



TOWN OF  
**QUEEN CREEK**  
ARIZONA

*QC is the Place to Be*

**Strategically  
Located**

**INVESTTHEQC**

*Economic Development Team*



**Doreen Cott**  
Economic Development  
Director



**Jennifer Lindley**  
Downtown Development  
Manager



**Marissa Garnett**  
Economic Development  
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

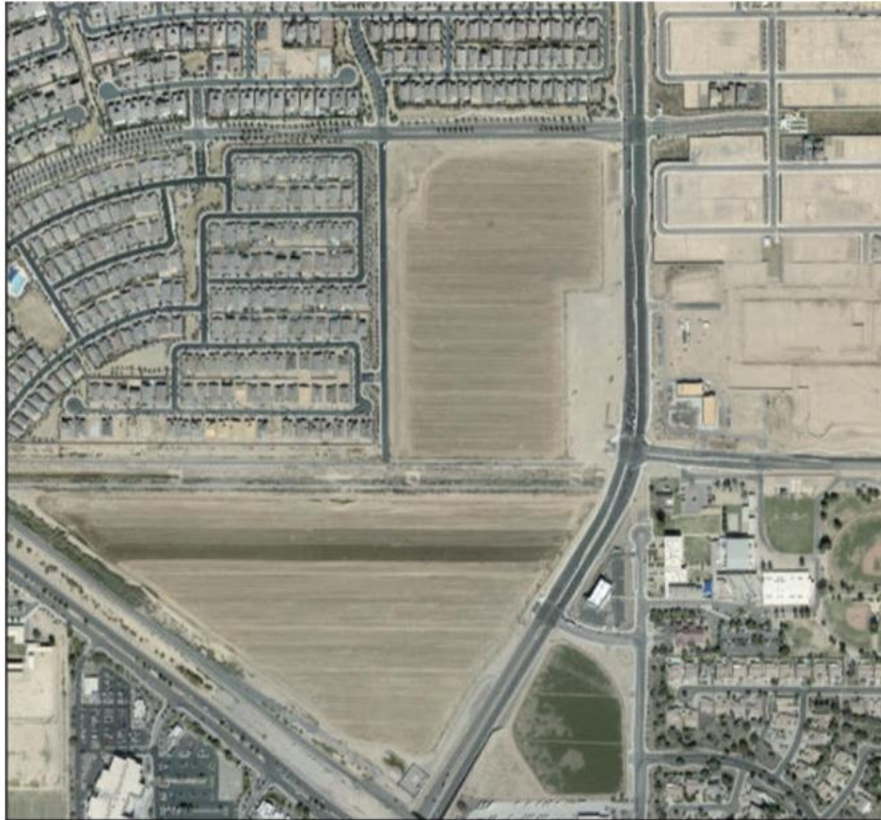
An aerial photograph of a city street, likely in a suburban or urban area, showing buildings, trees, and a road. The image is overlaid with a semi-transparent blue filter. A yellow rectangular box is positioned on the left side of the image, containing the text 'Then & Now' in a white, cursive font.

*Then & Now*

**INVESTTHEQC**

# THEN AND NOW

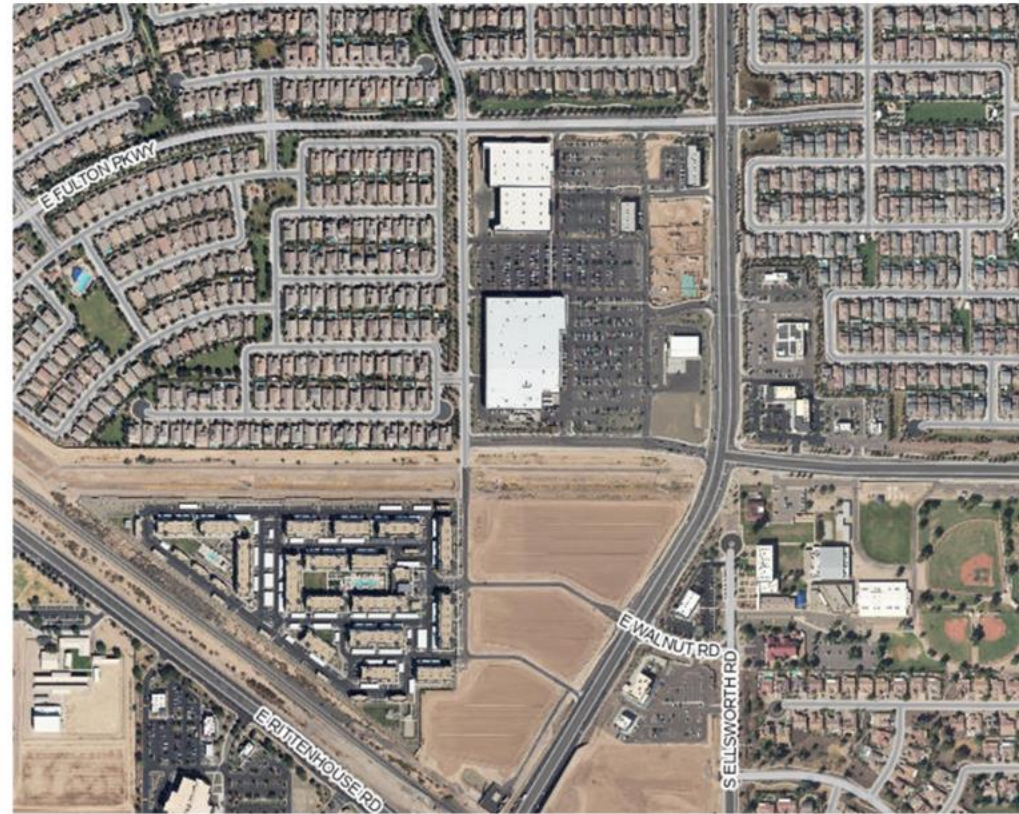
## Queen Creek and Ellsworth Road



### 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)



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)

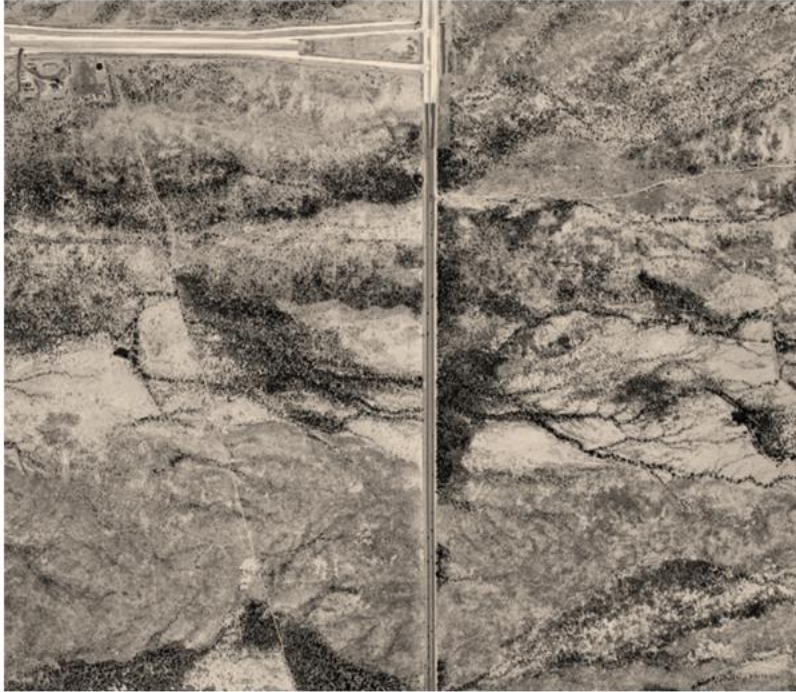
198,000 square feet of new retail (SWC)

130 new multifamily units (SEC)



# THEN AND NOW

## *Ironwood and Pecos Roads*



### THEN

October 2020

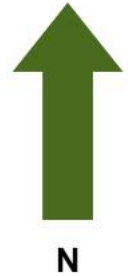
Early stages of SR24, vacant land



### 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)

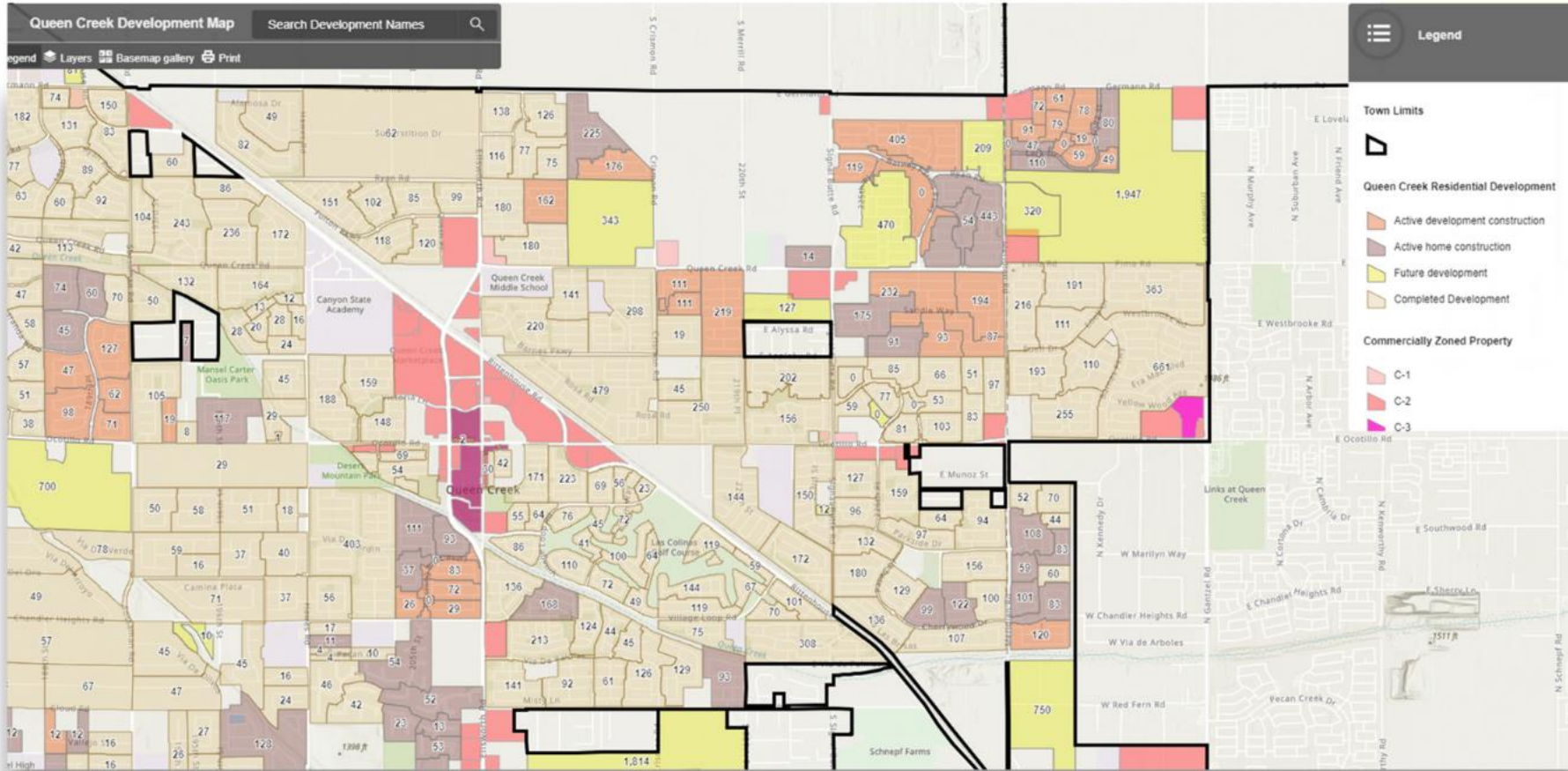


An aerial photograph of a residential neighborhood, showing streets, houses, and green spaces. The image is overlaid with a semi-transparent blue filter. On the left side, there are three overlapping yellow rectangular boxes containing text.

