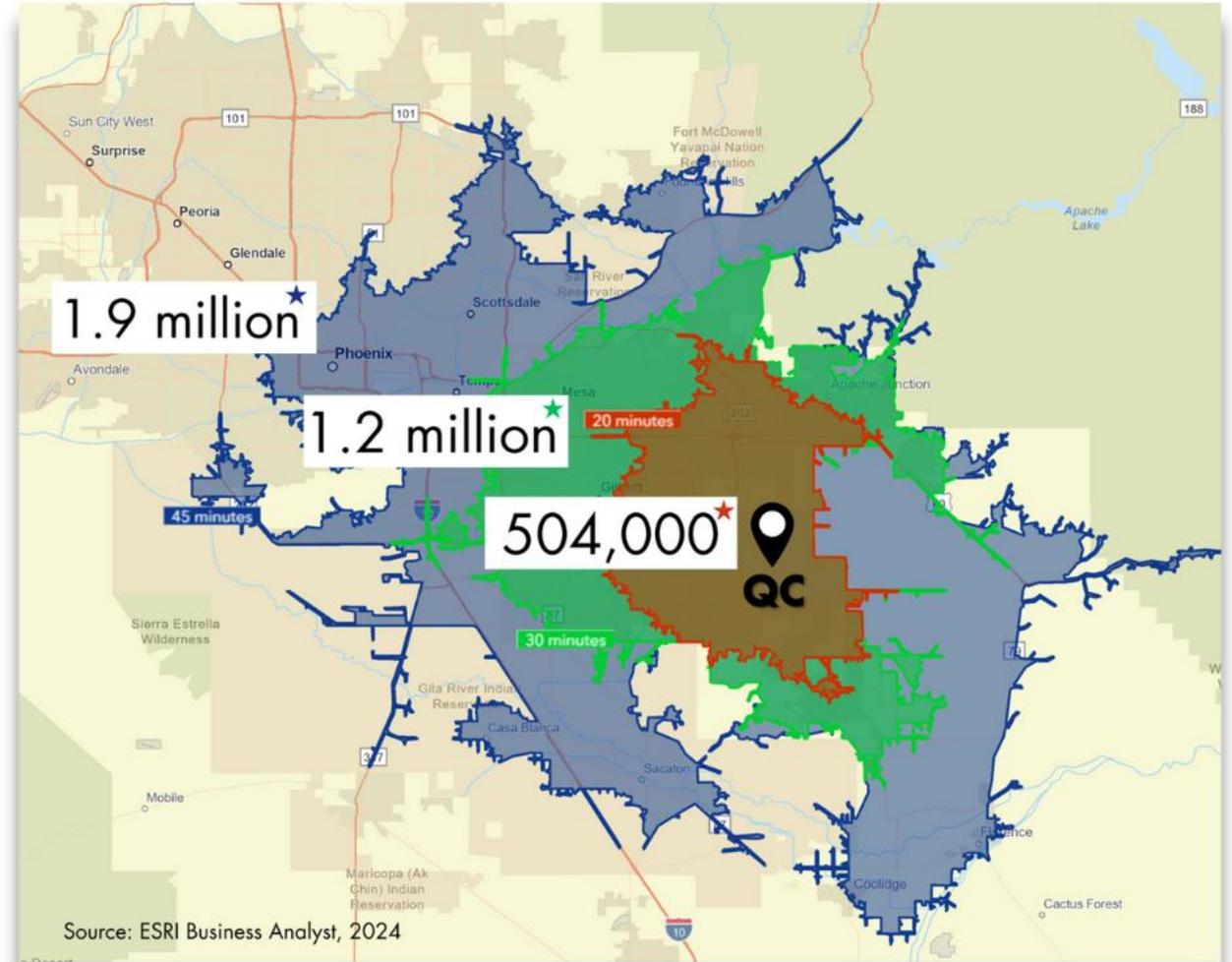


150K
Buildout Population

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 Communiversitiy 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.
- 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.



ECONOMIC DEVELOPMENT STRATEGIC PLAN



Product (Site and Building) Development – Identify real estate and market to attract high-impact projects/development

Town Center Development – Focus on awareness, the arts, access, and potential new assets

Business Attraction/Retention – Concentrate on programs to attract new business and industry and a plan for retention

Entrepreneurship/Innovation – Embrace entrepreneurship and innovation focused on IT/Software startups

Marketing/Communications – Engage in more targeted marketing/communications efforts to ensure people know about Queen Creek



Tourism

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TOURISM

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.



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

NATURAL ATTRACTIONS:

San Tan Mountain Regional Park, Queen Creek's trail/washes, local hiking and biking trails



CULTURAL HERITAGE:

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



RECREATIONAL ACTIVITIES:

Pecan Lake Entertainment Center, Horseshoe Park & Equestrian Centre events, Queen Creek Performing Arts Center, outdoor festivals, farmer's markets, sporting events, etc



LOCAL CUISINE AND PRODUCTS:

