



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





**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 layer. A bright yellow rectangular box is positioned on the left side of the image, containing the text 'Then & Now' in a white, cursive font.

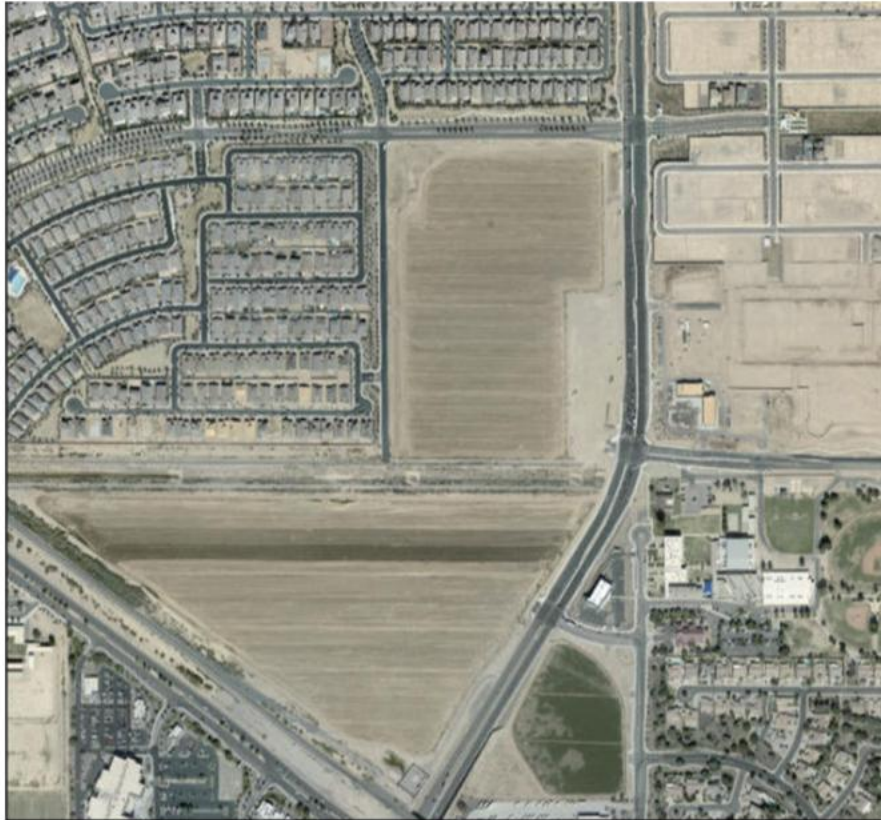
*Then & Now*

**INVESTTHEQC**



# THEN AND NOW

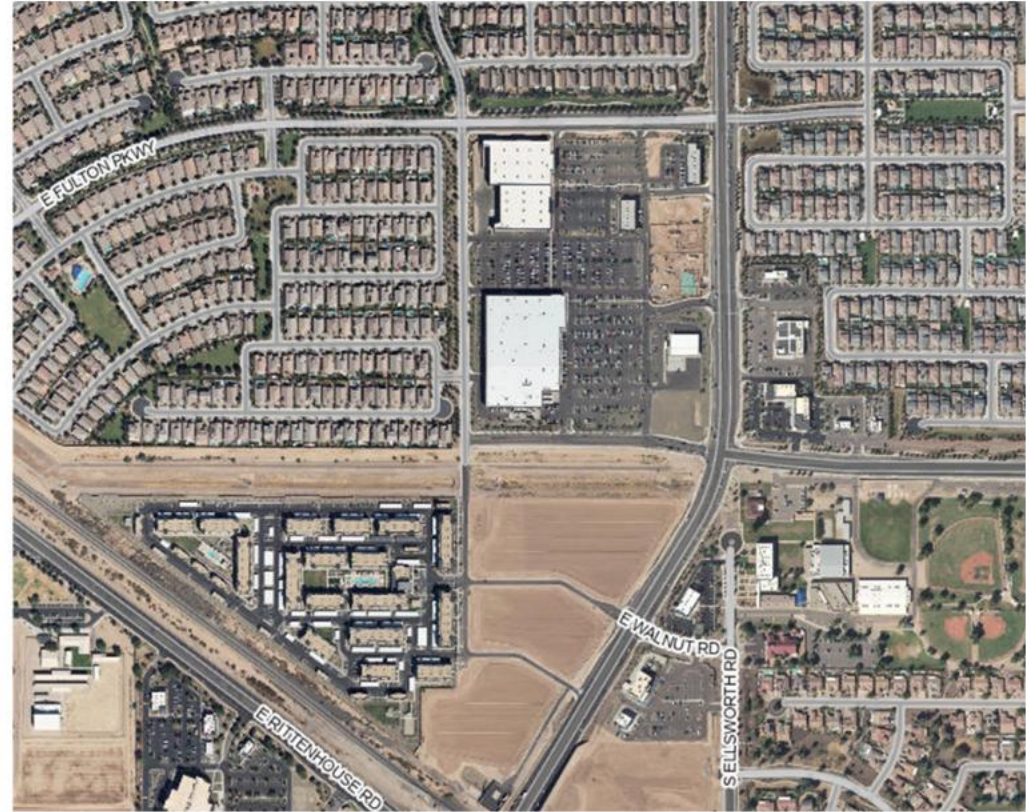
## Queen Creek and Ellsworth Road



### 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)



## Ellsworth and Riggs Roads





# THEN AND NOW

## Signal Butte and Ocotillo Roads



### THEN

September 2019

Vacant commercial land on northwest and northeast corners

**NEXT** – Last pad under construction (NEC)

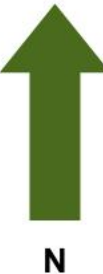
### NOW

October 2024/today

174 multifamily units (NEC)

21,000 square feet medical office (NWC)

16,000 square feet of retail (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