**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
- 2026 – 350 permits (through May 2026)

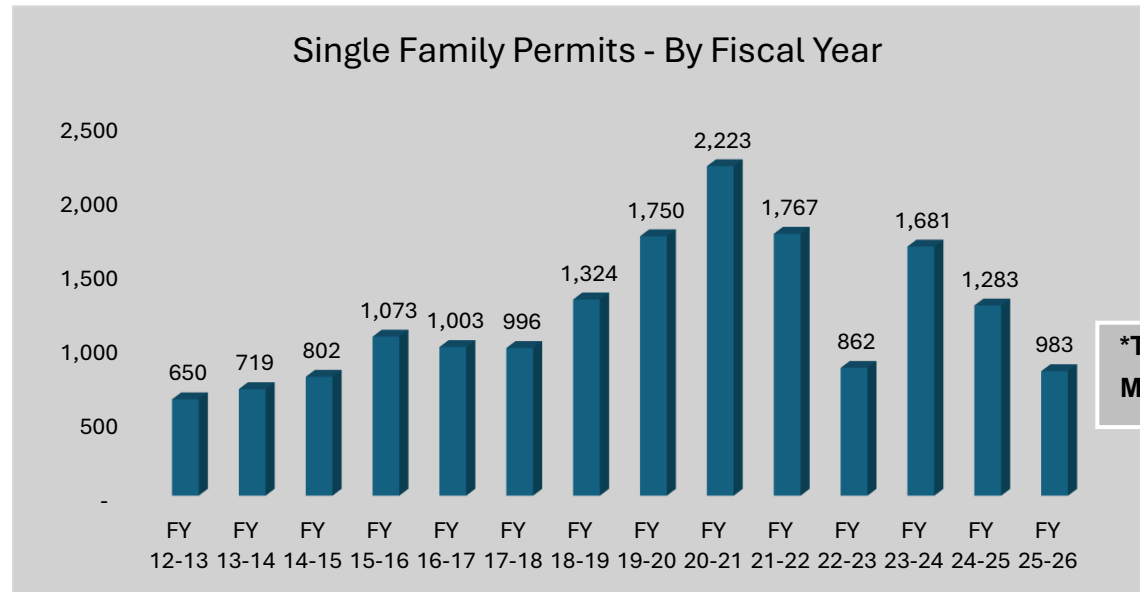
## Multifamily units:

- 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

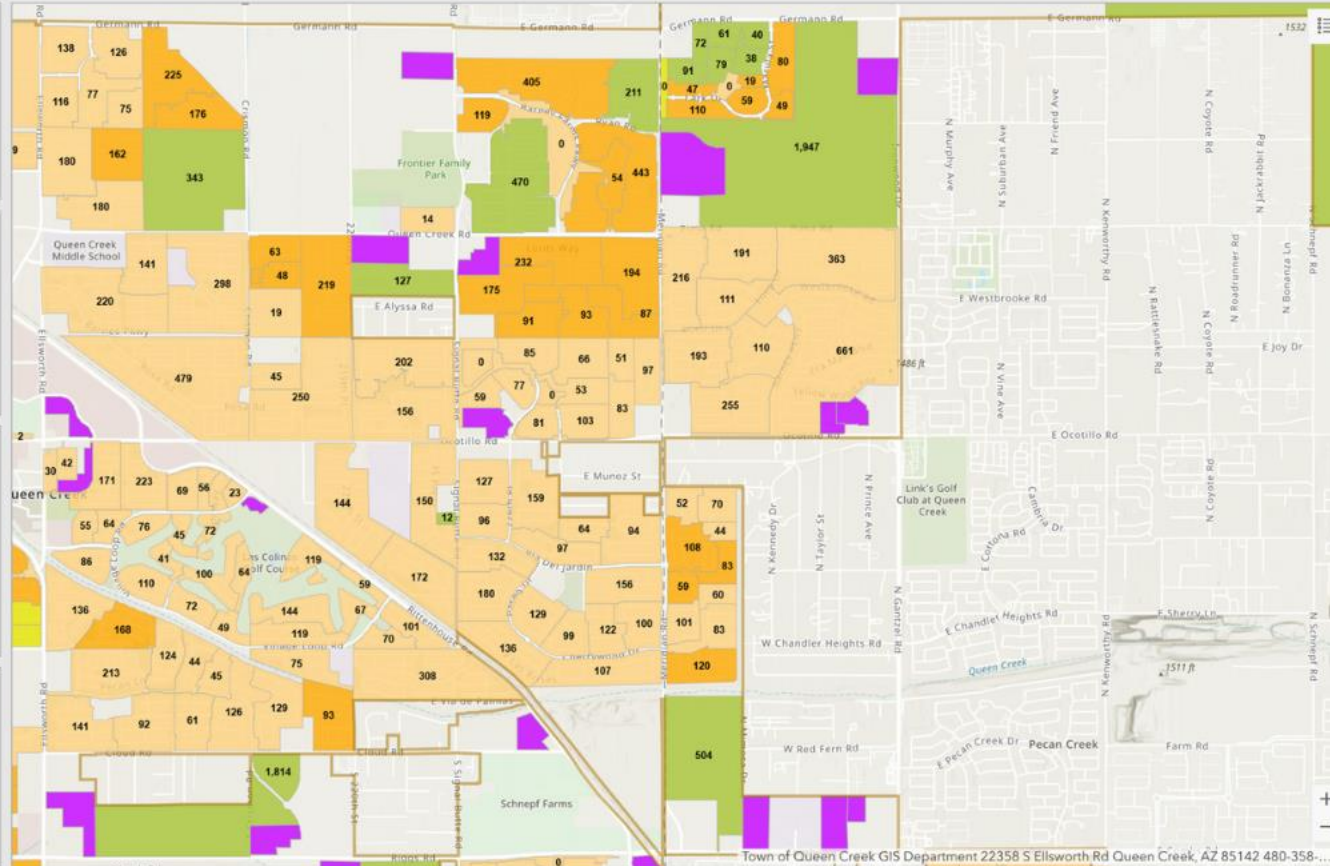
**7,177**

Number of lots in future developments

**13,920**

Total Multi-Family Units

**5,247**



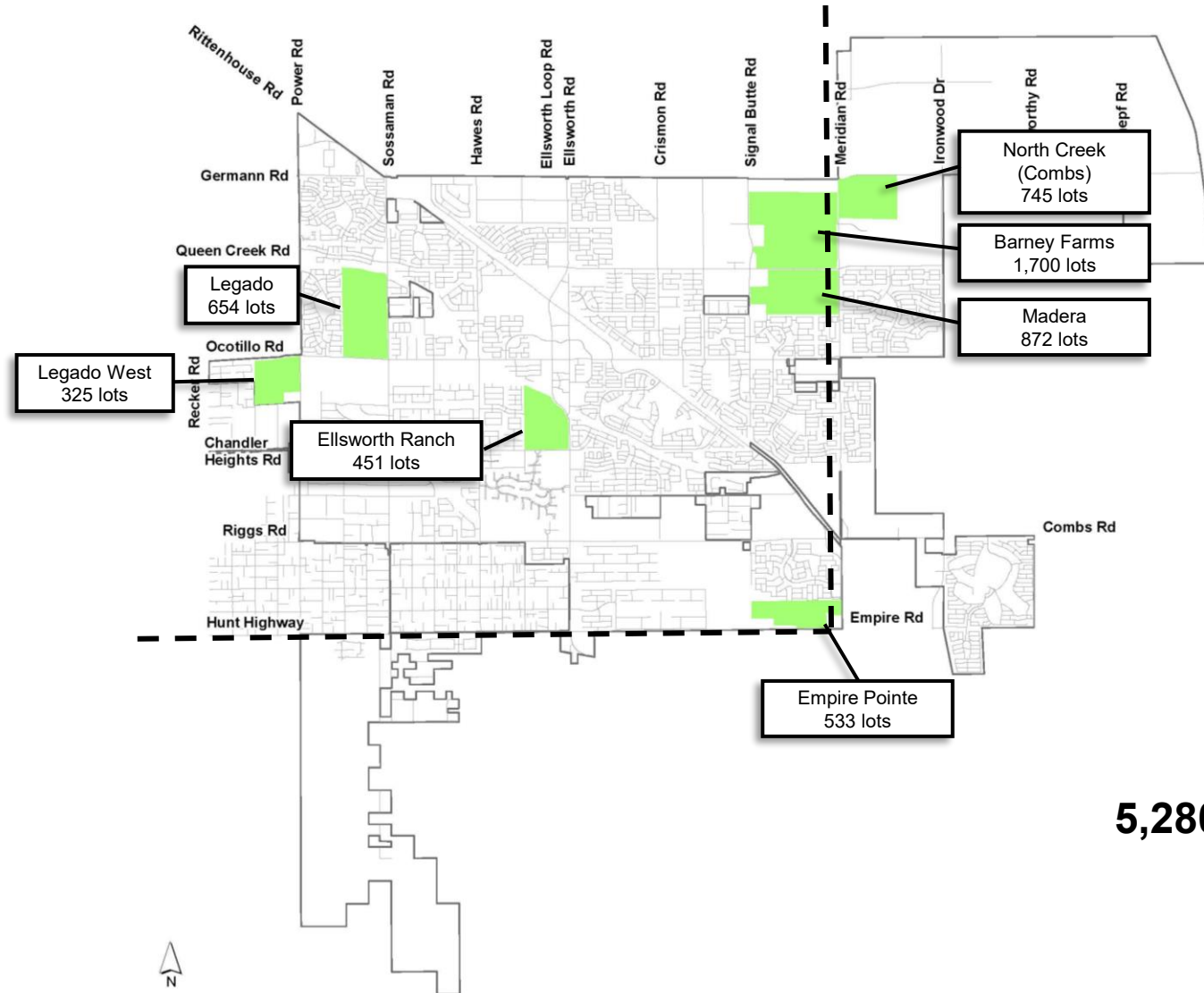
**Town Limits**

**Multi-Family Development**

**Residential Development**

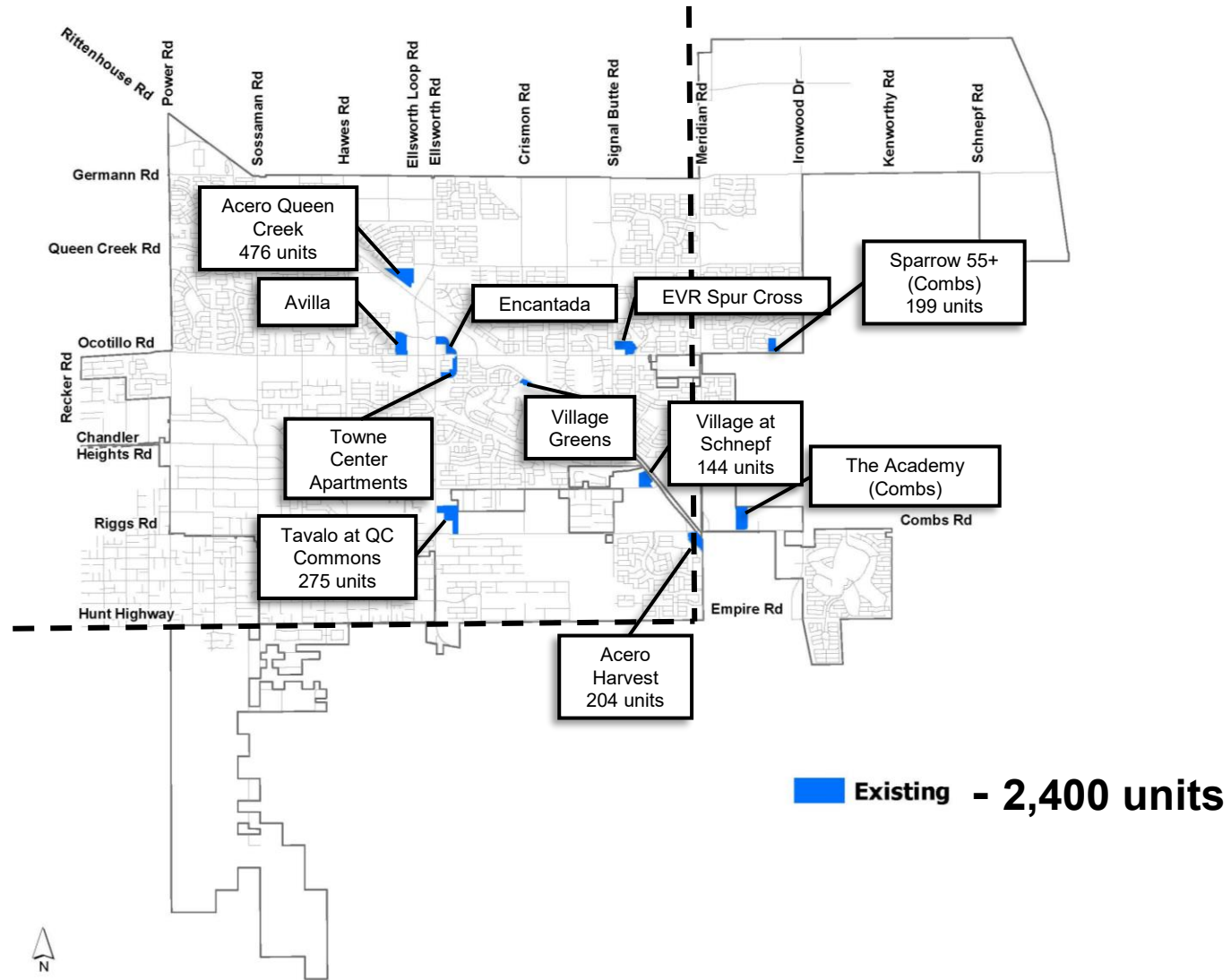
- Future development
- Active development construction
- Active home construction
- Completed