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



Agritainment



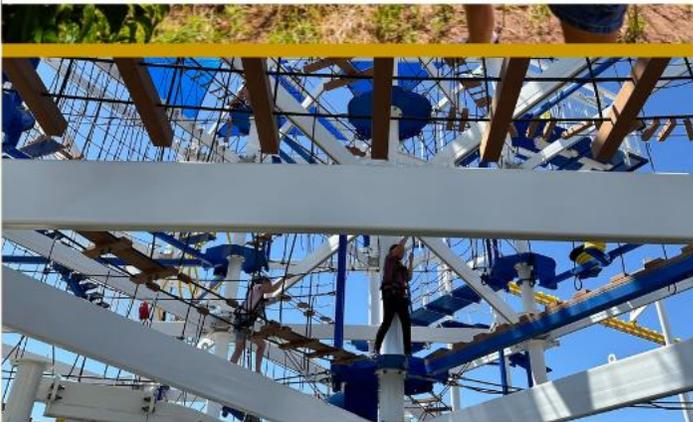
SCHNEPF FARMS



HORSESHOE PARK & EQUESTRIAN CENTRE



QC OLIVE MILL



PECAN LAKE ENTERTAINMENT



QC BOTANICAL GARDENS



COMMUNITY PARKS



Downtown

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INVESTMENT *in* DOWNTOWN

\$200M



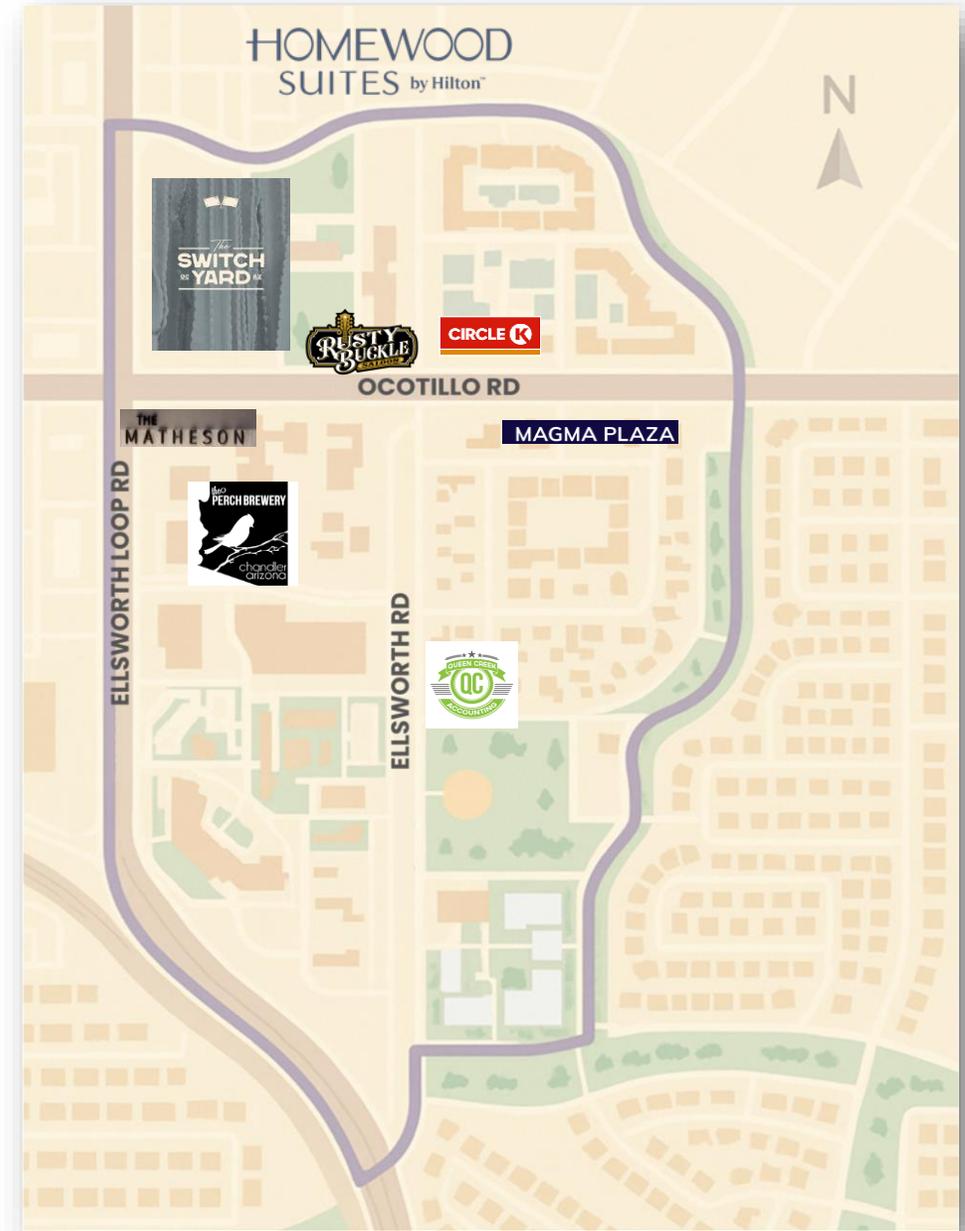
230k SF



DOWNTOWN

Under Construction

- Homewood Suites
- QC Accounting
- The Perch Development
- Circle K
- The Switchyard
- Rusty Buckle Saloon
- Magma Plaza
- The Matheson



DOWNTOWN

Homewood Suites



Project Details:

Address: 20764 E. Maya Rd.
Development: : Four-story, 124-room hotel
Status: Opening Early 2027

DOWNTOWN

Homewood Suites

PROGRESS



DOWNTOWN

The Sacred Pint



Project Details:

Address: 2200 S. Ellsworth Rd.
Development: 2,587 SF taproom
Status: Now Open!

DOWNTOWN

QC Accounting



BEFORE



AFTER

Project Details:

Address: 22237 S. Ellsworth Rd.

Development: Expansion totaling 5,000 SF of office

Status: Opening soon!

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DOWNTOWN

QC Accounting

PROGRESS



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The Perch Development



AFTER



Project Details:

Address: Munoz St. (between Ellsworth Rd & Ellsworth Loop)
Development: 62,093 SF (brewery with additional retail/restaurant buildings)
Status: Under construction, opening end of 2026

The Perch Development

PROGRESS



DOWNTOWN

Circle K



Project Details:

Address: 21895 S. Ellsworth Rd.
Development: 5,200 SF new store concept
Status: Under construction

DOWNTOWN

Circle K

PROGRESS



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DOWNTOWN

The Switchyard



BEFORE



AFTER



Project Details:

Address: Ellsworth Loop & Ocotillo

Development: Restaurant, retail and office 47,950 SF and Luxury Multifamily (phase 2)