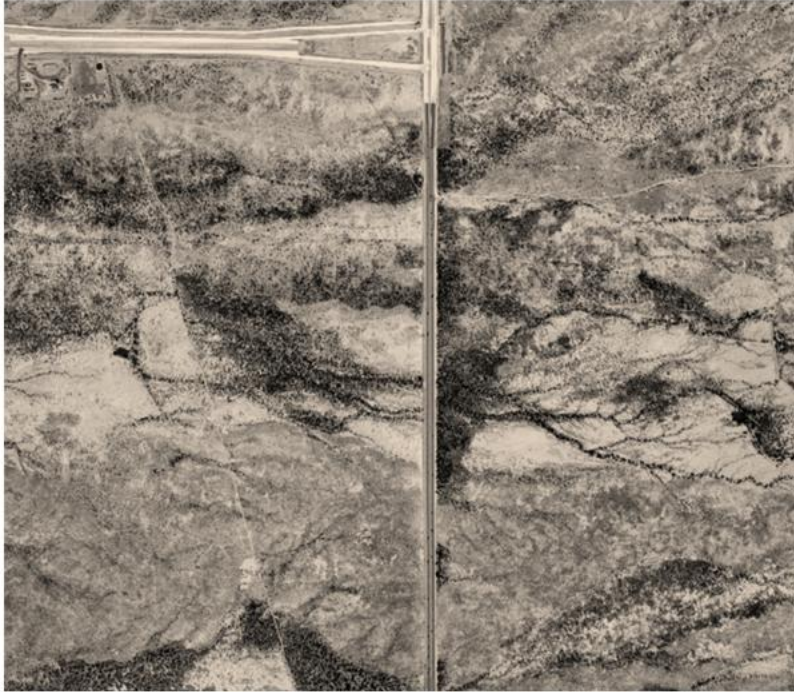
85-acre Town of Queen Creek Frontier Family Park,  
Recreation & Aquatic Center (N/NWC)  
198,000 square feet of new retail (SWC)  
130 new multifamily units (SEC)





## THEN AND NOW

### *Ironwood and Pecos Roads*



#### THEN

October 2020

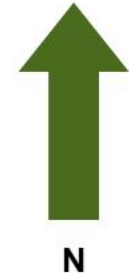
Early stages of SR24, vacant land



#### 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)



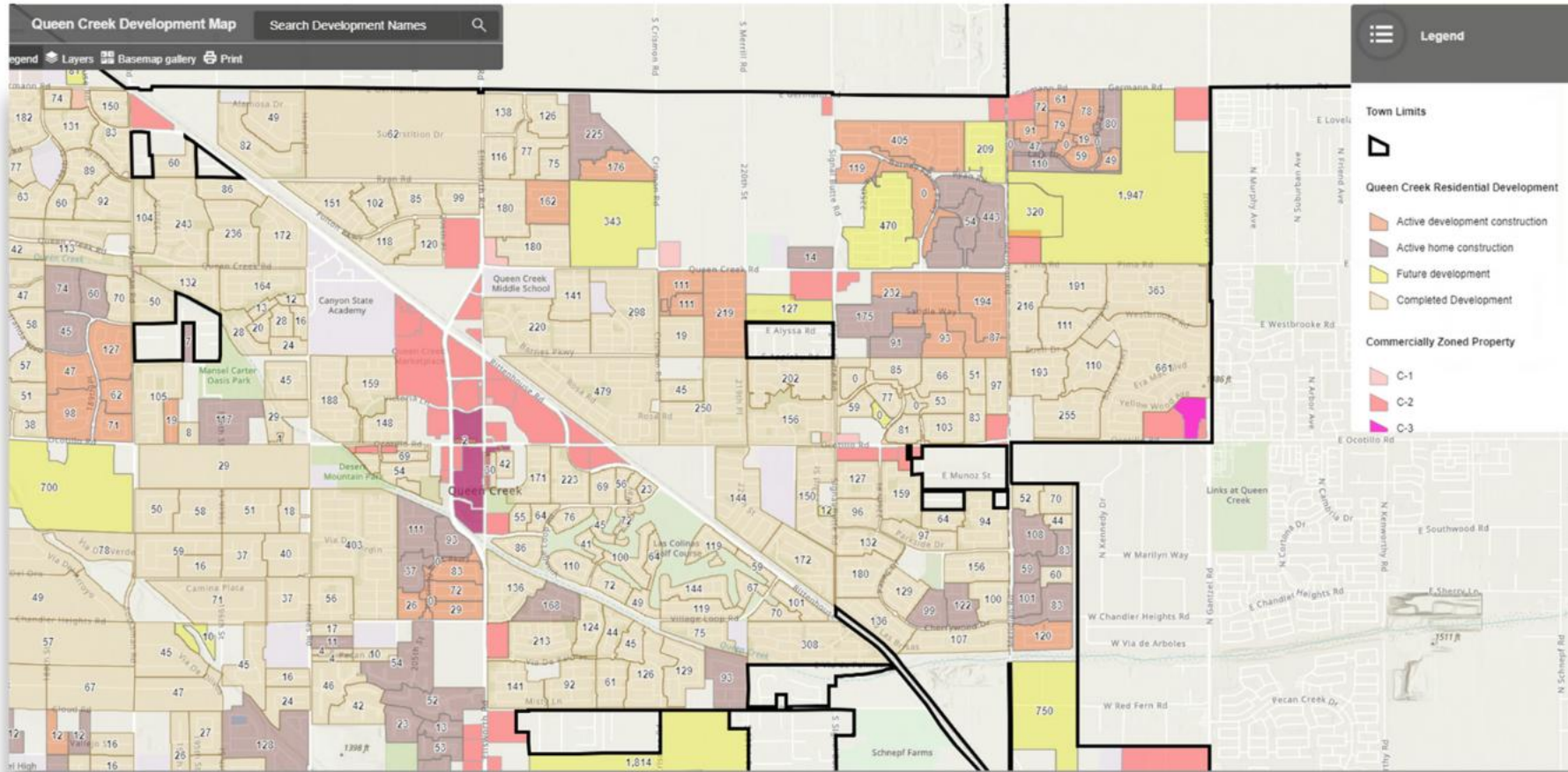


An aerial photograph of a suburban neighborhood, showing a mix of single-family homes and larger multifamily buildings. The image is overlaid with a semi-transparent blue layer. On the left side, there is a yellow graphic element consisting of three overlapping rectangular blocks of different sizes, which serves as a background for the 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)