# SINGLE FAMILY DEVELOPMENT

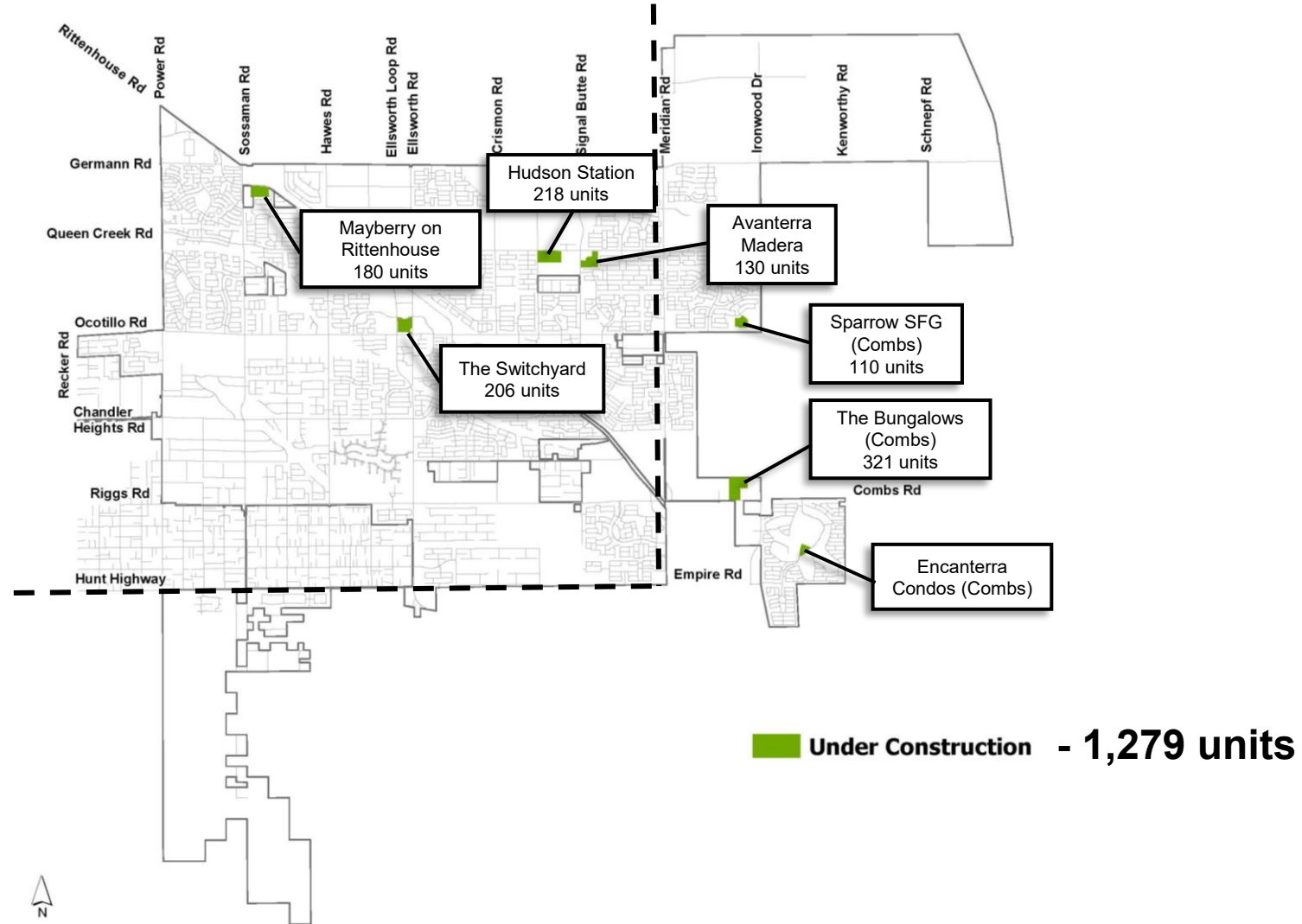


5,280 units

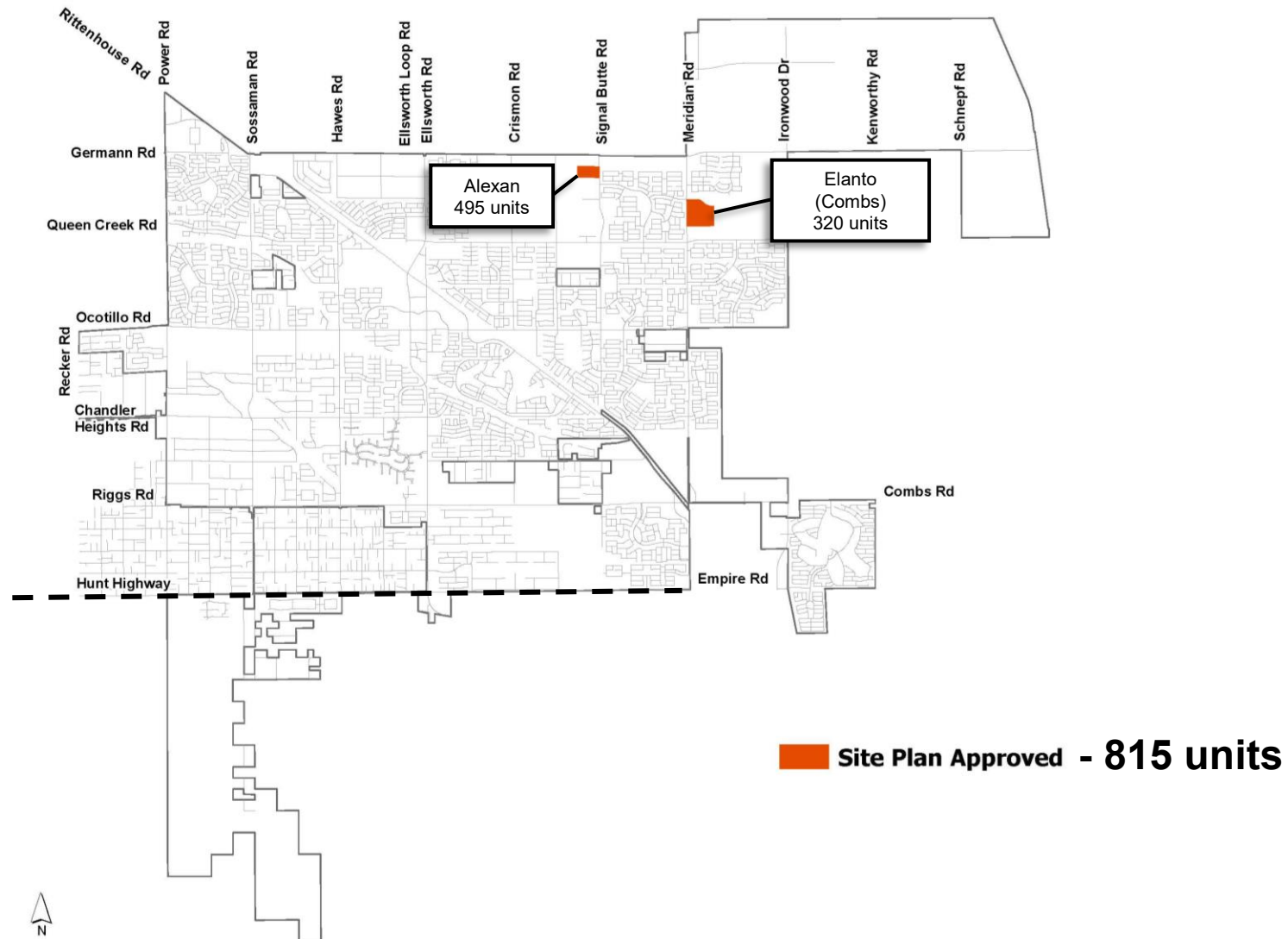
# MULTI-FAMILY DEVELOPMENT



# MULTI-FAMILY DEVELOPMENT



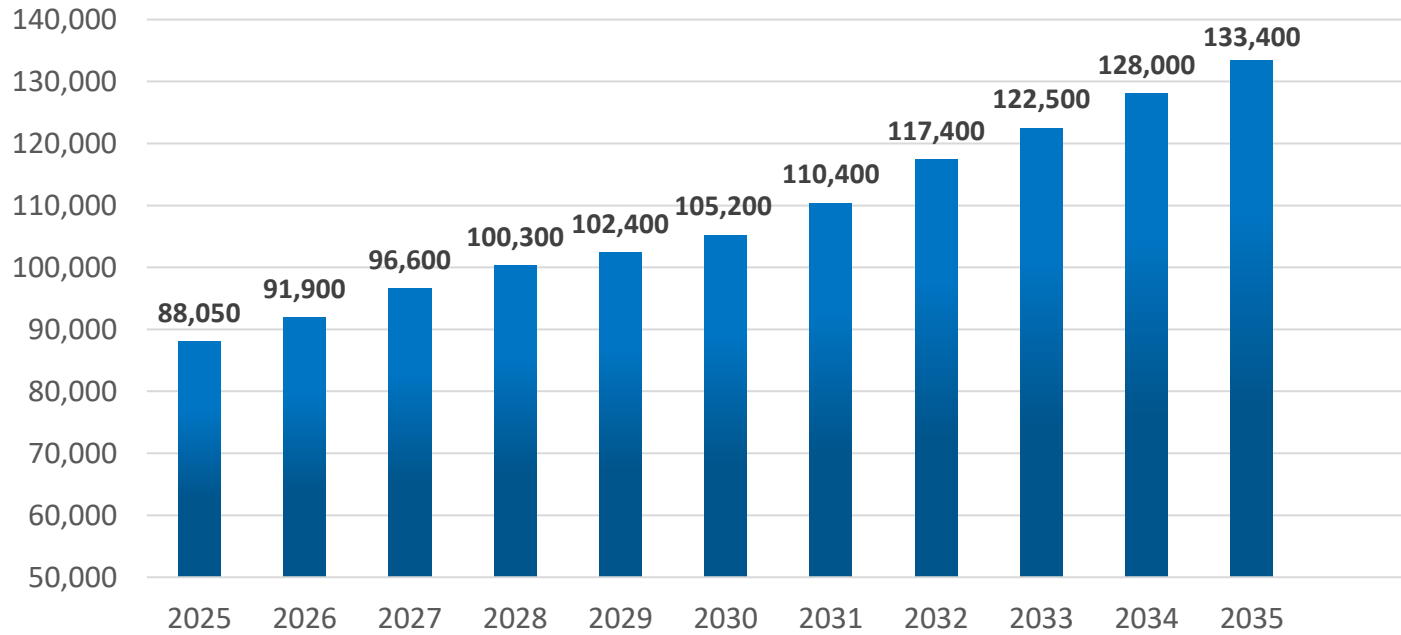
# MULTI-FAMILY DEVELOPMENT





# Demographics & Workforce

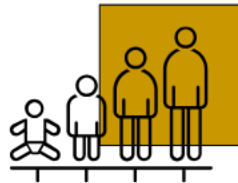
# DEMOGRAPHICS



- Figures based on 7/1 of each year.