Status: Under construction, opening Q3 2026

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DOWNTOWN

The Switchyard

PROGRESS



DOWNTOWN

Rusty Buckle Saloon

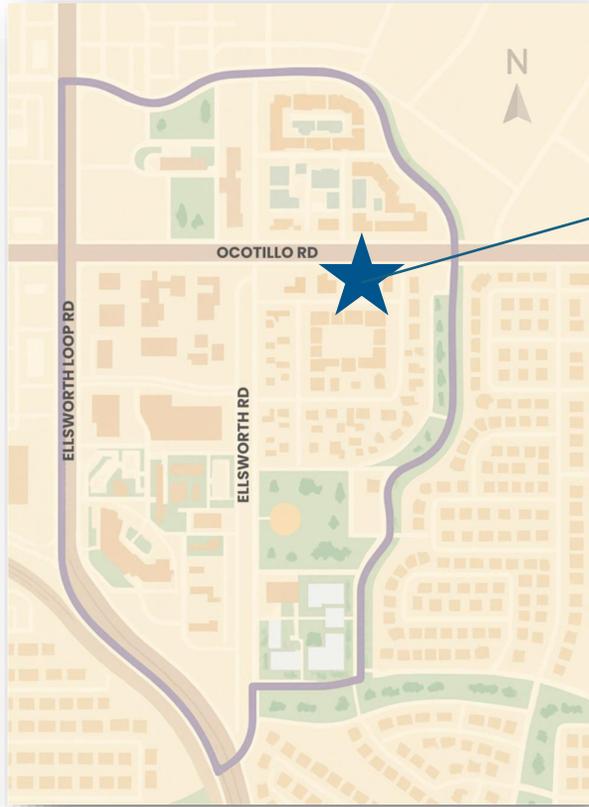


Project Details:

Address: 21838 S. Ellsworth Rd.
Development: 8,930 SF restaurant
Status: Anticipated opening mid 2026

DOWNTOWN

Magma Plaza



BEFORE



AFTER



Project Details:

Address: 20955 E. Ocotillo Rd.
Development: 8,500 SF
Status: Rezoned to Downtown Core

The Matheson



BEFORE



AFTER



Project Details:

Address: SEC Ellsworth Loop & Ocotillo
Development: 20,000 SF office
Status: Rezoned to Downtown Core Zoning

DOWNTOWN

Coming Soon!



22036 S. Ellsworth Rd.
(former Grand Canyon
Title)



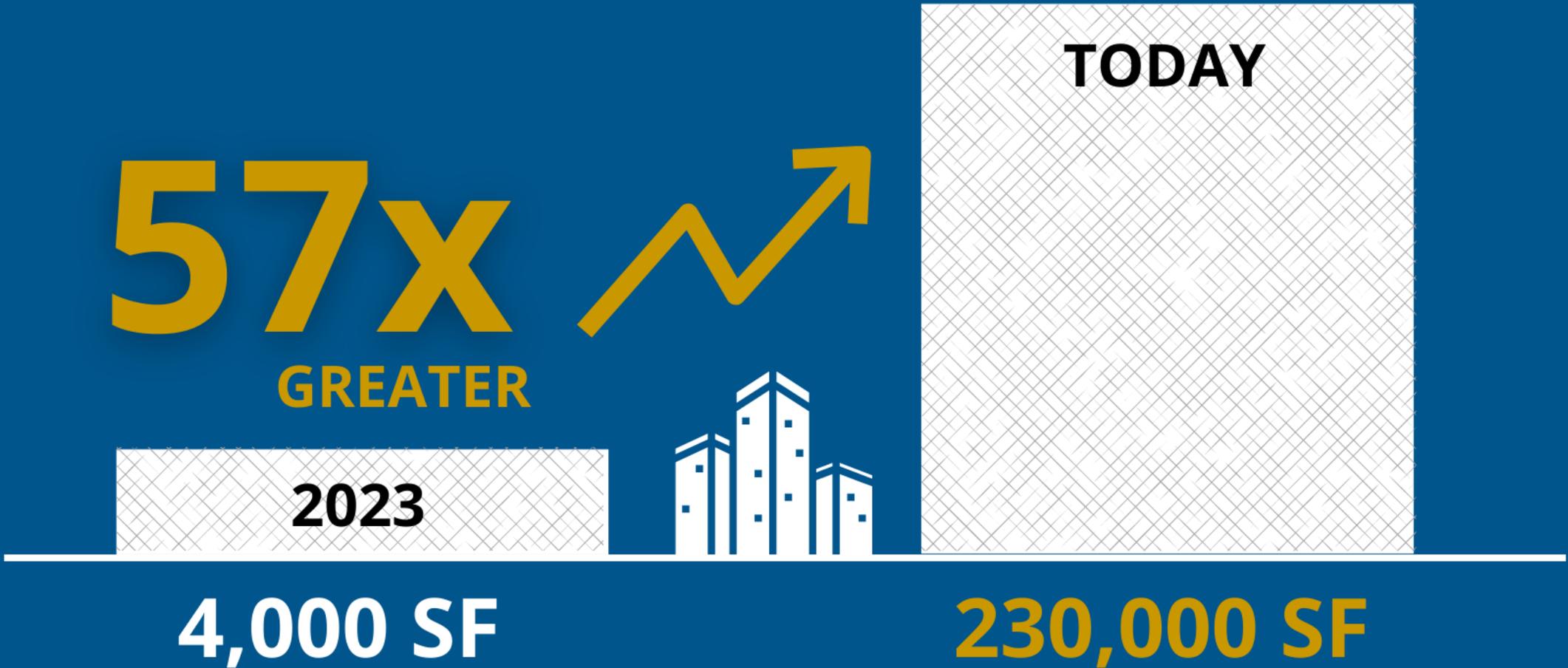
22225 S. Ellsworth Rd.
(Live/Work)

...and more!



DOWNTOWN

IN 2023, DOWNTOWN QUEEN CREEK HAD JUST 4,000 SQUARE FEET OF COMMERCIAL PROJECTS UNDER CONSTRUCTION.



More Event & Future Opportunities



Friday Feastival Event

DOWNTOWN

Downtown Vibes

DOWNTOWN
VIBES

**GOOD
EATS
AHEAD**

IN DOWNTOWN
QUEEN CREEK



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DOWNTOWN
VIBES

LESS DRIVIN'
**MORE
THRIVIN'**



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DOWNTOWN
VIBES

**SAY
HELLO**

to your new
favorite hangout



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DOWNTOWN
VIBES

DOWNTOWN'S
GLOW UP

IS IN PROGRESS



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An aerial photograph of a city street, likely in a suburban or urban area, showing buildings, trees, and a road. The image is overlaid with a semi-transparent blue filter. A yellow rectangular box is positioned on the left side of the image, containing the word "Parks" in a white, cursive font.