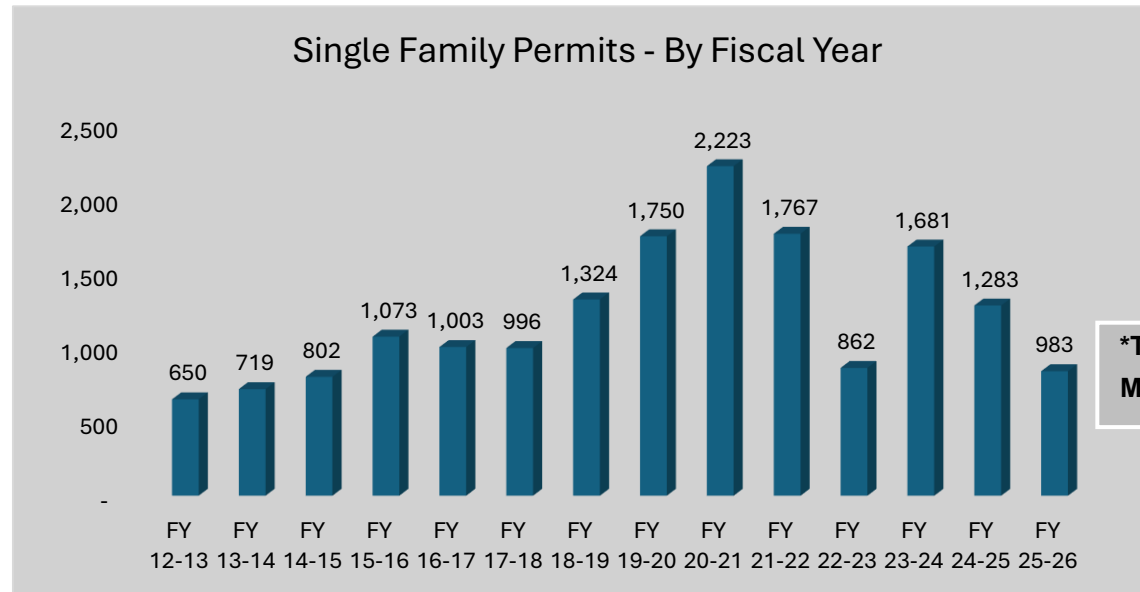
## Multifamily units:

- 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

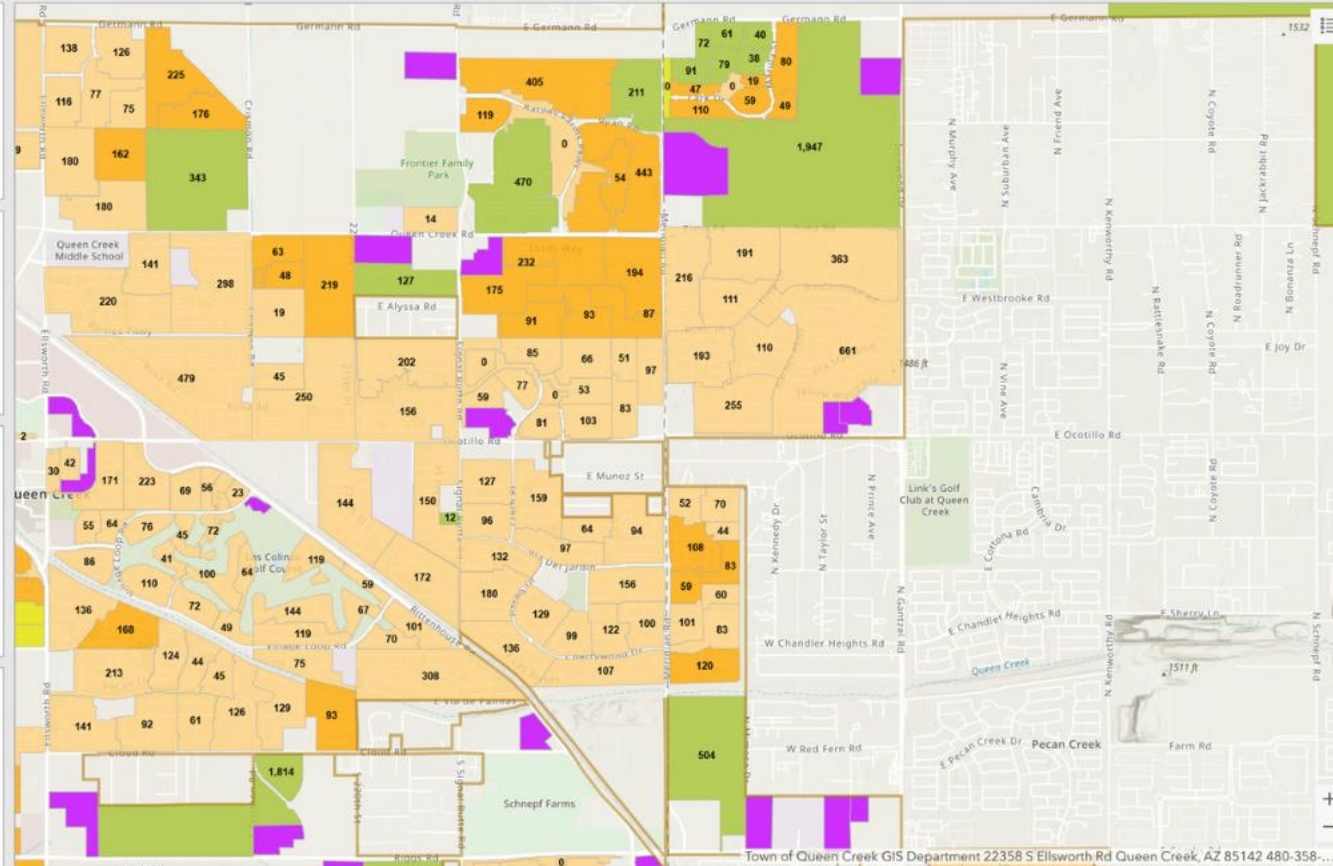
7,177

Number of lots in future developments

13,920

Total Multi-Family Units

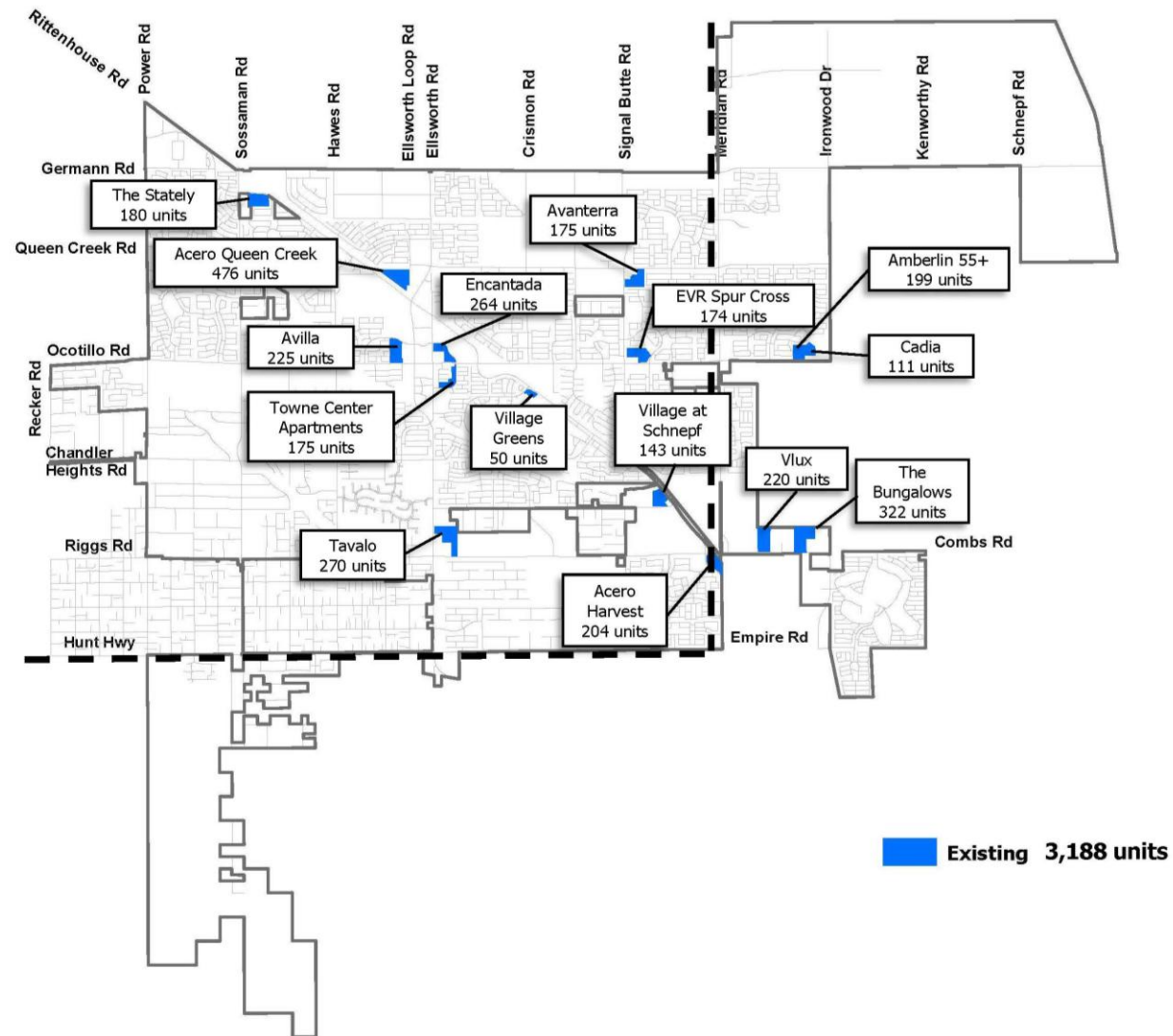
5,247