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



**33.4**  
Average Age



**43.4%**  
Bachelor's Degree  
or Higher



**4%**

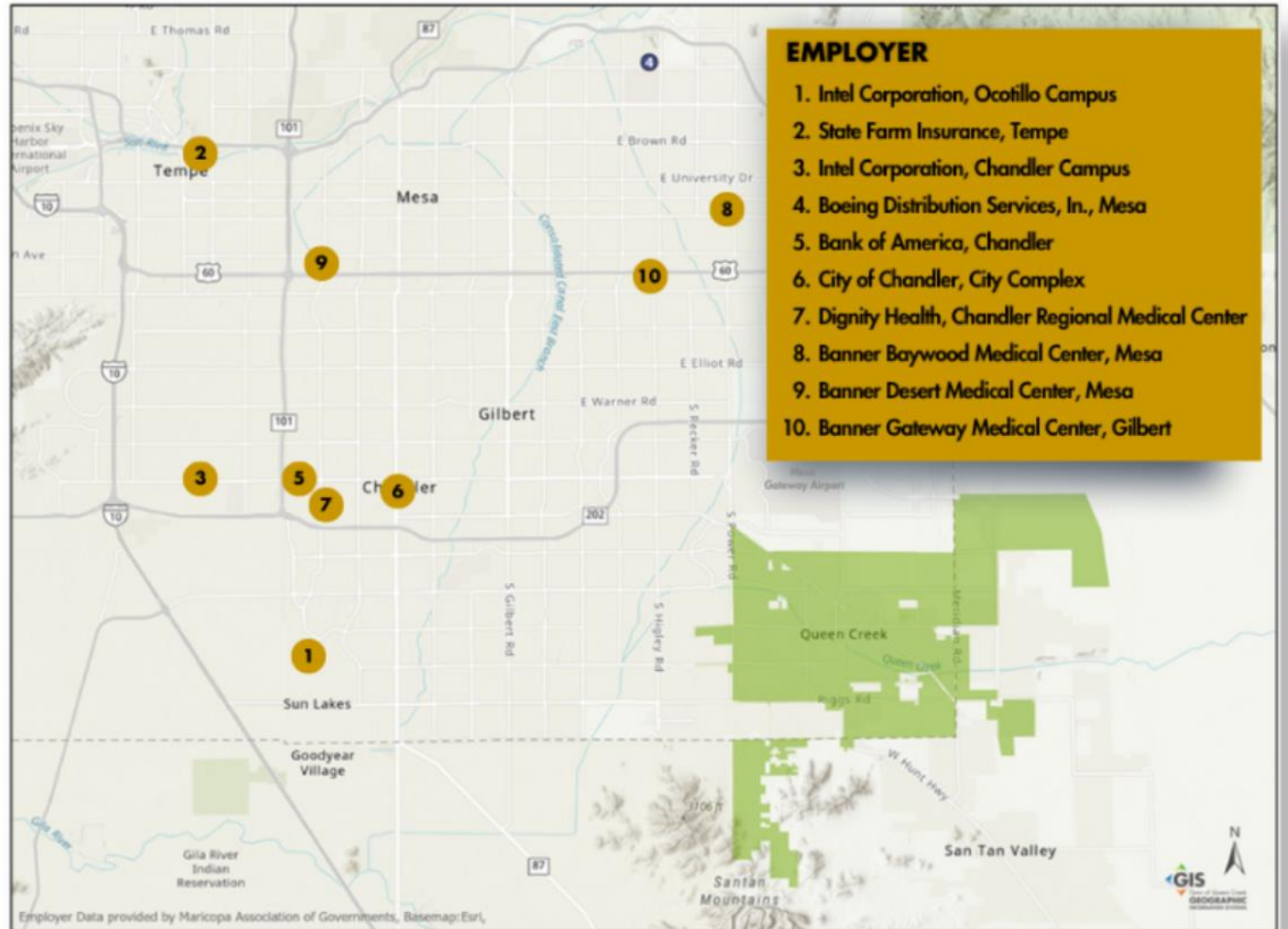
**Average Growth Rate Over  
the Next 10 Years**

**45,000+ (52%)  
Total Growth in the  
Next 10 Years**



**150K**  
Buildout Population

## Top Employers outside of Queen Creek *for Queen Creek Residents*

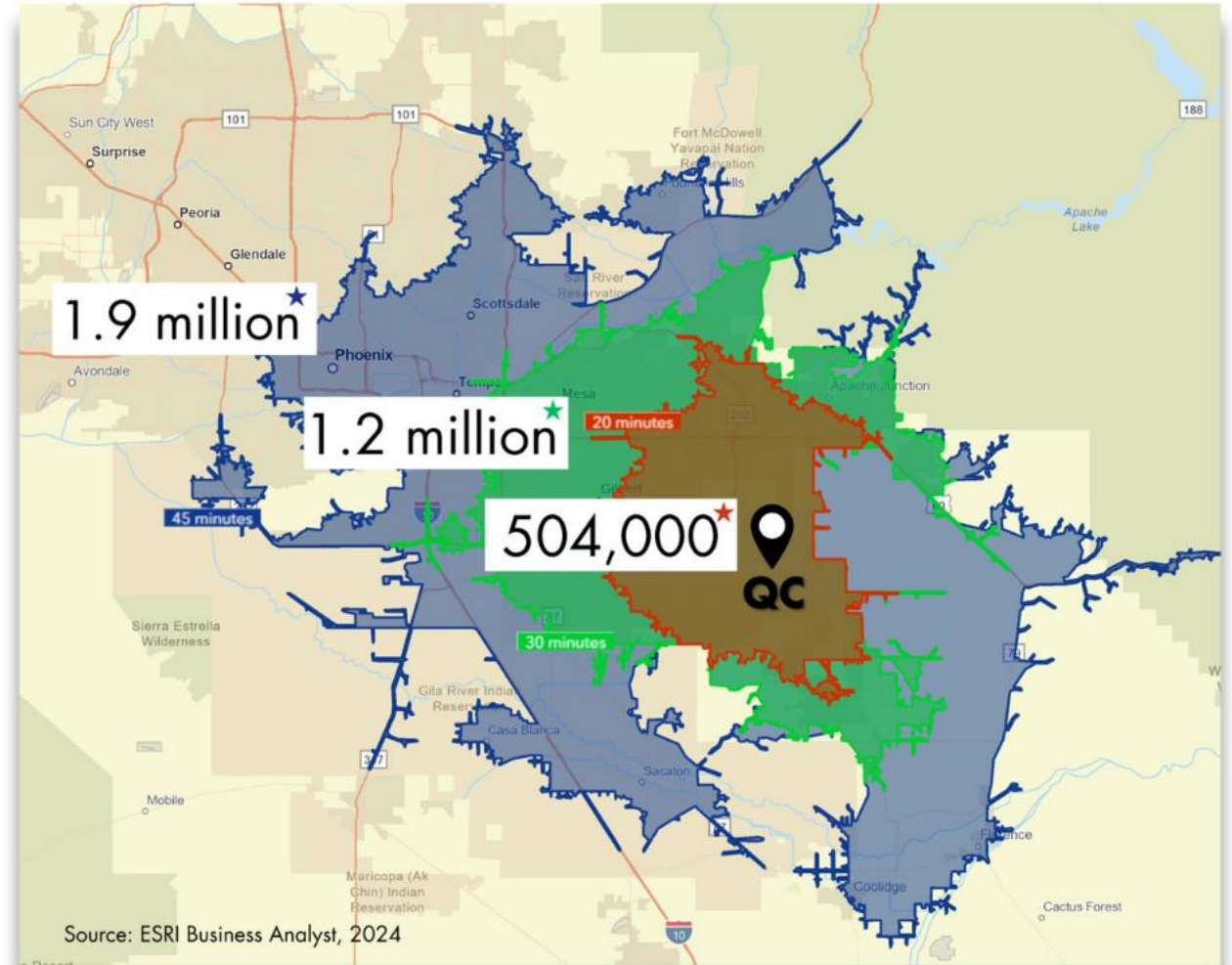


# WORKFORCE

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 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**

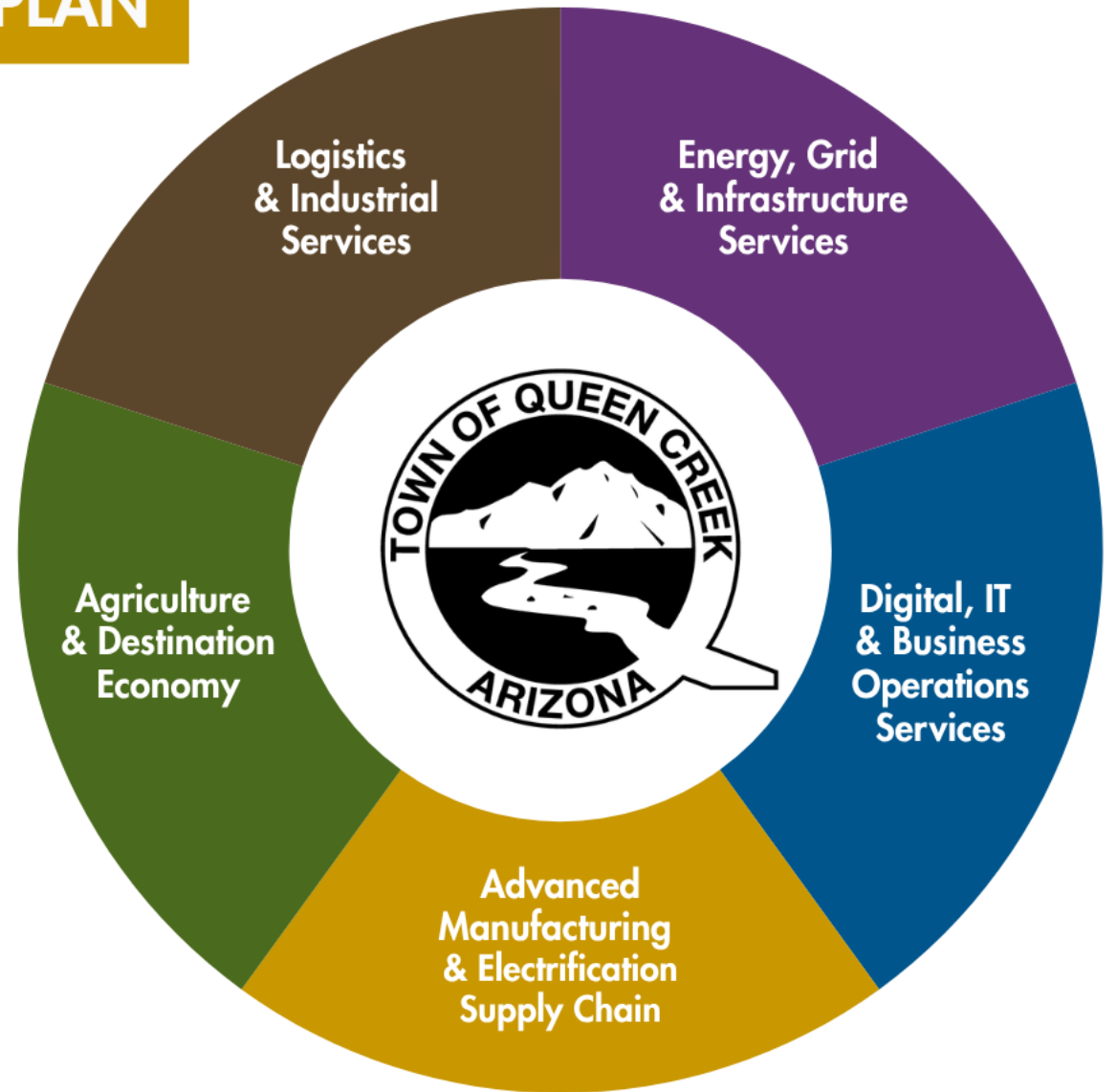


# K-12 + WORKFORCE

- 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.



## *Five Target Sectors*



# ECONOMIC DEVELOPMENT STRATEGIC PLAN



## **GOAL 1: COMPETING FOR INVESTMENT**

Attract innovative employers that expand Queen Creek's employment base and create economic opportunity for residents.



## **GOAL 2: INFRASTRUCTURE THAT UNLOCKS OPPORTUNITY**

Align infrastructure investment with economic development priorities to prepare Queen Creek for future employers and sustained growth



## **GOAL 3: A DOWNTOWN THAT COMES ALIVE**

Strengthen the Downtown as Queen Creek's civic and economic heart through placemaking, local businesses, and programming.



## **GOAL 4: DESTINATION QUEEN CREEK**

Grow Queen Creek's agritainment and experience economy to reinforce its identity as a distinctive regional destination.



## **GOAL 5: ALIGNED FOR MOMENTUM**

Align the Town, Chamber, employers, and regional partners to turn Queen Creek's growth into lasting opportunity.