Parks

Recreation & Aquatic Center

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



- Frontier Family Park
- Mansel Carter Oasis Park-Phase II
- Recreation Center
- Aquatic Center



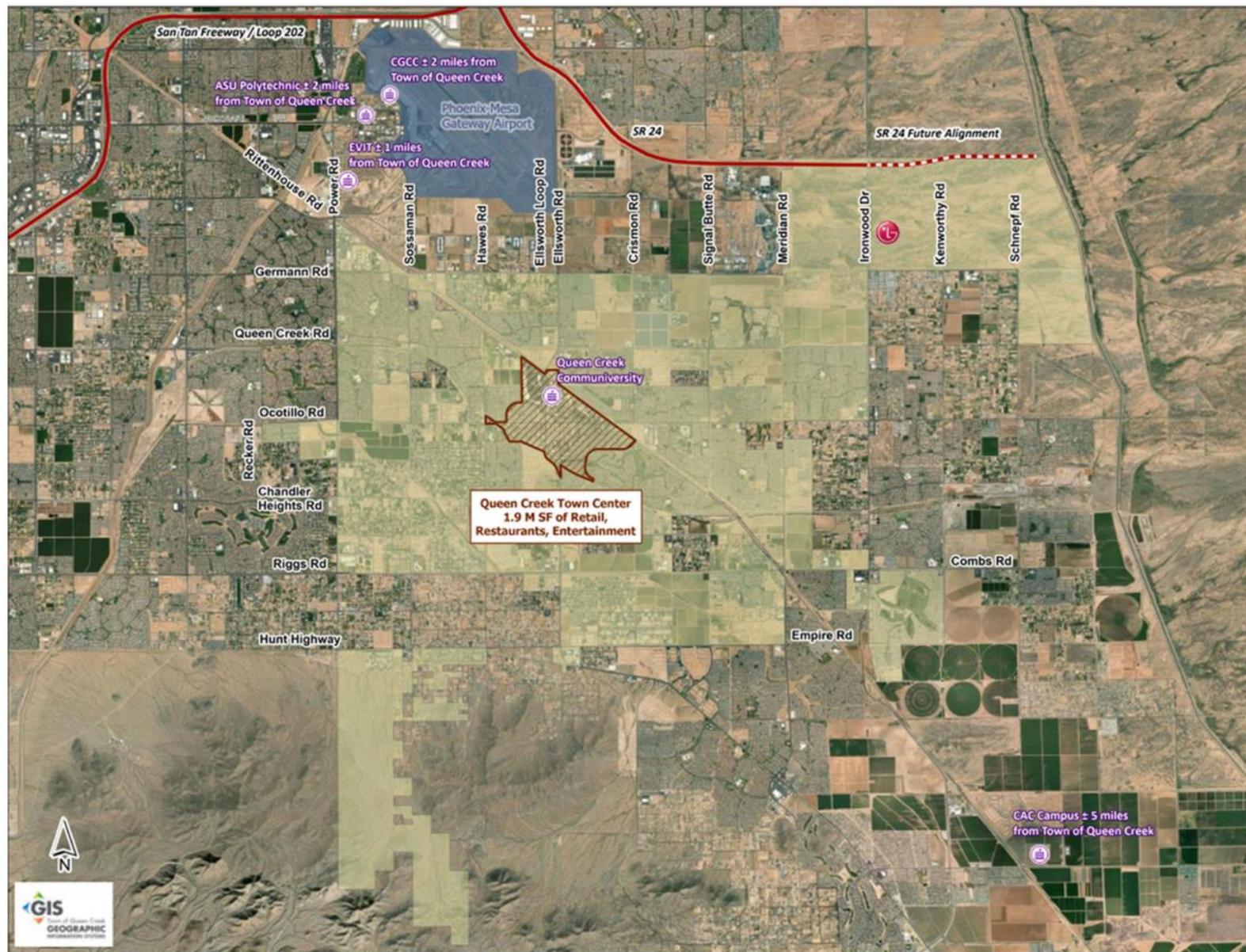


Industrial

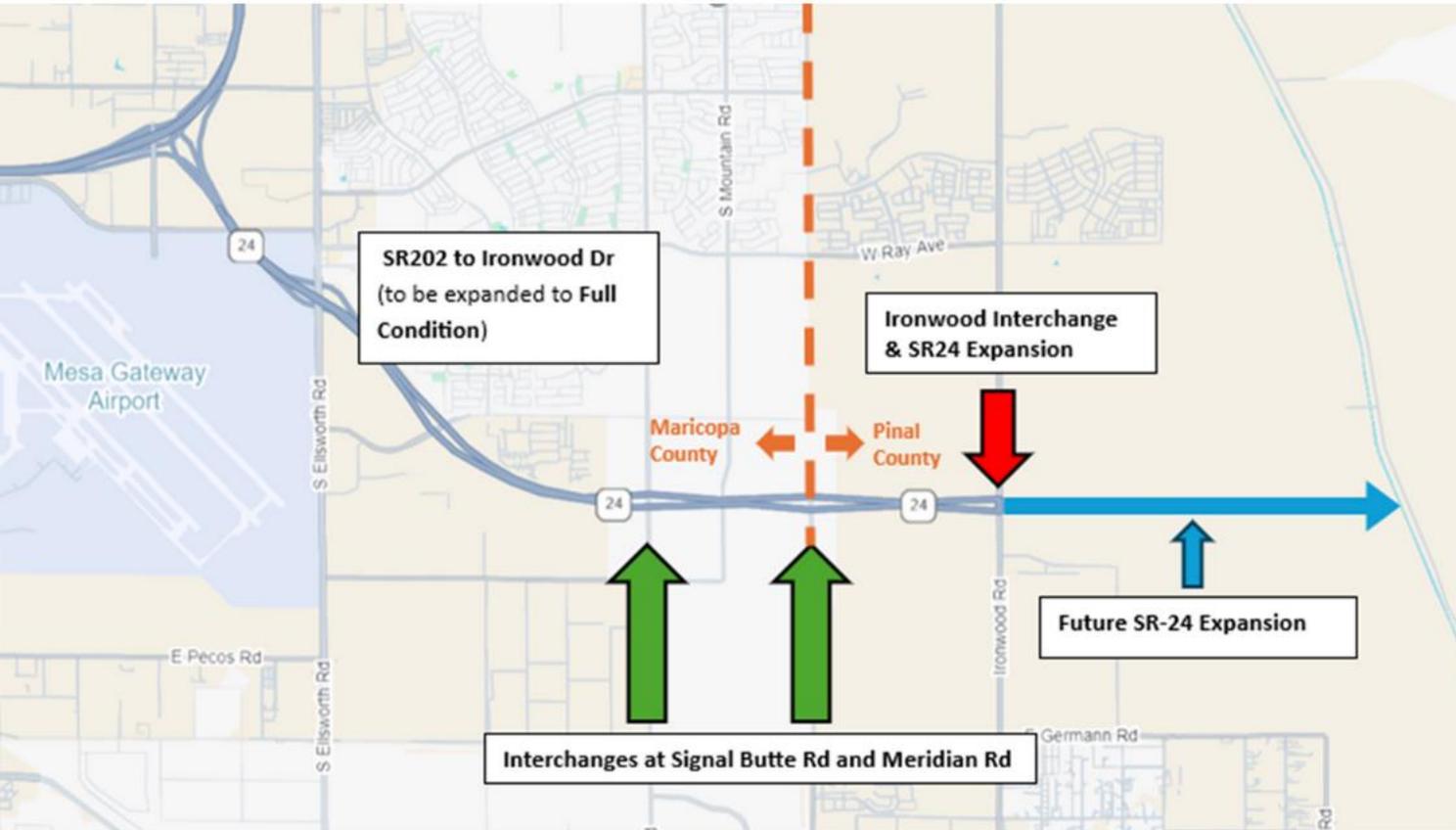
Employment

INDUSTRIAL EMPLOYMENT

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.



Utility-Served Greenfield Development Sites



Sites with Freeway Frontage / Proximity



Nearby Amenities Within 10 Miles (Airport, ASU Polytechnic, Downtown)