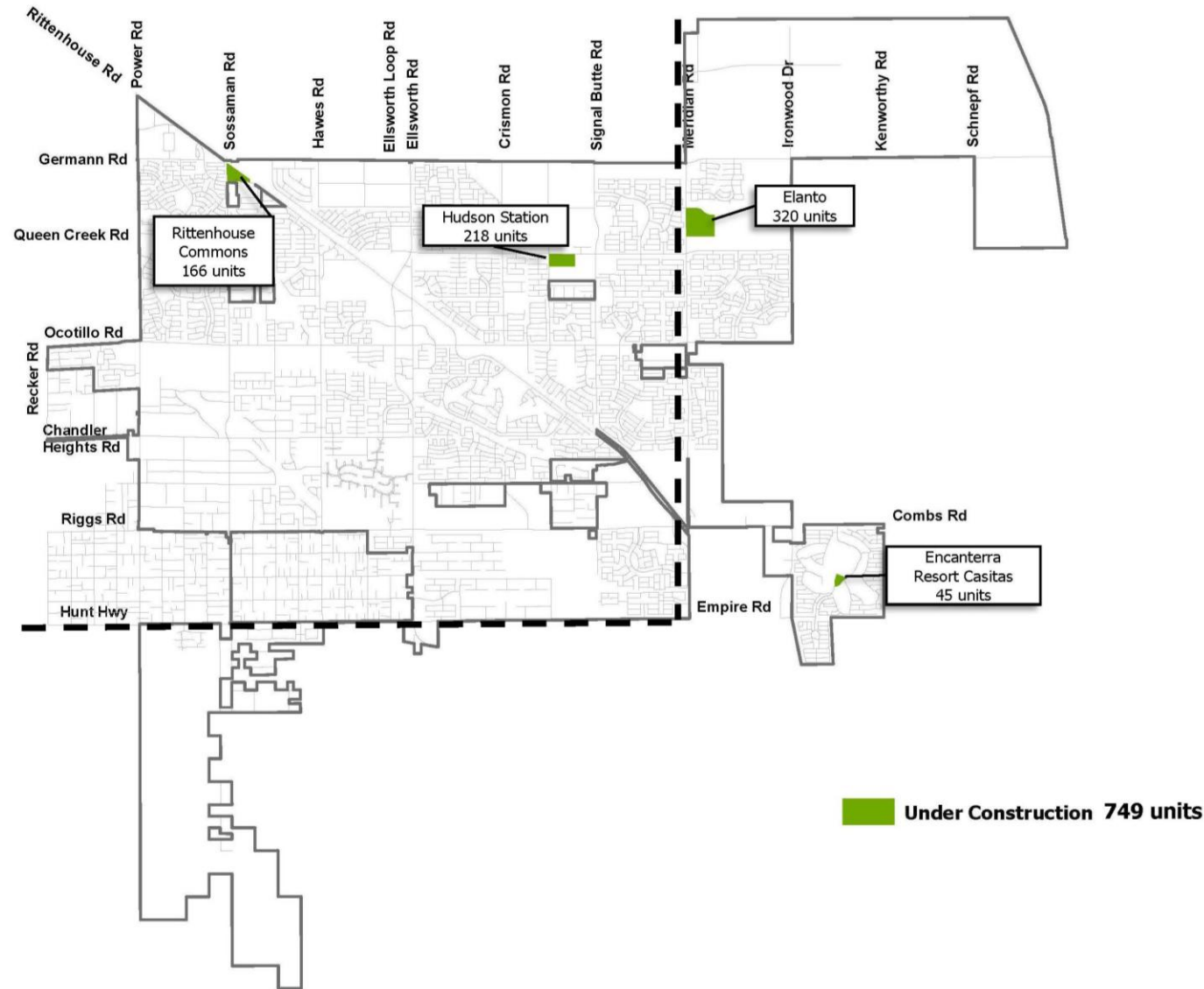
- Town Limits**
- 
- Multi-Family Development**
- 
- Residential Development**
- Future development
  - Active development construction
  - Active home construction
  - Completed