*Tourism*

**INVESTTHEQC**

# 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*

**INVESTTHEQC**

# INVESTMENT *in* DOWNTOWN

\$200M



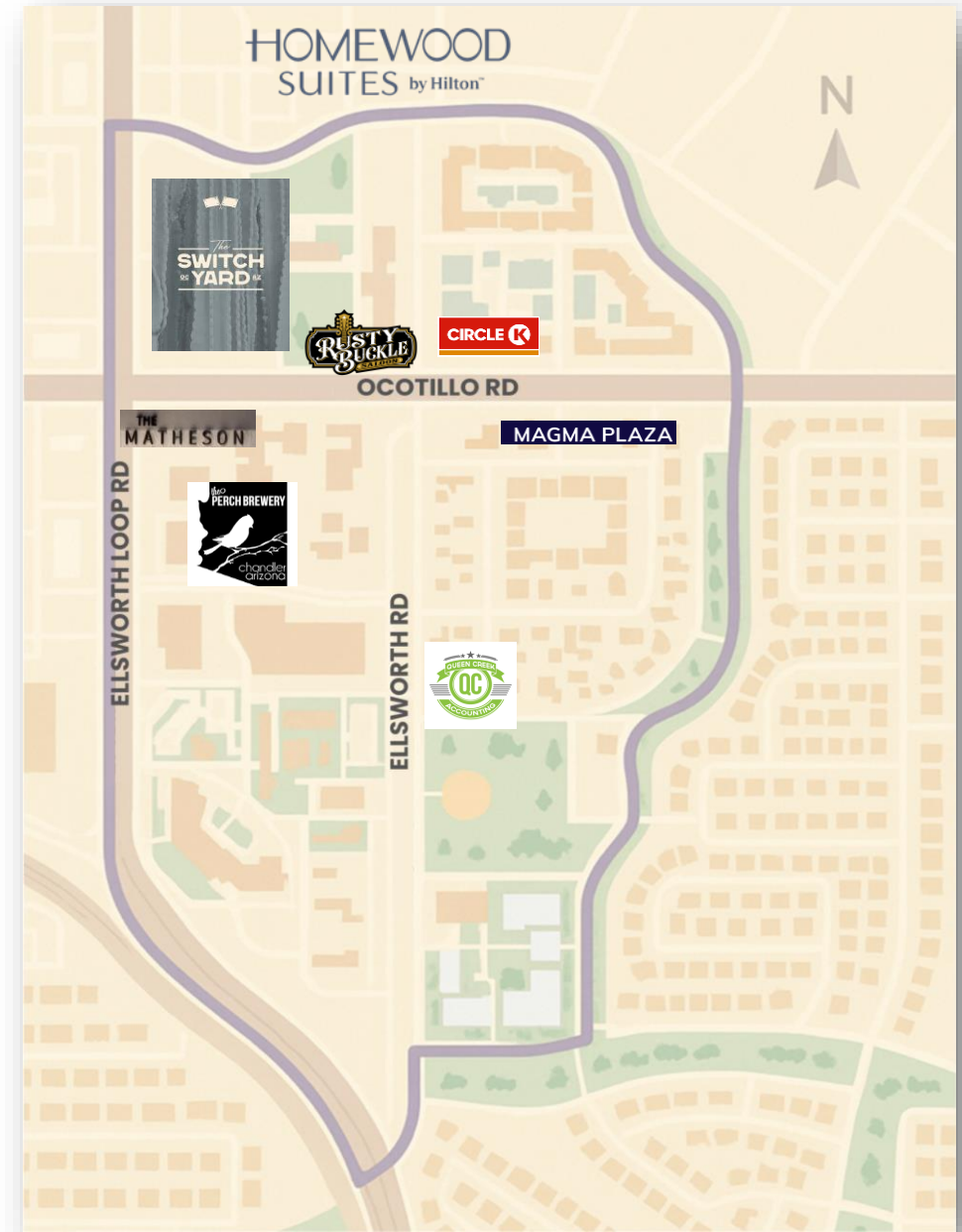
230k SF



# DOWNTOWN

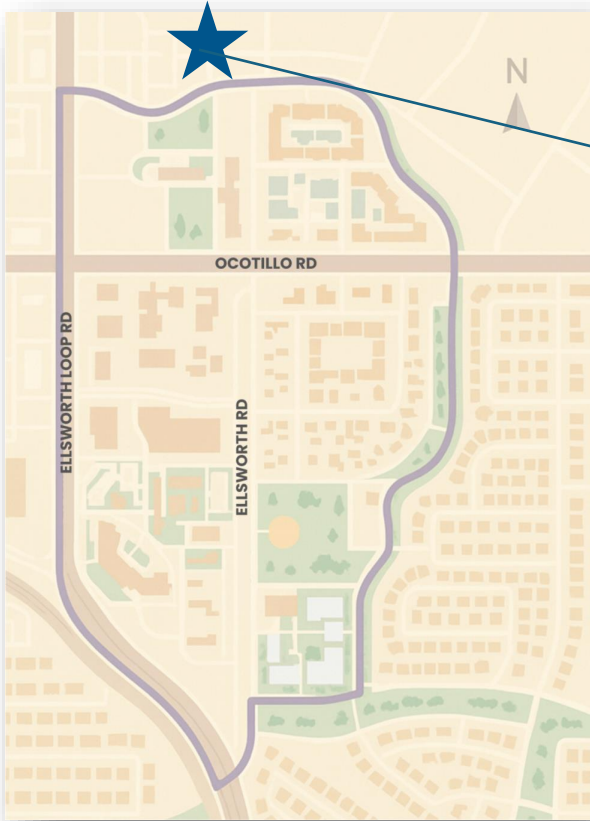
## *Under Construction*

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



# DOWNTOWN

# Homewood Suites



## Project Details:

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

**DOWNTOWN**

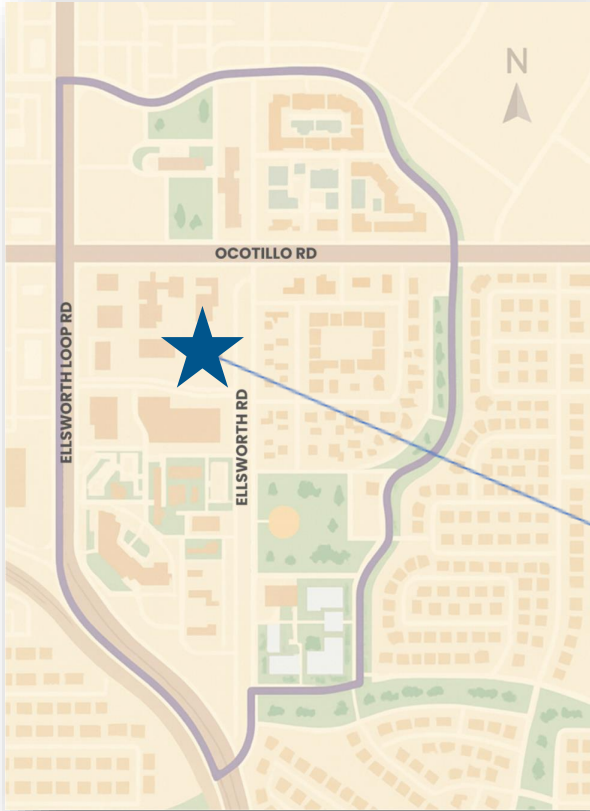
# *Homewood Suites*

**PROGRESS**



# DOWNTOWN

# The Sacred Pint

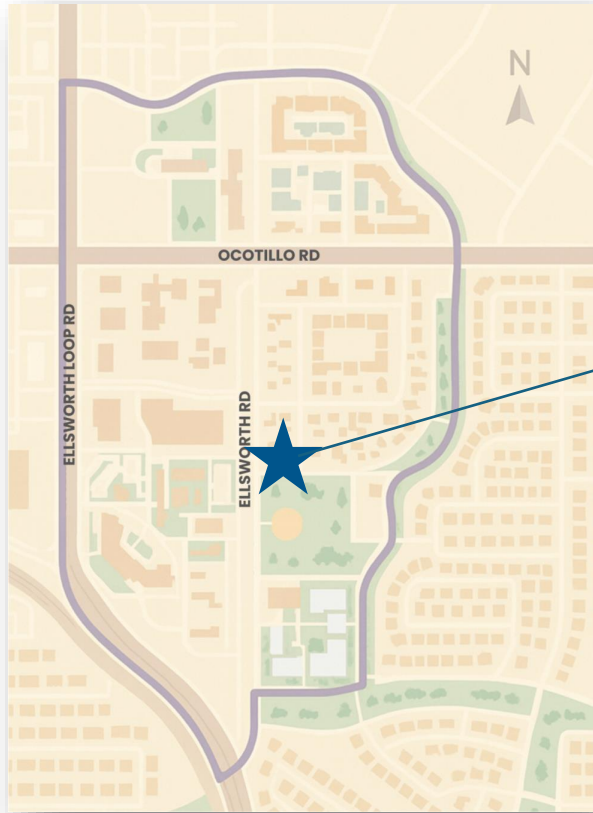


## Project Details:

Address: 22020 S. Ellsworth Rd.  
Development: 2,587 SF taproom  
Status: Now Open!