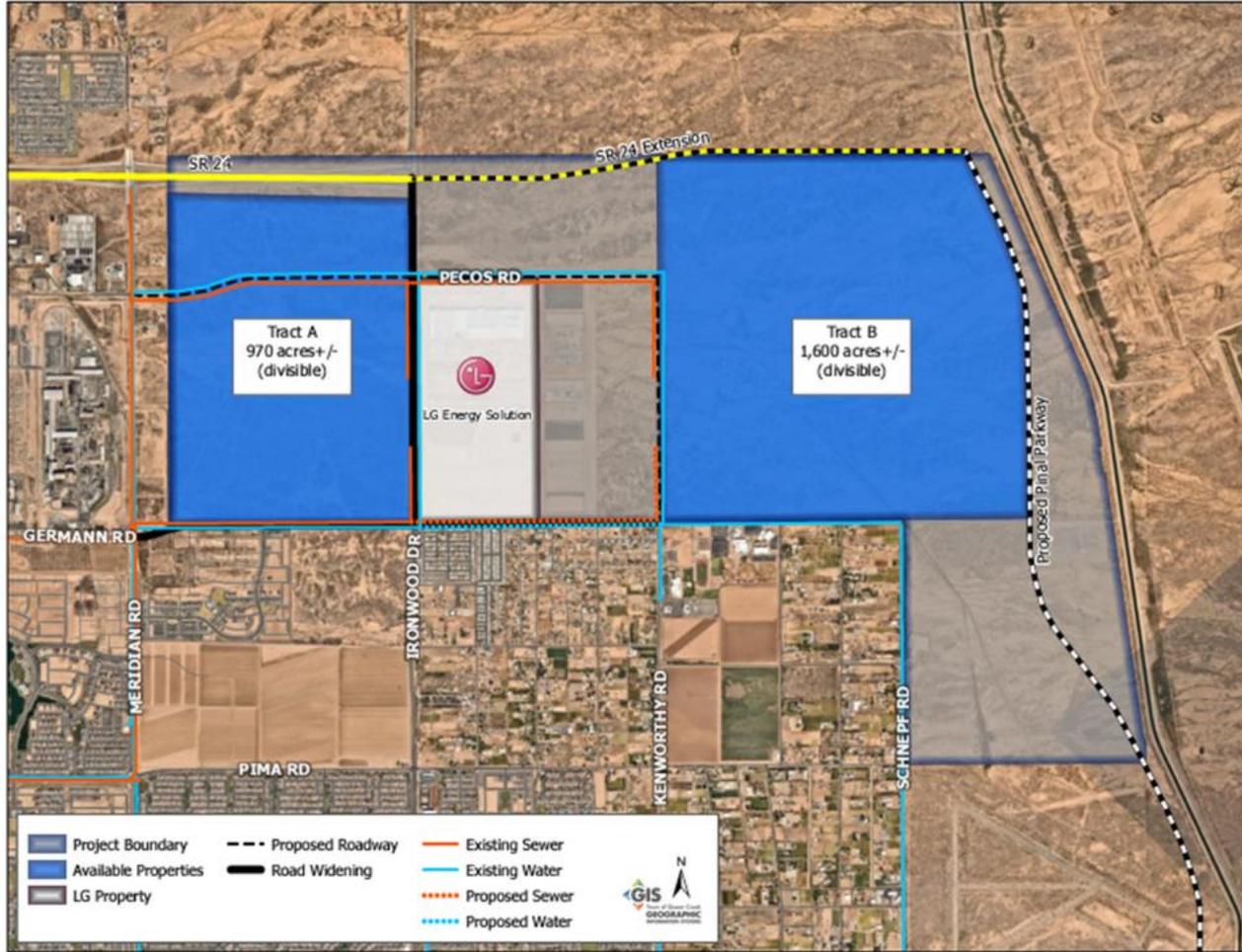
Rapid Approval Process



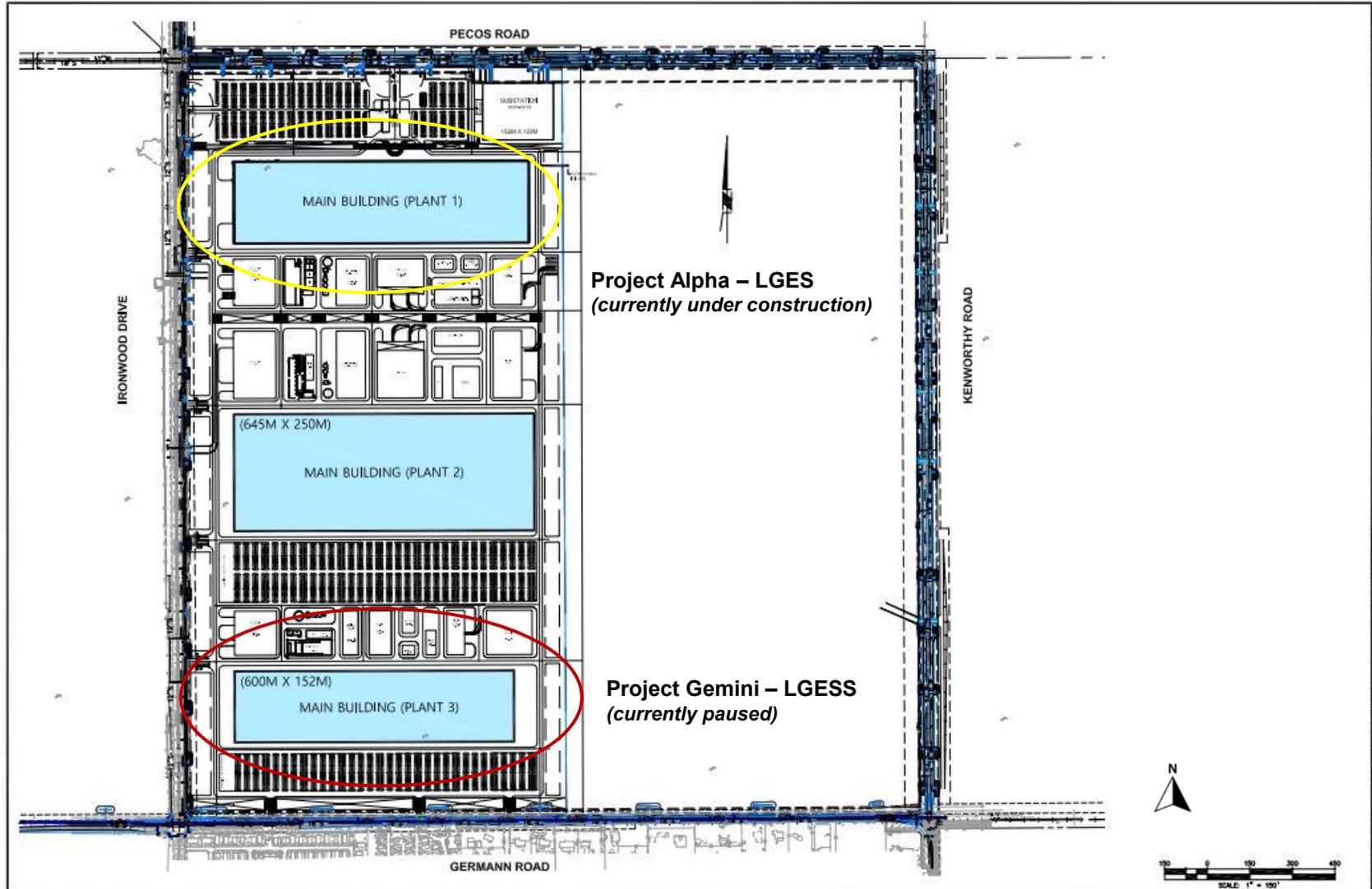
Talented Workforce

State Land