# MULTI-FAMILY DEVELOPMENT

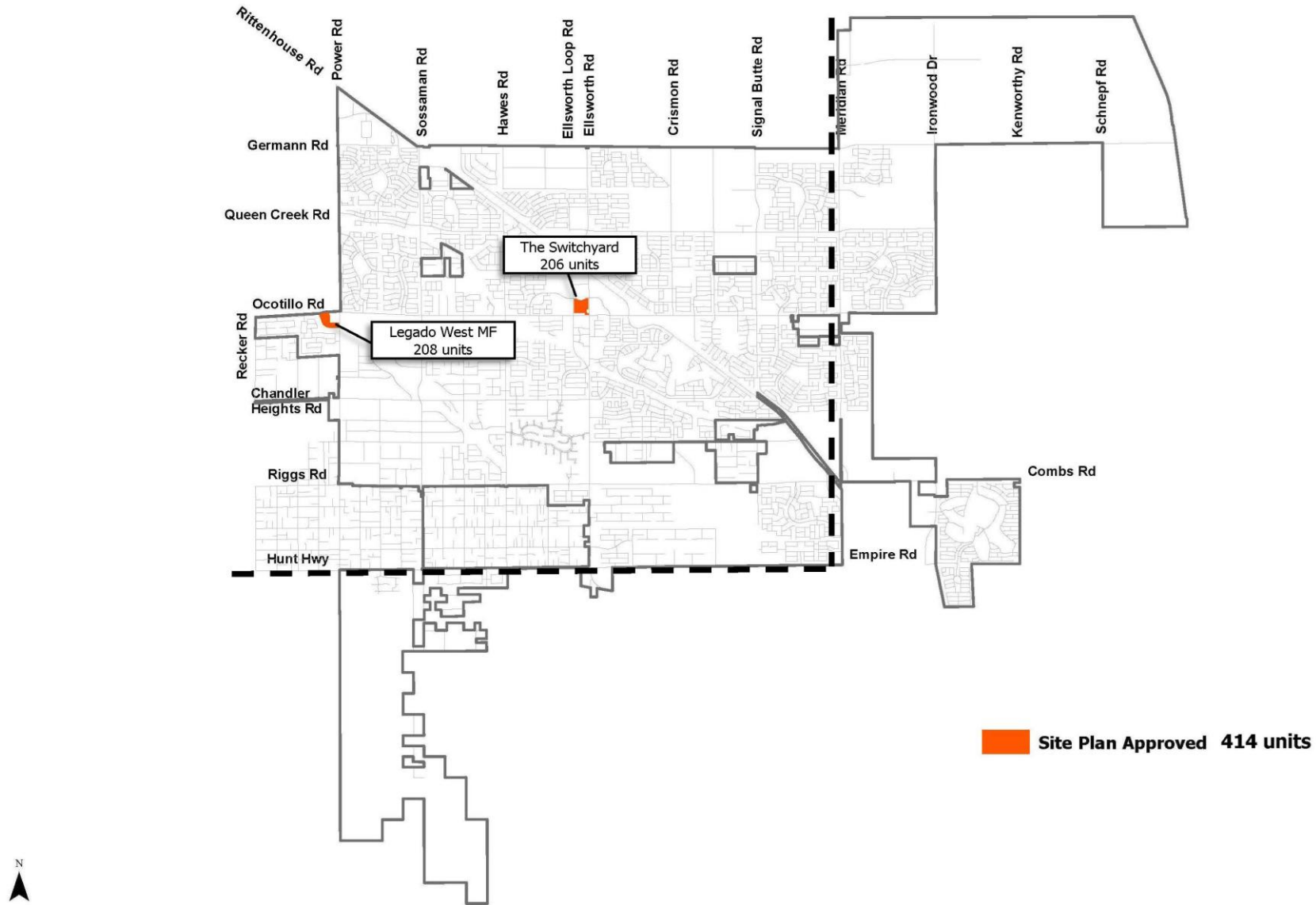


# MULTI-FAMILY DEVELOPMENT





# MULTI-FAMILY DEVELOPMENT

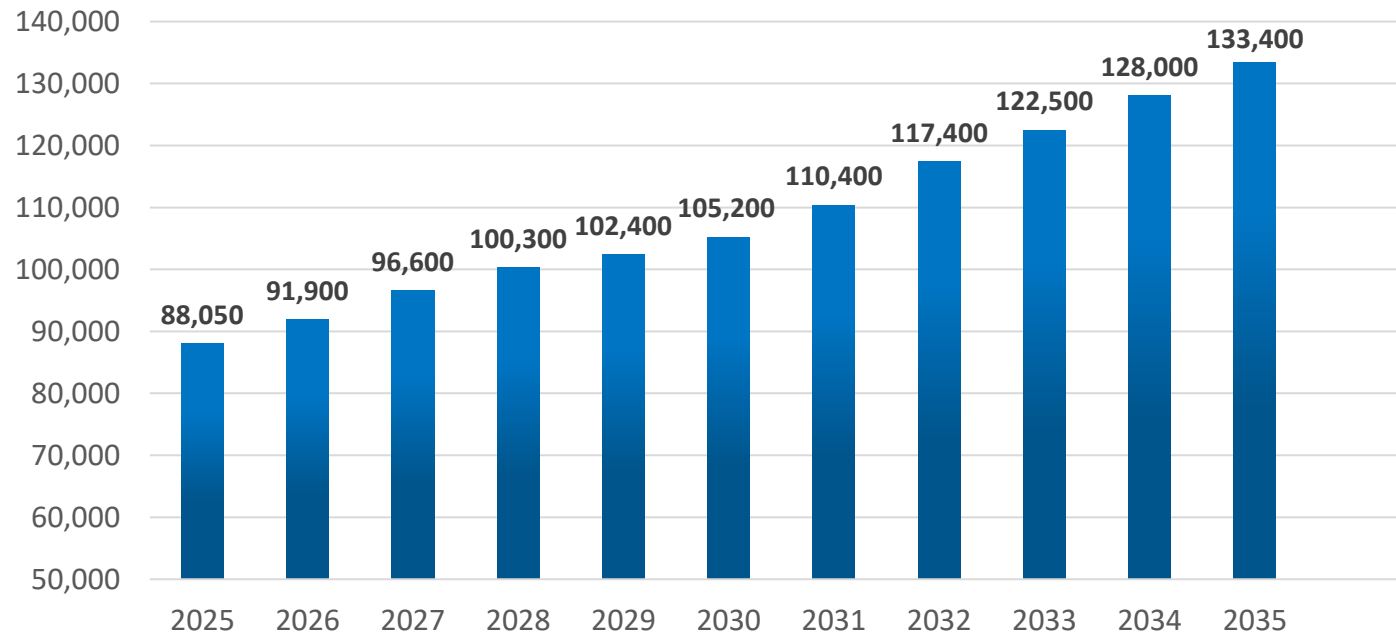




# Demographics & Workforce



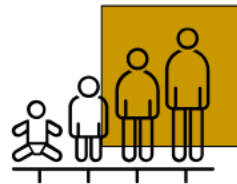
# DEMOGRAPHICS



- 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%**

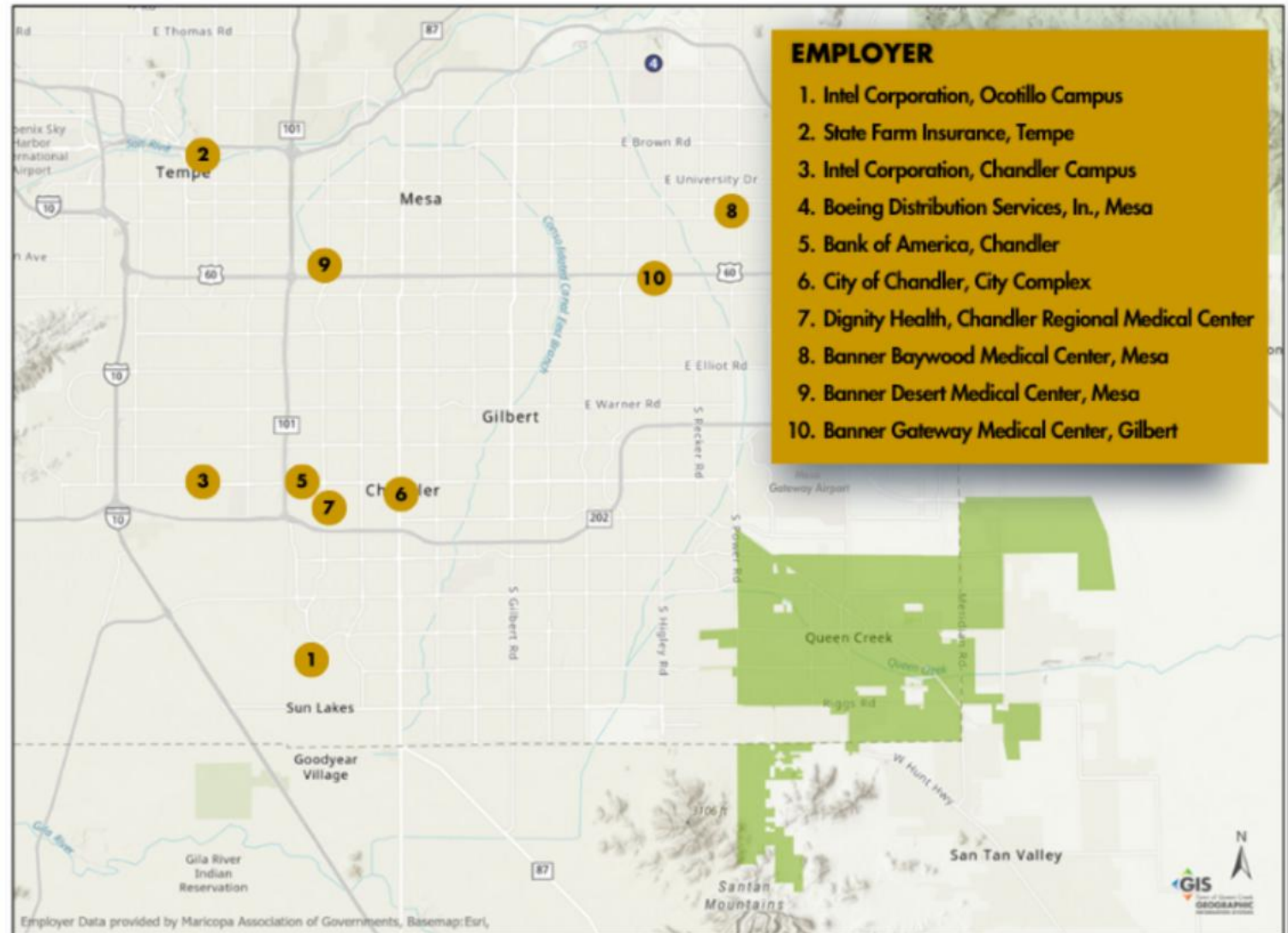
**Average Growth Rate Over  
the Next 10 Years**