# DOWNTOWN

# QC Accounting



## Project Details:

**Address:** 22237 S. Ellsworth Rd.

**Development:** Expansion totaling 5,000 SF of office

**Status:** Opening soon!

**INVESTTHEQC**

DOWNTOWN

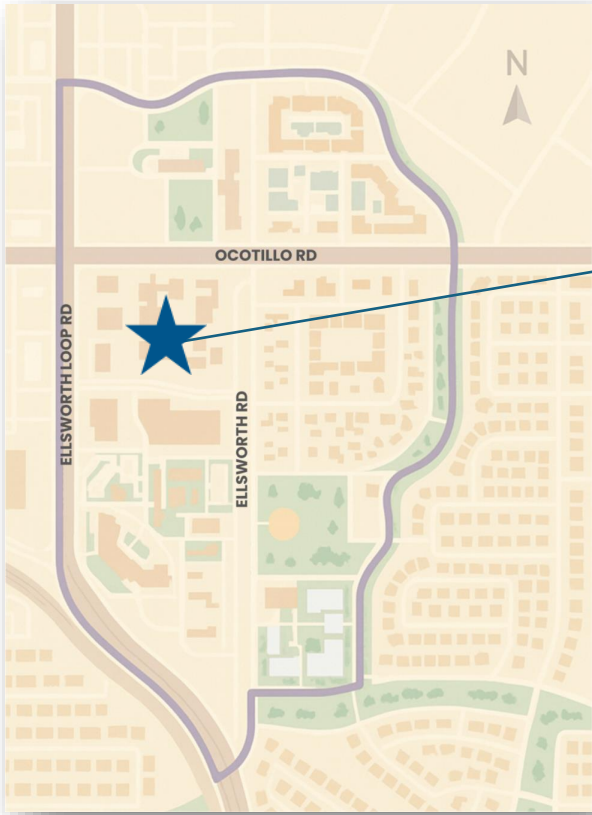
# QC Accounting

PROGRESS



INVESTTHEQC

## 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

**DOWNTOWN**

# *The Perch Development*

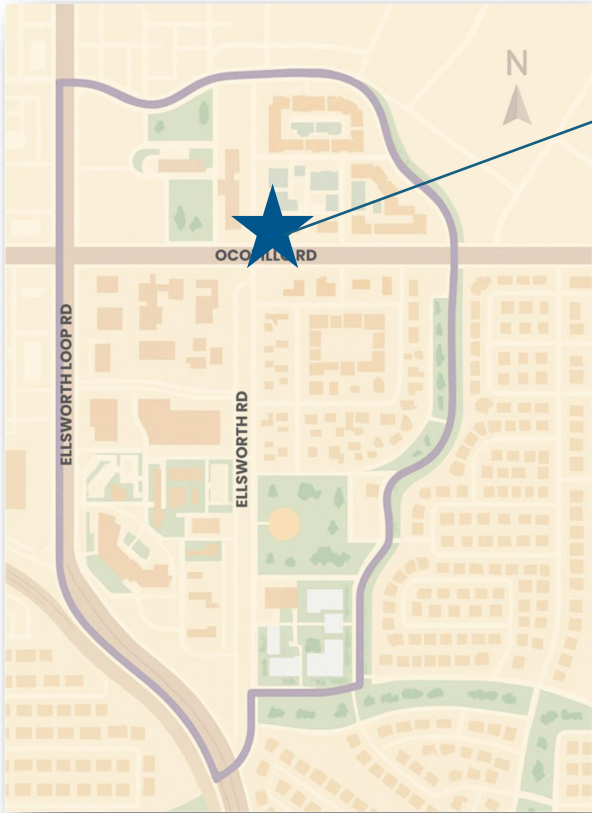
**PROGRESS**



**INVESTTHEQC**

# DOWNTOWN

# Circle K



## Project Details:

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

DOWNTOWN

Circle K

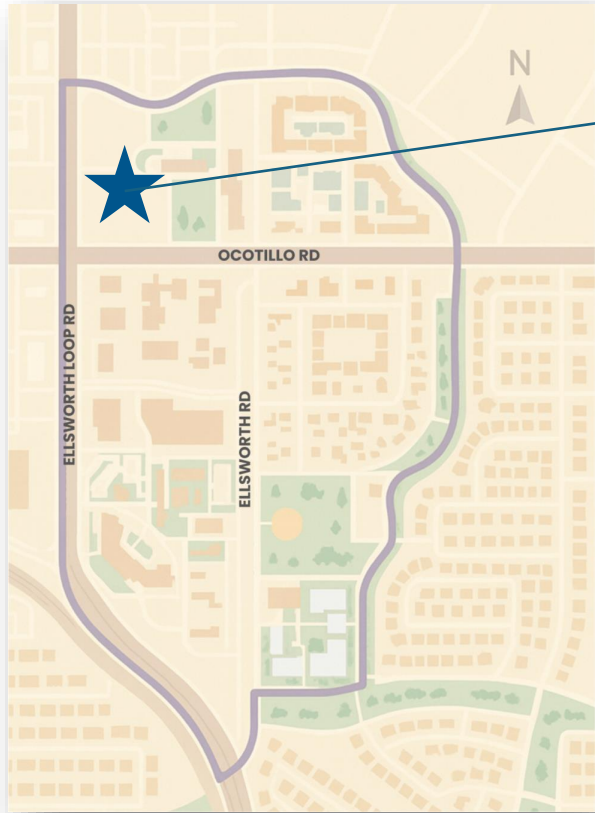
PROGRESS



INVESTTHEQC

# 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 Q4 2026/Q1 2027

**INVESTTHEQC**

**DOWNTOWN**

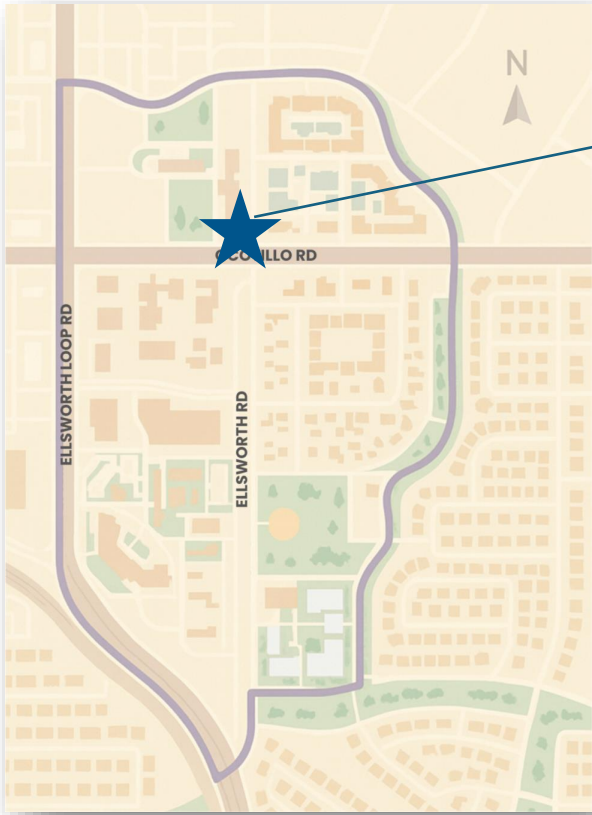
# *The Switchyard*

**PROGRESS**



# DOWNTOWN

# Rusty Buckle Saloon

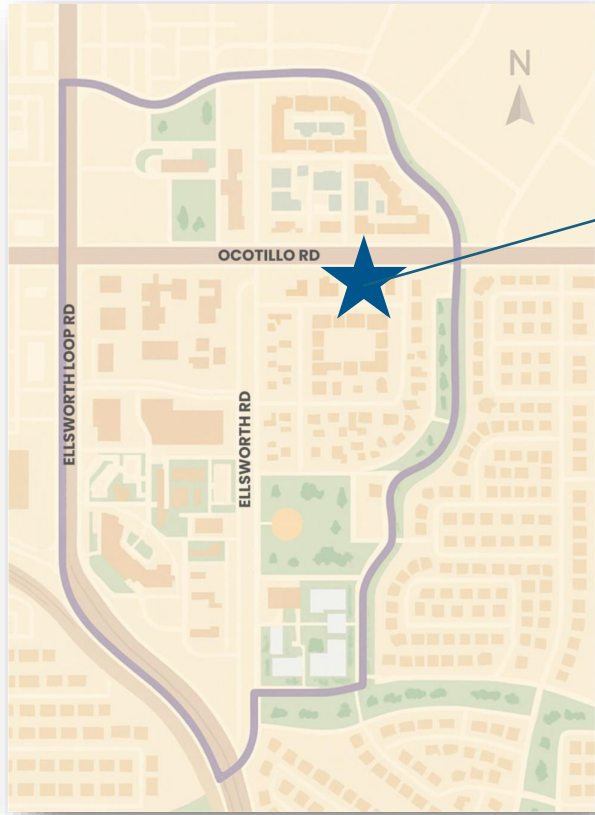


## Project Details:

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

# DOWNTOWN

# Magma Plaza



BEFORE



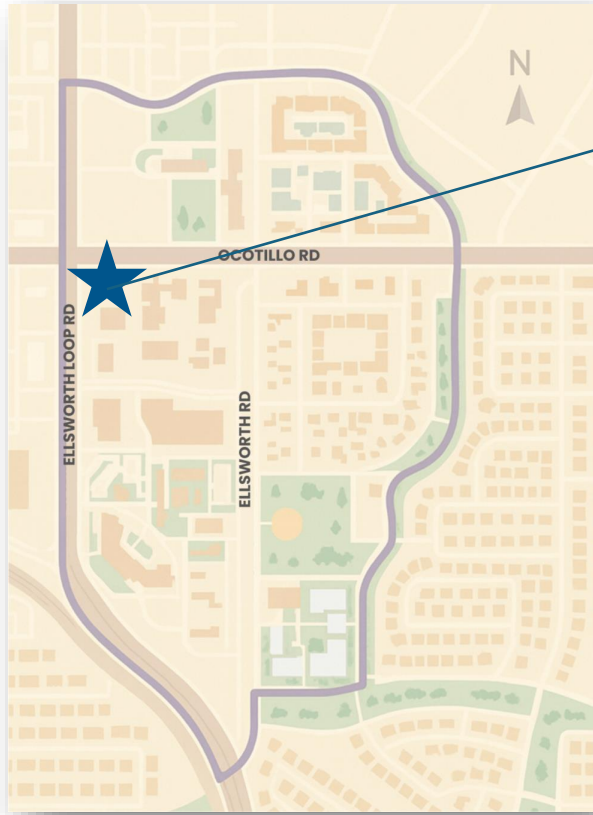
AFTER



## 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

*... and more!*



**Creek Side Commons**  
**(Coming Soon)**  
22036 S. Ellsworth Rd.  
(former Grand Canyon Title)



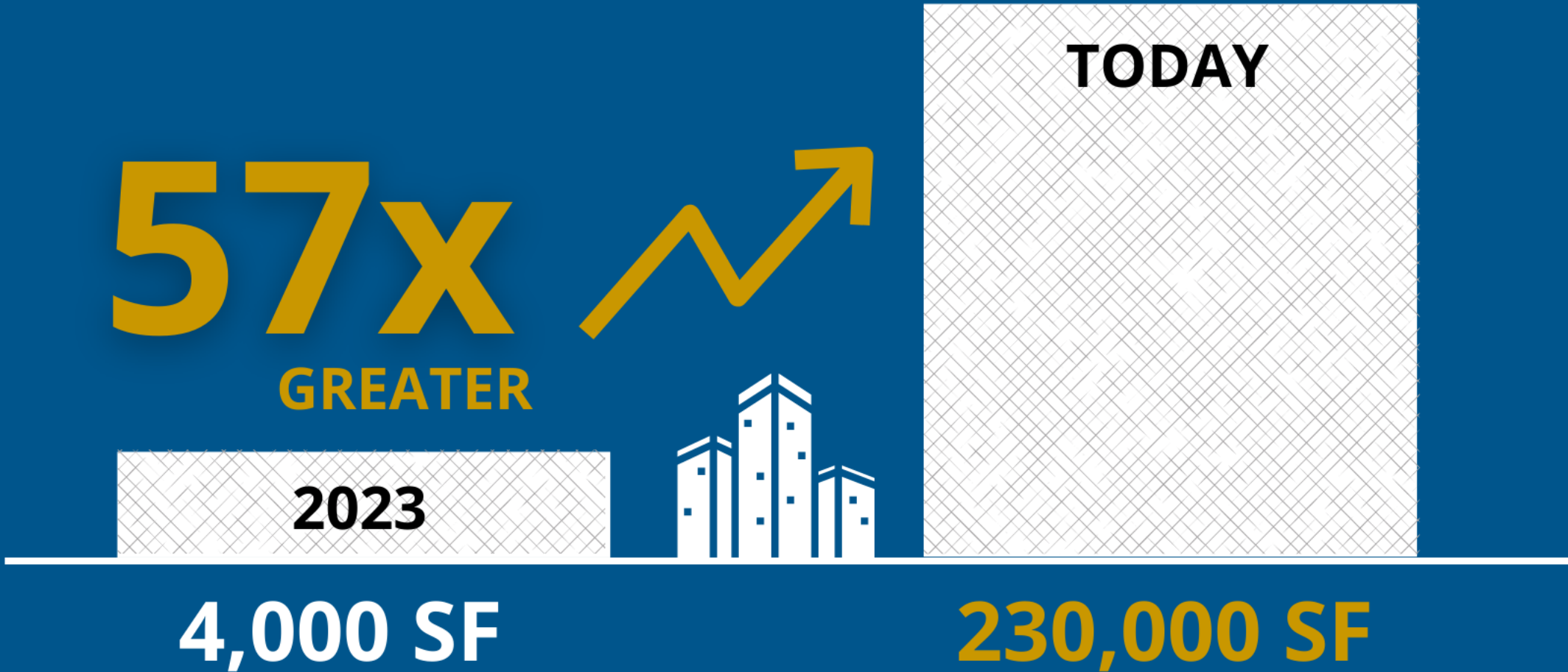
**Sweet Creek Boutique**  
**(Now Open)**  
22225 S. Ellsworth Rd.

...and much more to come.