970 ACRES & 1,600 ACRES



- 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



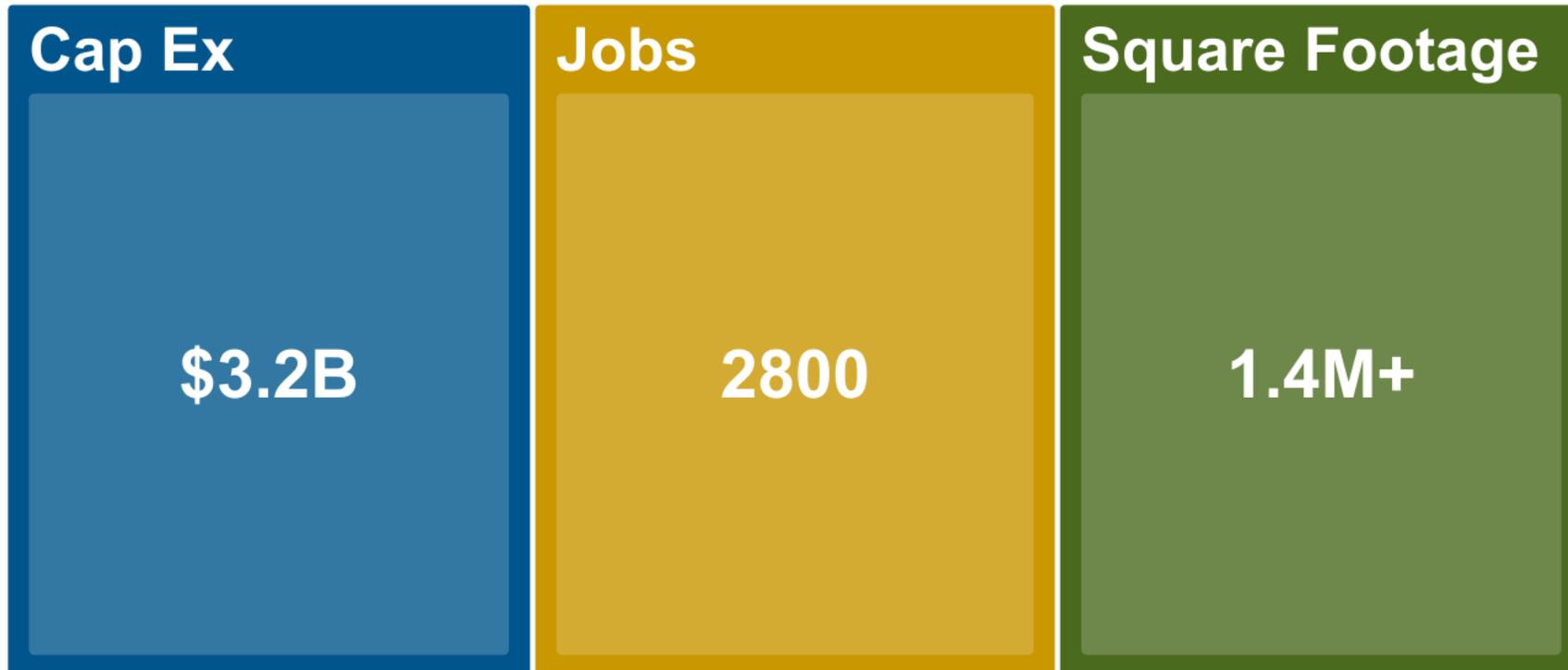
vs.