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



**150K**  
Buildout Population

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



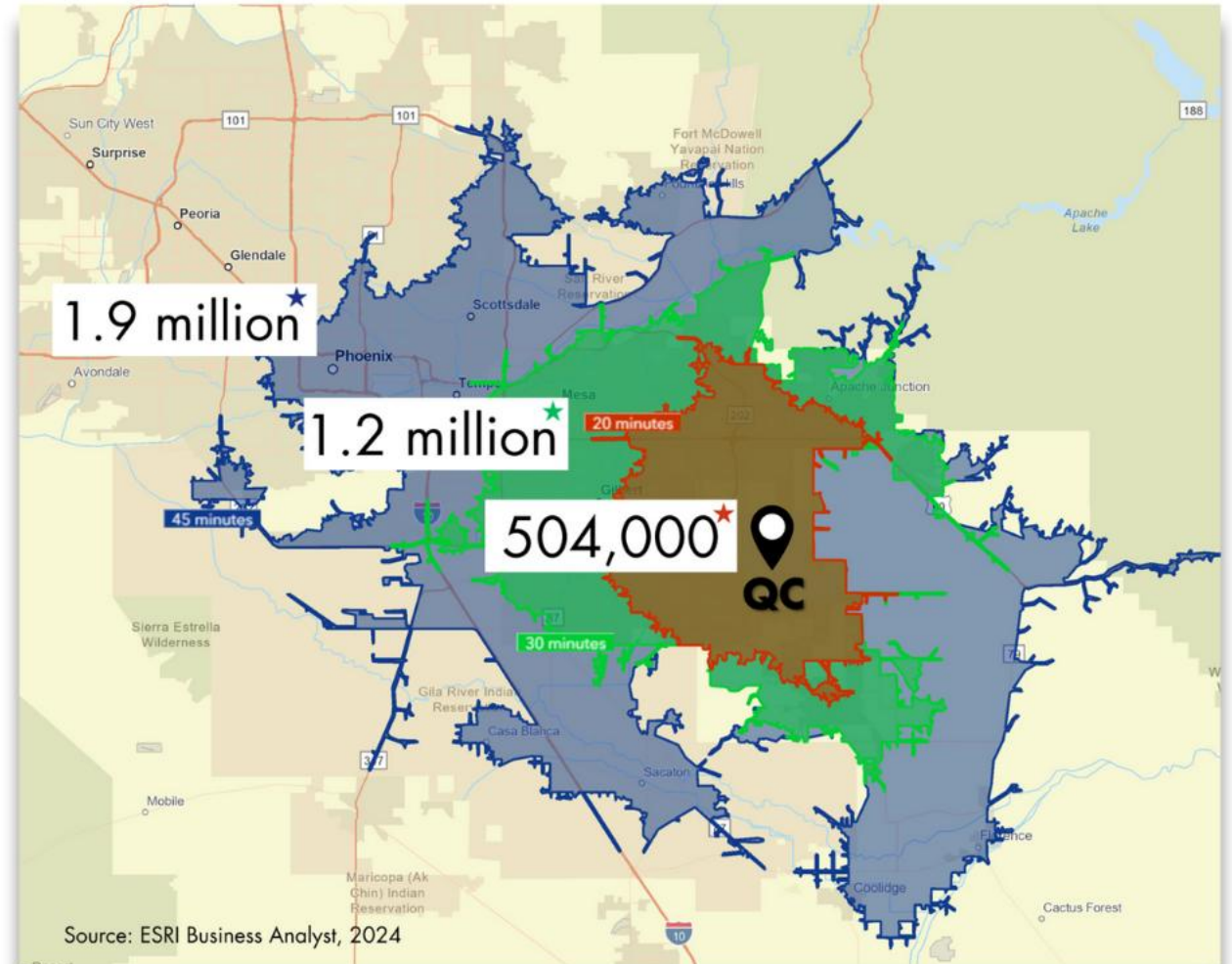


# WORKFORCE

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 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**



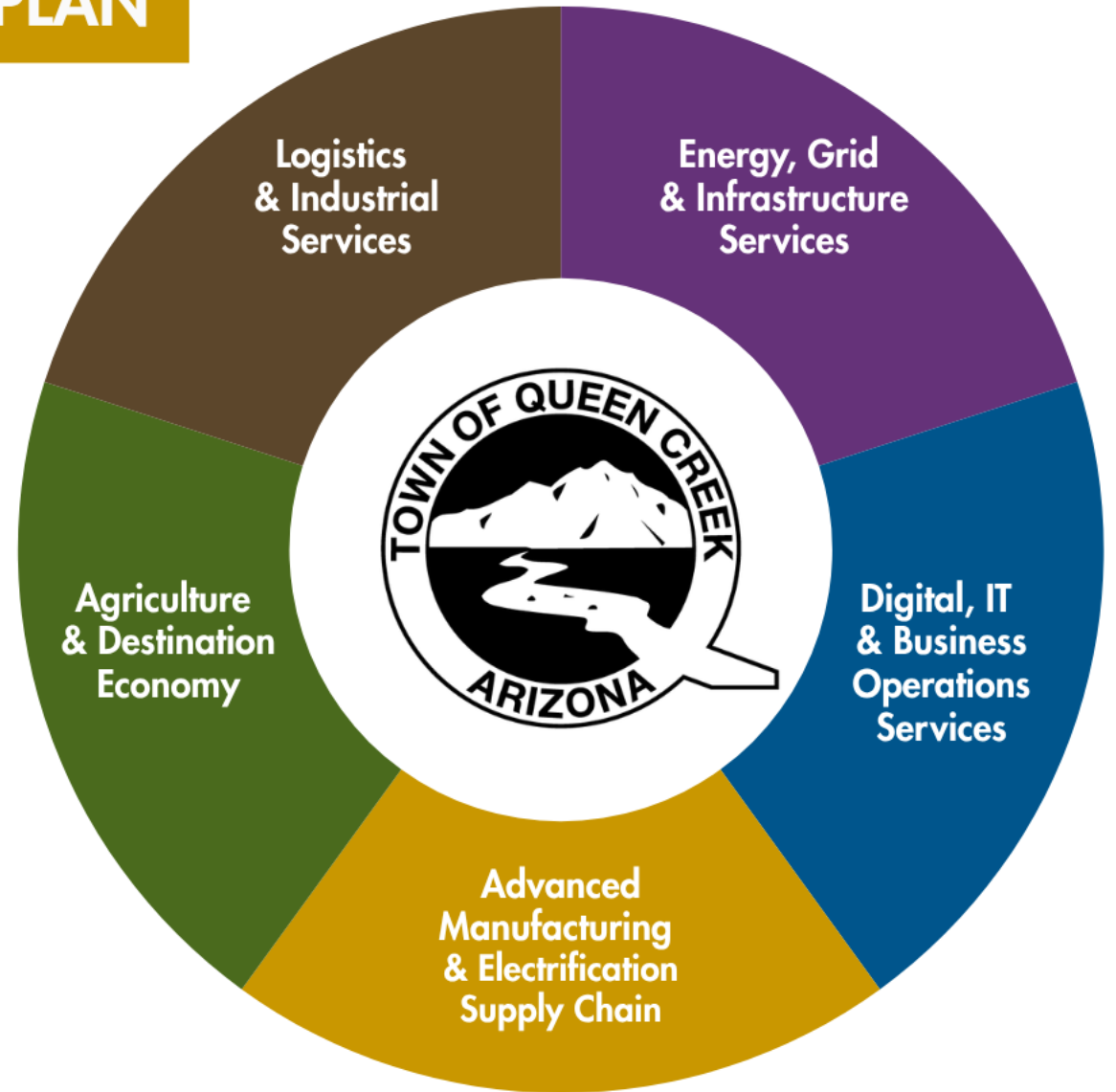
# K-12 + WORKFORCE

- 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.
- 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