# 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



INVESTTHEQC.COM



DOWNTOWN  
VIBES

LESS DRIVIN'  
**MORE  
THRIVIN'**



INVESTTHEQC.COM



DOWNTOWN  
VIBES

**SAY  
HELLO**

to your new  
favorite hangout



INVESTTHEQC.COM



DOWNTOWN  
VIBES

DOWNTOWN'S  
**GLOW UP**

IS IN PROGRESS



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**INVESTTHEQC**





*Parks*

# Founders' Park Dog Park

NOW  
OPEN



## *Other Recent Parks & Recreation Investment*

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



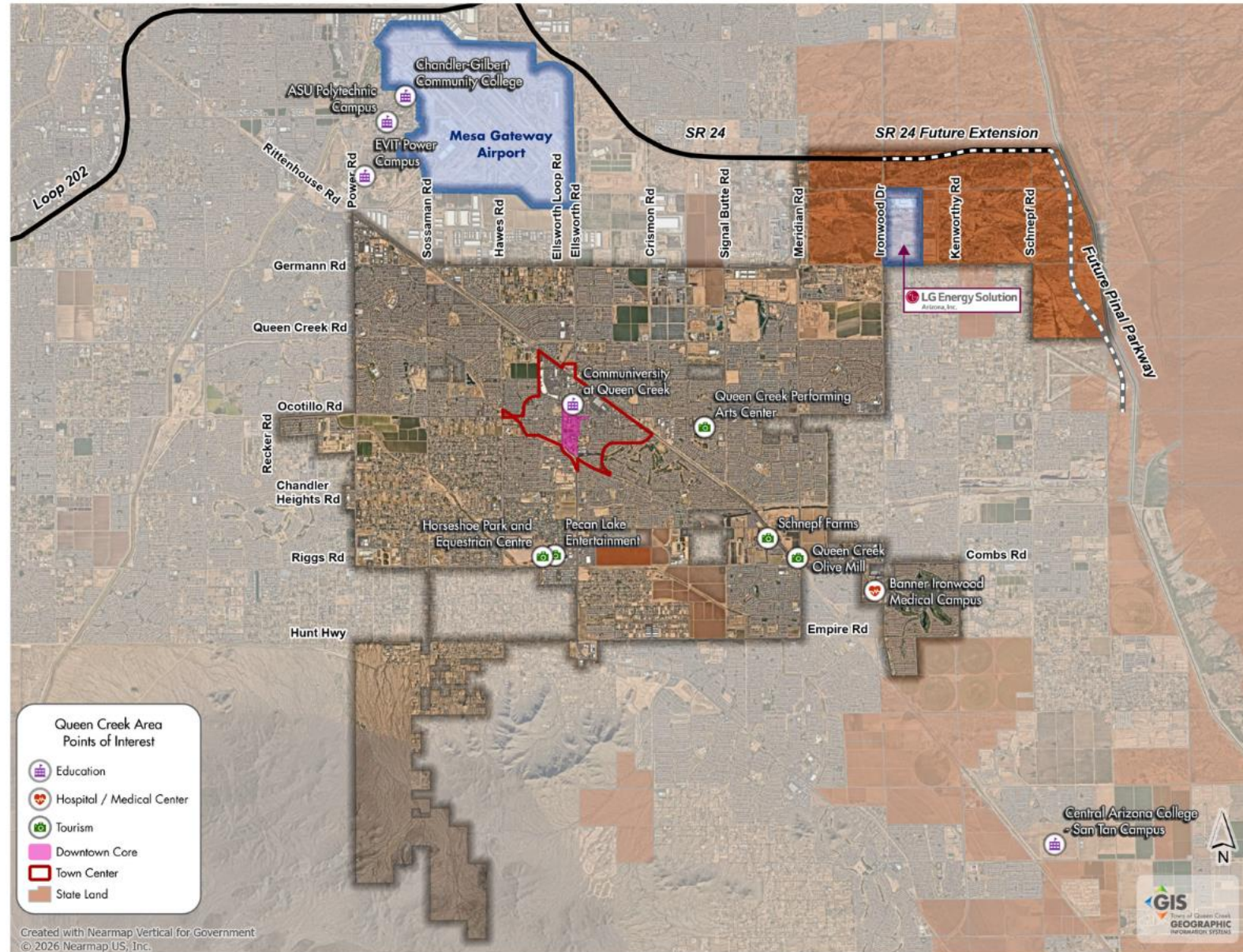
An aerial photograph of an industrial park, showing various large buildings, parking lots, and roads. The image is overlaid with a semi-transparent blue filter. The text 'Industrial Employment' is prominently displayed on the left side of the image.