POUCH STYLE

Battery



Project Parameters



LEADING THE EV & RENEWABLE ENERGY REVOLUTION

Completion and start of production expected in second half of 2026, with full-scale hiring for jobs in 2026.



LG Energy Solution



LG Energy Solution



LG Energy Solution

July 2025



INDUSTRIAL EMPLOYMENT

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 fully leased

Germaan Commerce Center

E/SEC Signal Butte and Germaan



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



INDUSTRIAL EMPLOYMENT

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 contiguous acres
- single-owner
- heavy-industrial zoned greenfield site



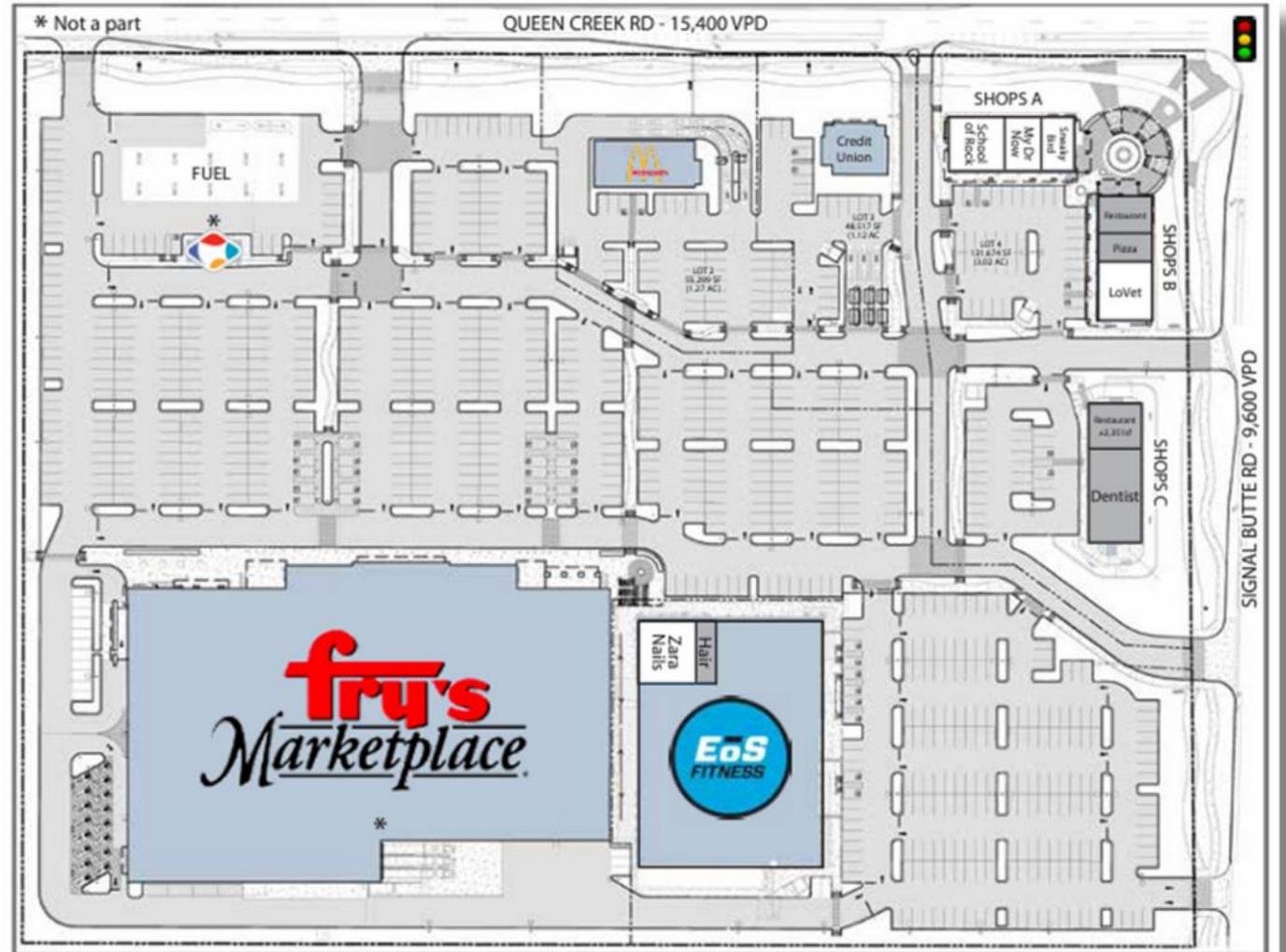
Retail

& Office

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



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



SWC Rittenhouse/Gary and Riggs/Combs

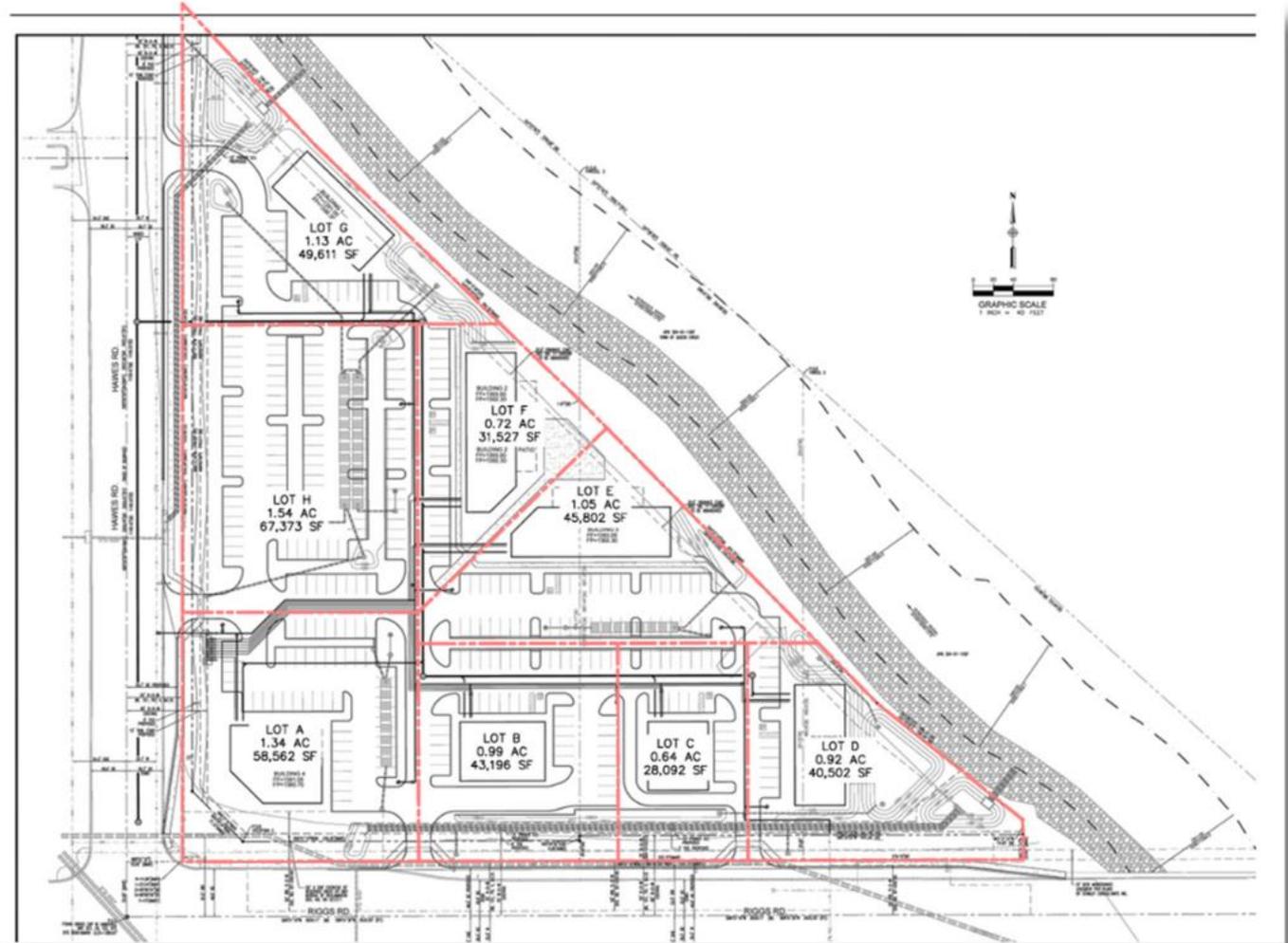
- 14-acre future Safeway-anchored commercial center (under construction)
- Safeway opened in January 2026



Potential Site

NEC Hawes/Riggs

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



The Union

SWC Queen Creek & Ellsworth

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



Potential Site

SEC SR24 & Meridian

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



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