**Industrial**

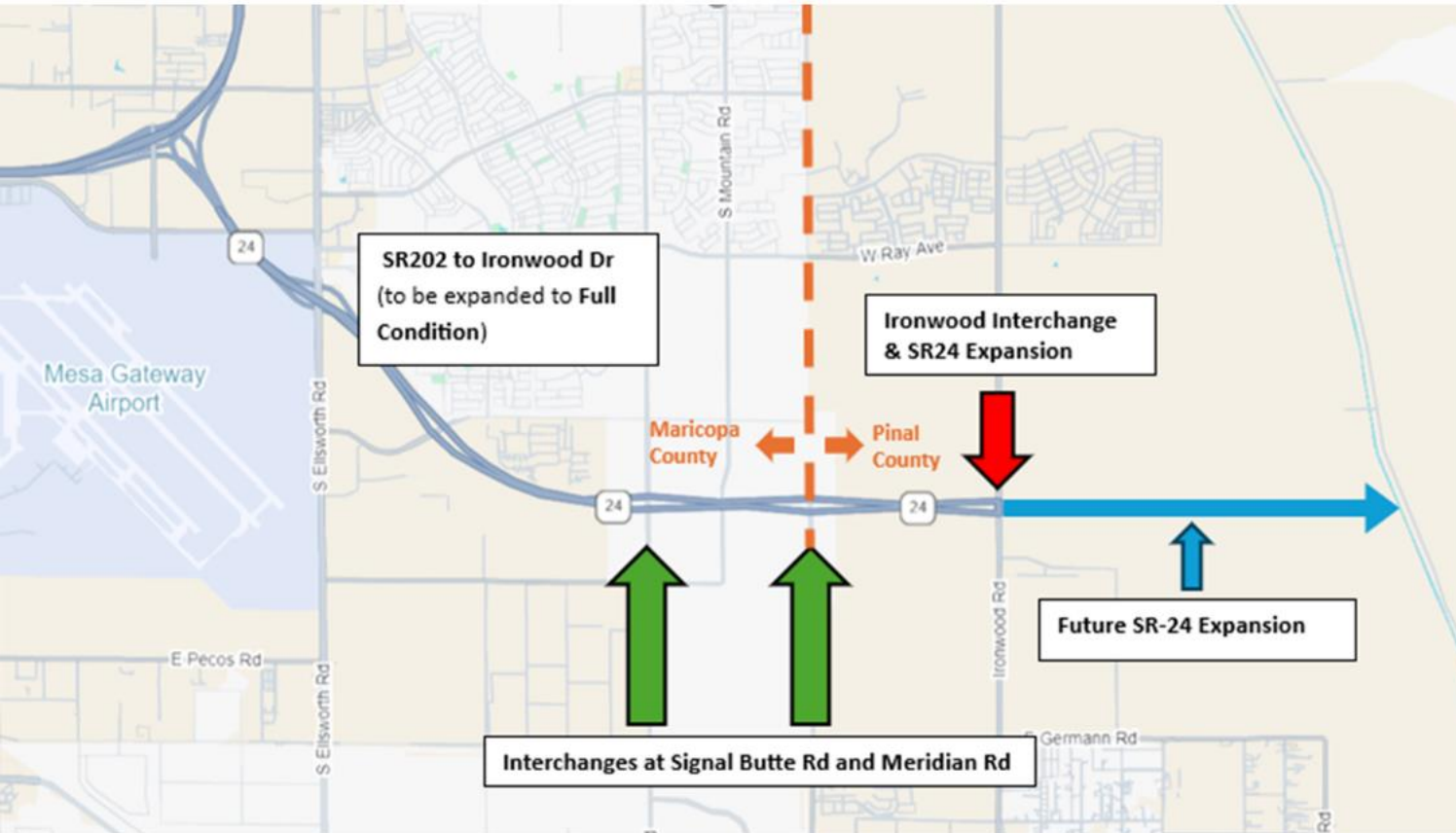
*Employment*

# 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 in late 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)**



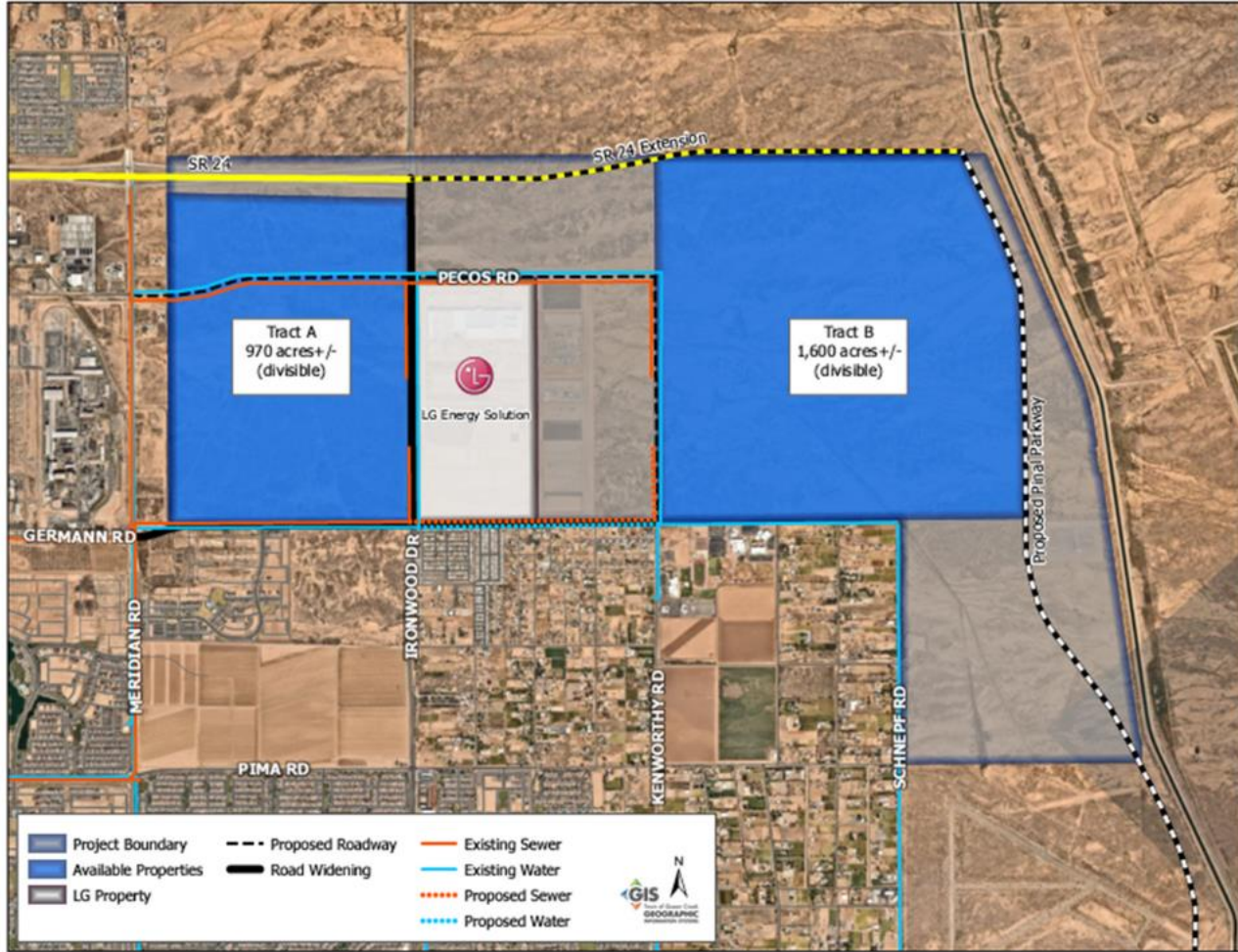
**Rapid Approval Process**



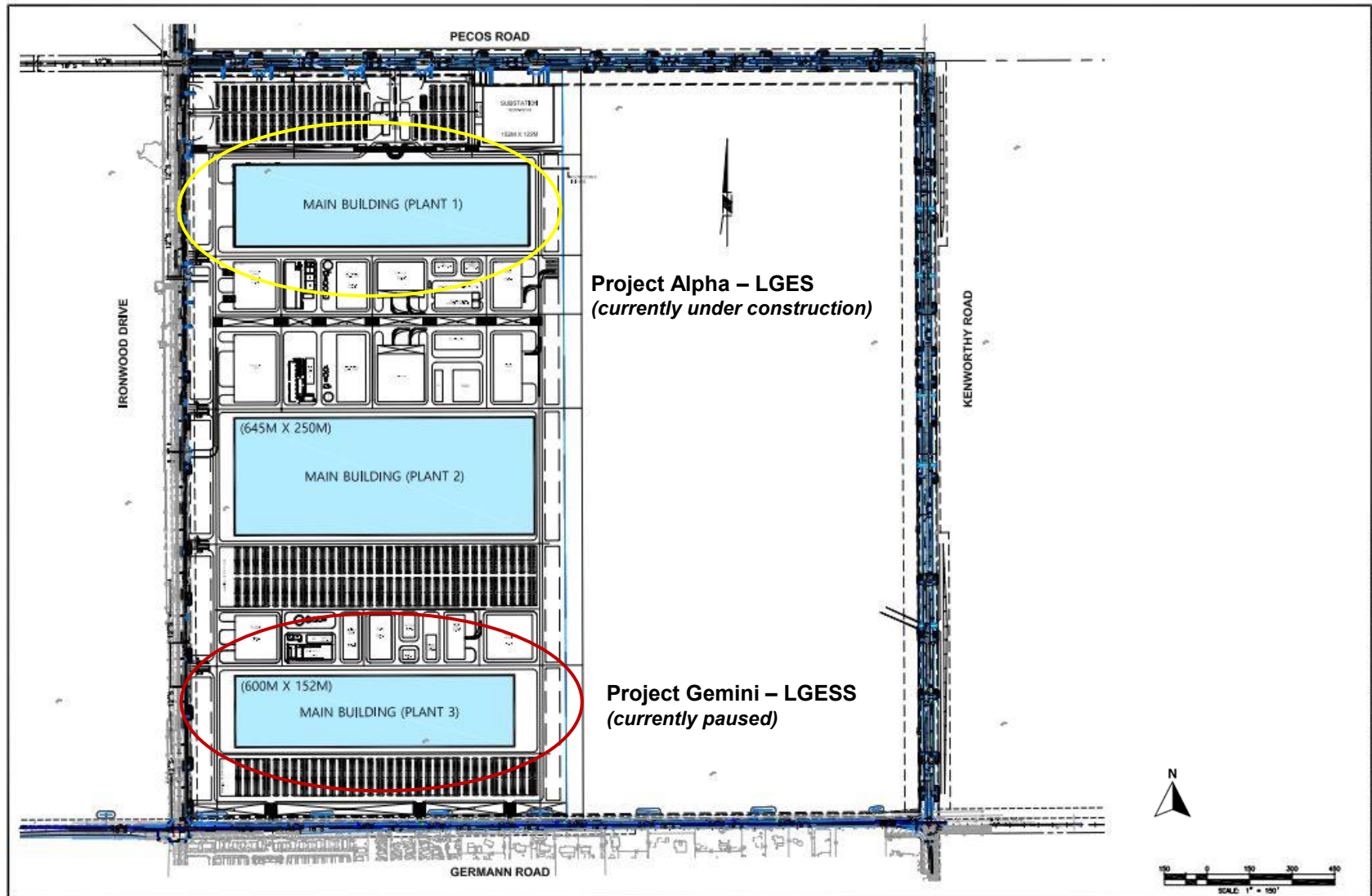
**Talented Workforce**

## 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*



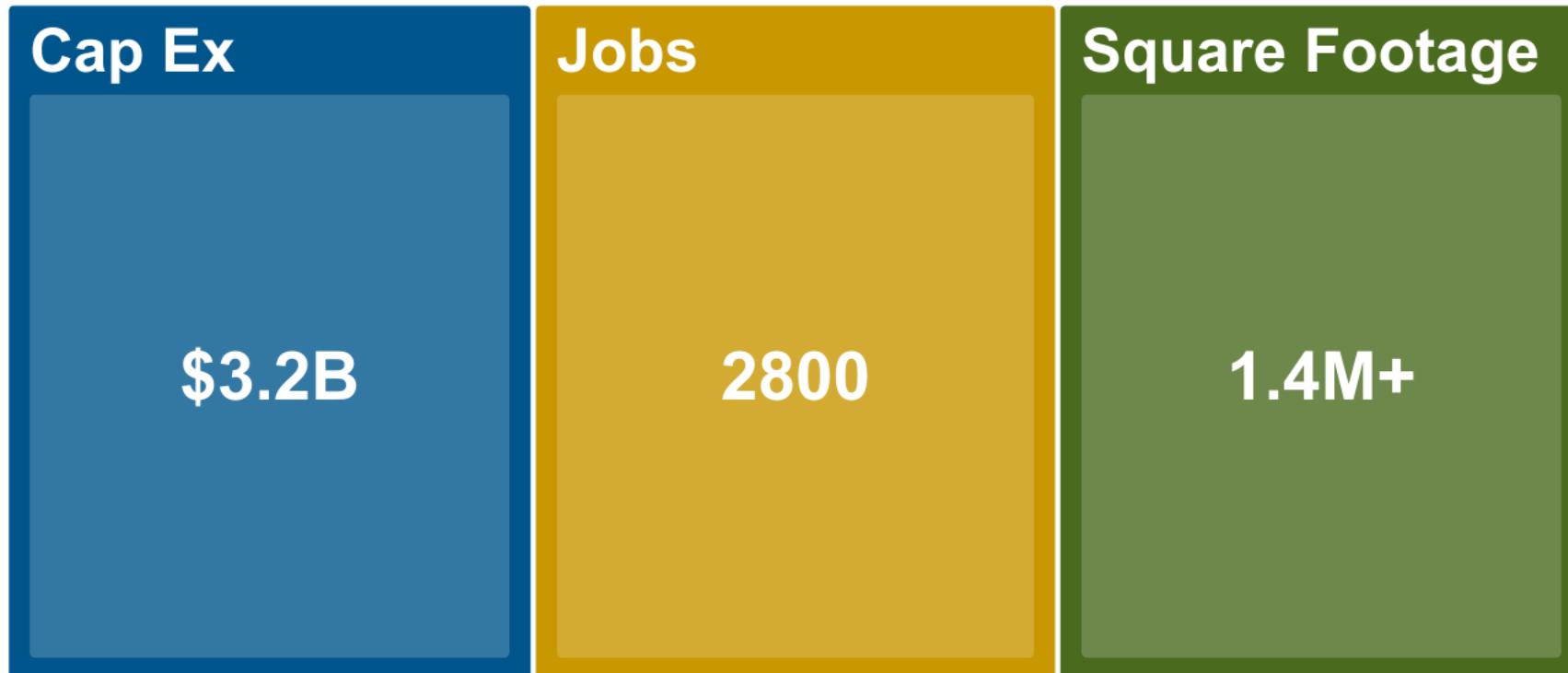
*vs.*

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**



# INDUSTRIAL EMPLOYMENT

## LG Energy Solution

*Now Hiring!*

APPLY NOW



WE ARE  
**HIRING**

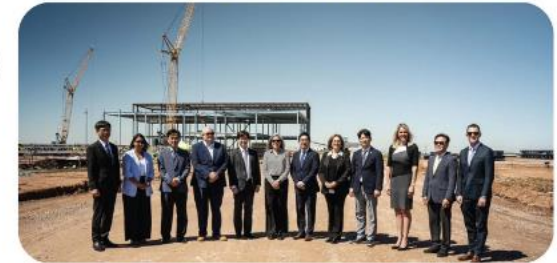
Join Our Team



## LG Energy Solution

Arizona, Inc. Located in Queen Creek, AZ  
at Pecos & Ironwood Rd.

APPLY NOW



### OPEN POSITIONS

- Crew Lead
- Engineers
- Quality Control
- Technicians
- Fire Prevention Officer
- Inspectors
- Operators



# 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



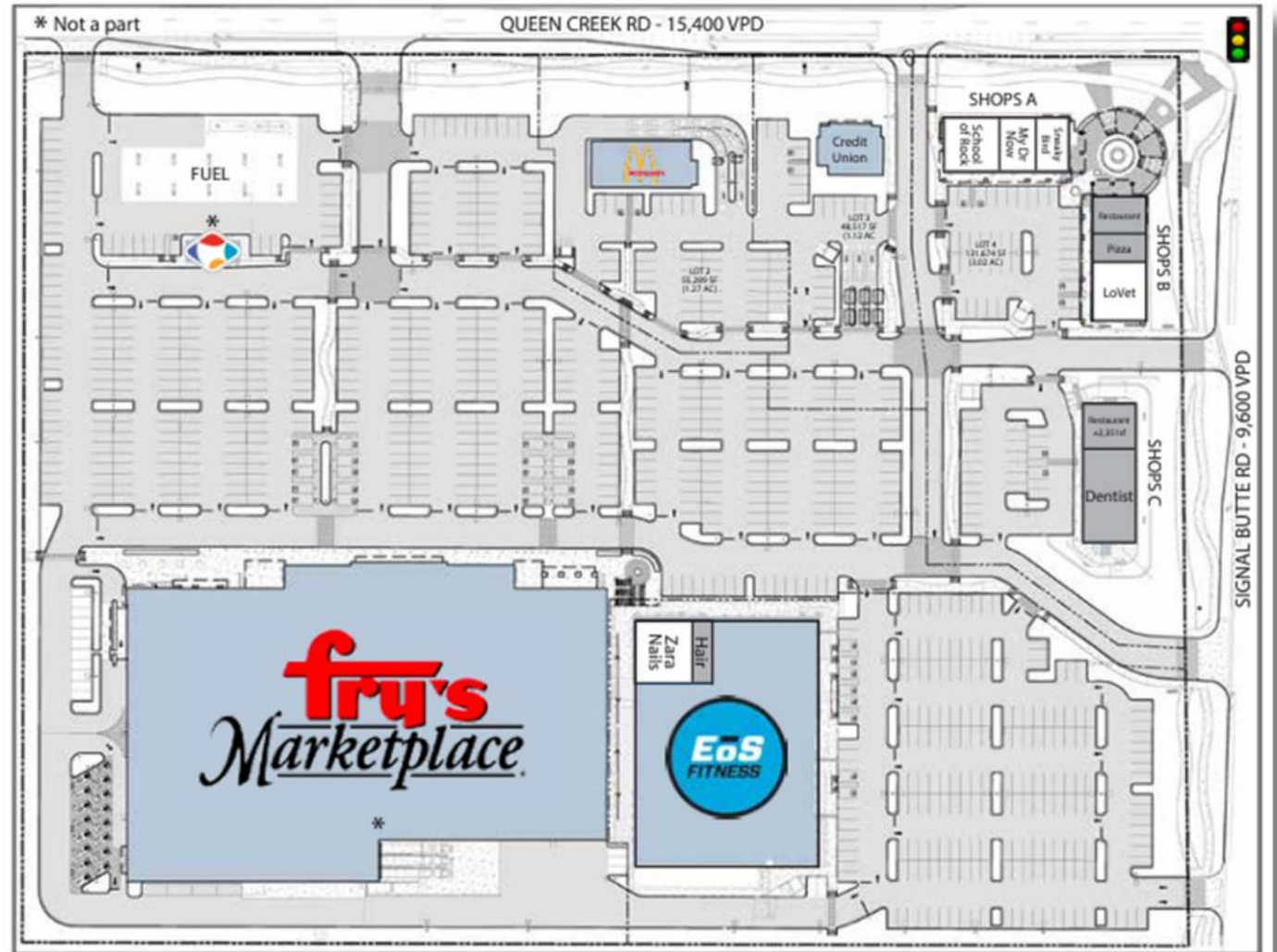
**Retail**

*& Office*

## Hudson Station

### SWC Signal Butte and Queen Creek

- Fry's and EOS anchored commercial corner
- 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 Safeway-anchored commercial center (opened in January 2026)
- Future tenants - First Watch & TruBowls



## The Union

### SWC Queen Creek & Ellsworth

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





# *Medical & Professional Office Projects*

**OVER 190,000 SQ.FT. IN THE PIPELINE**

## **Near Downtown & Town Center**

- The Switchyard (15K SF; NEC Ellsworth Loop and Ocotillo)
- The Matheson (20K SF; SEC Ellsworth Loop and Ocotillo)
- Crismon Medical Office (to be about 45K SF; E/SEC Rittenhouse and Ocotillo)
- The Union (TBD on SF; mixed use development; SWC Ellsworth Loop and Queen Creek)

## **Elsewhere in Town**

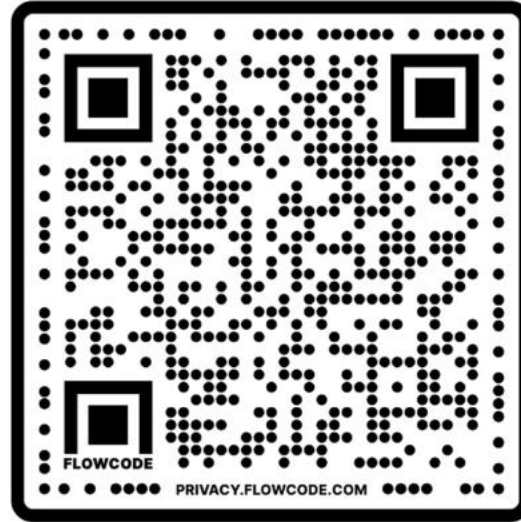
- San Tan Blvd & Ellsworth Road (30K SF; SWC Ellsworth Road and San Tan Blvd)
- The Collective (44,500 SF; E/SEC Signal Butte and Ocotillo)
- Meridian Professional Plaza (37,000 SF; SWC Meridian and Germann)

## Targeted Uses



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

# QC is Ready for a Steakhouse!



RETAIL

New Businesses!

BAMBOO SUSHI



MOUNTAINSIDE FITNESS

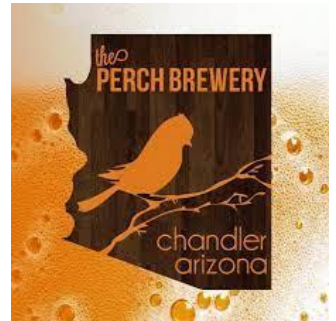
HOMWOOD SUITES BY HILTON™



ZAXBYS™



Snooze AN A.M. EATERY



ROOM and PORCH



Thank you!



**ACCREDITED  
ECONOMIC  
DEVELOPMENT  
ORGANIZATION**

*International Economic Development Council*

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