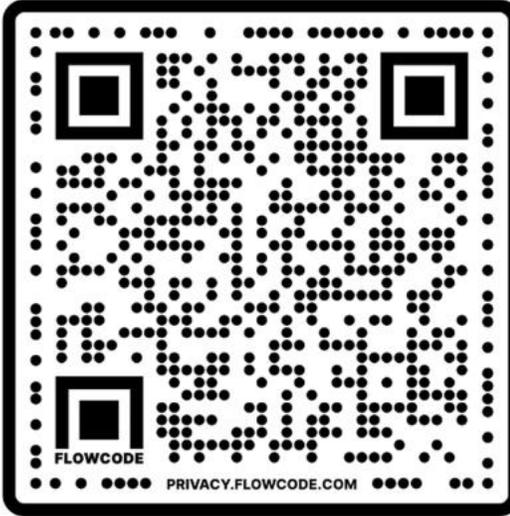
- Sit-down restaurants, including steakhouse
- Office – medical and professional
- Employers, including to support LGES
- Downtown development
- Agritainment

QC is Ready for a Steakhouse!



BARE

OPPORTUNITY



TOP 25 REQUESTED STEAKHOUSE BRANDS BY QUEEN CREEK RESIDENTS*

THE KEG	Steak 44	BUCK & RIDER ANDY'S SYSTEM BAR	Ocean 44
BOURBON & BONES RESTAURANT & BAR	MAPLE & ASH MIAMI	Palm RESTAURANT 1977-1988	Perry's STEAKHOUSE & GRILLE
Fleming's PRIME STEAKHOUSE & WINE BAR	MASTRO'S STEAKHOUSE	DOMINICK'S STEAKHOUSE	FIREBIRDS WOOD FIRED GRILL
THE CAPITAL GRILL & L.L.E.	KASAI	TEXAS ROADHOUSE	MORTON'S THE STEAKHOUSE
DC STEAK HOUSE	LONGHORN STEAKHOUSE	RUTH'S CHRIS STEAK HOUSE	NORTH ITALIA
LONE STAR STEAKHOUSE & SALOON	OUTBACK STEAKHOUSE®	Lucille's STEAKHOUSE BAR-B-QUE	WOOD RANCH.
			Seasons 52 FRESH GRILL

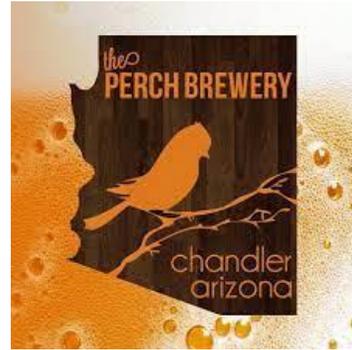
*RESULTS WERE COLLECTED FROM SOCIAL MEDIA PLATFORMS DURING THE CAMPAIGN PERIOD.

RETAIL

New Businesses!



ZAXBY'S



Thank you!



**ACCREDITED
ECONOMIC
DEVELOPMENT
ORGANIZATION**

International Economic Development Council

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- in [LinkedIn.com/company/QCED](https://www.linkedin.com/company/QCED)
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