## *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



# TOURISM

## *Agritainment*



**SCHNEPF FARMS**



**HORSESHOE PARK & EQUESTRIAN CENTRE**



**QC OLIVE MILL**



**PECAN LAKE ENTERTAINMENT**



**QC BOTANICAL GARDENS**



**COMMUNITY PARKS**





*Downtown*



DOWNTOWN

Private

# INVESTMENT *in* DOWNTOWN

\$200M



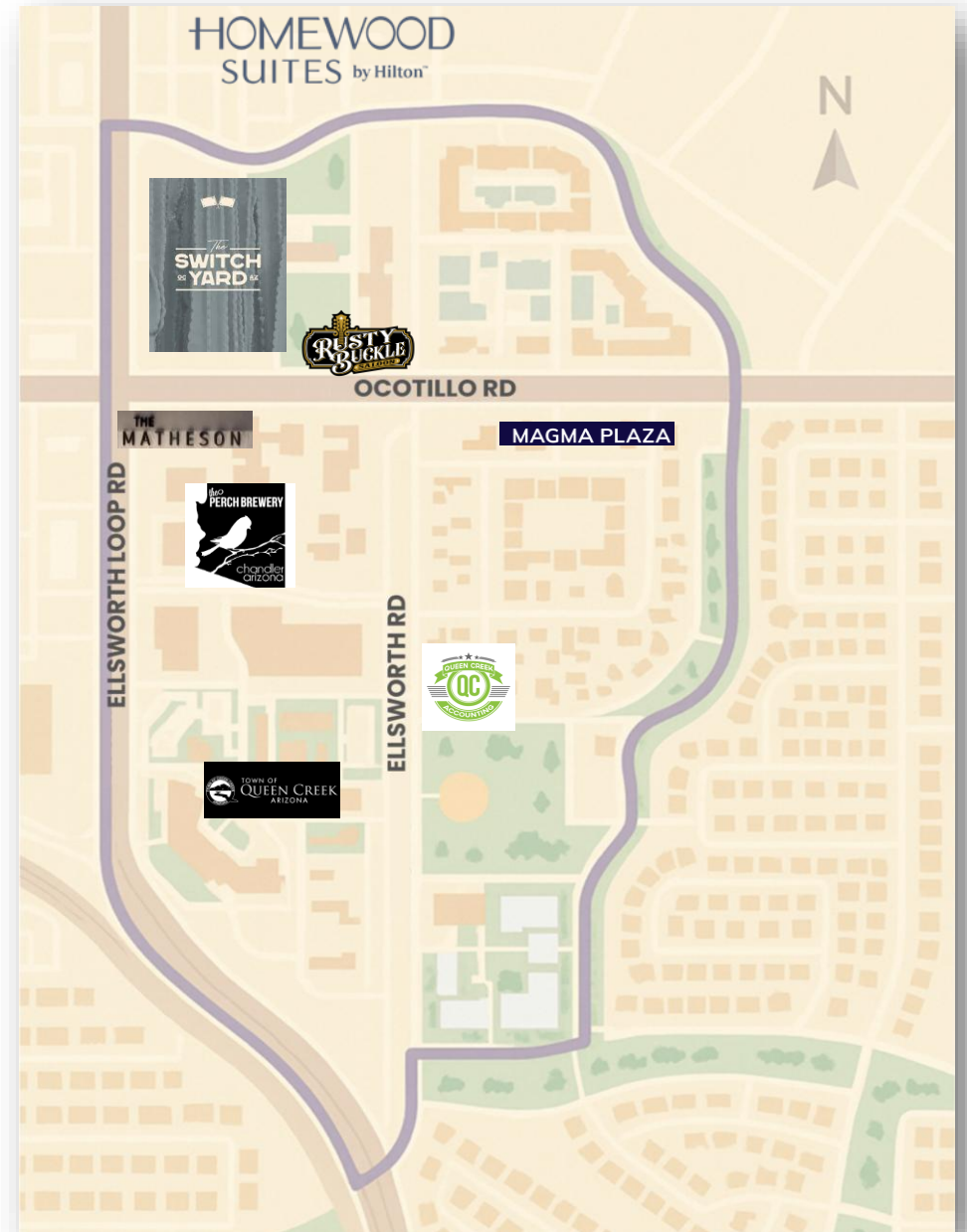
230k SF



# DOWNTOWN

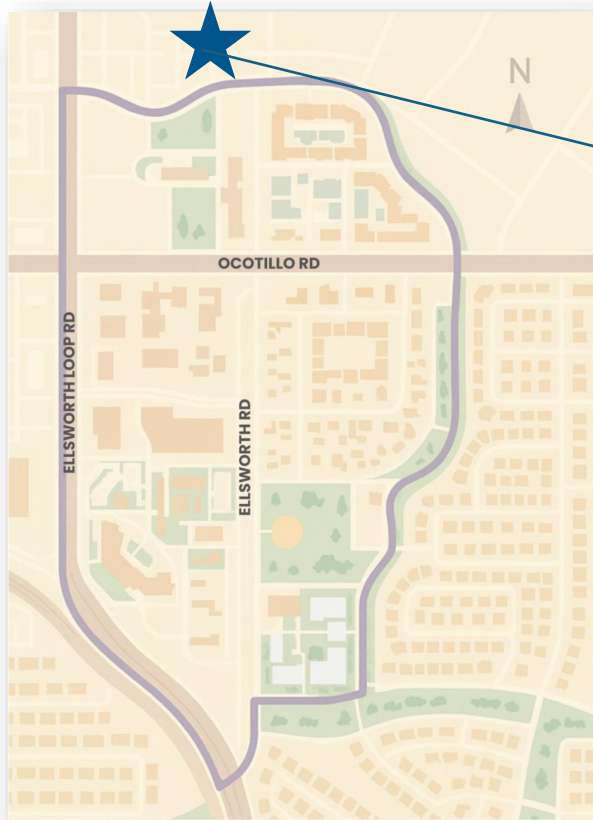
## *Under Construction*

- Homewood Suites
- The Perch Development
- The Switchyard
- Rusty Buckle Saloon
- Magma Plaza
- The Matheson
- QCPD Headquarters (Public Investment)



# DOWNTOWN

## Homewood Suites



### Project Details:

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

**INVESTTHEQC**



PROGRESS



**Anticipated Opening: Early 2027**

# DOWNTOWN

## The Perch Development



AFTER



### Project Details:

**Address:** Munoz St. (between Ellsworth Rd & Ellsworth Loop)  
**Development:** 62,093 SF (brewery with additional retail/restaurant buildings)

**INVESTTHEQC**



# *The Perch Development*

PROGRESS

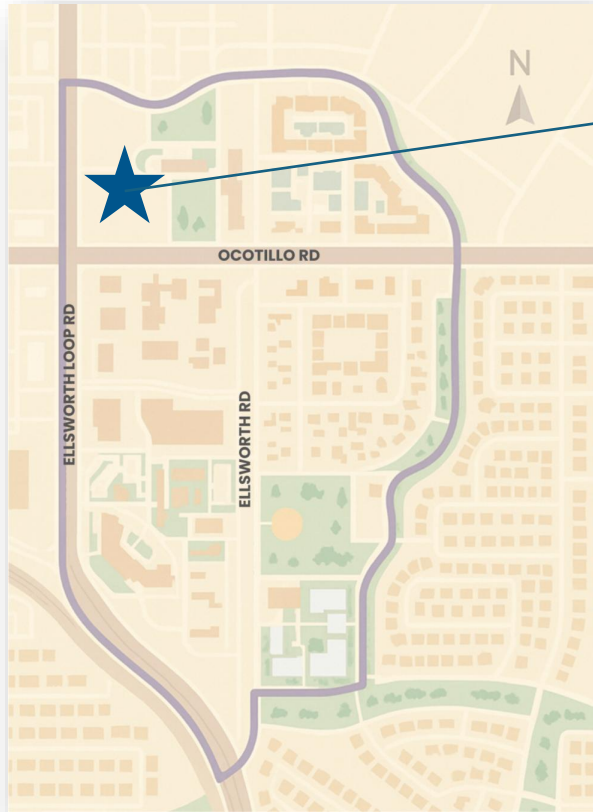


**Anticipated Opening:** November 2026 for shell building. Phase 2 – Perch Brewery TBD



# 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**

### PROGRESS

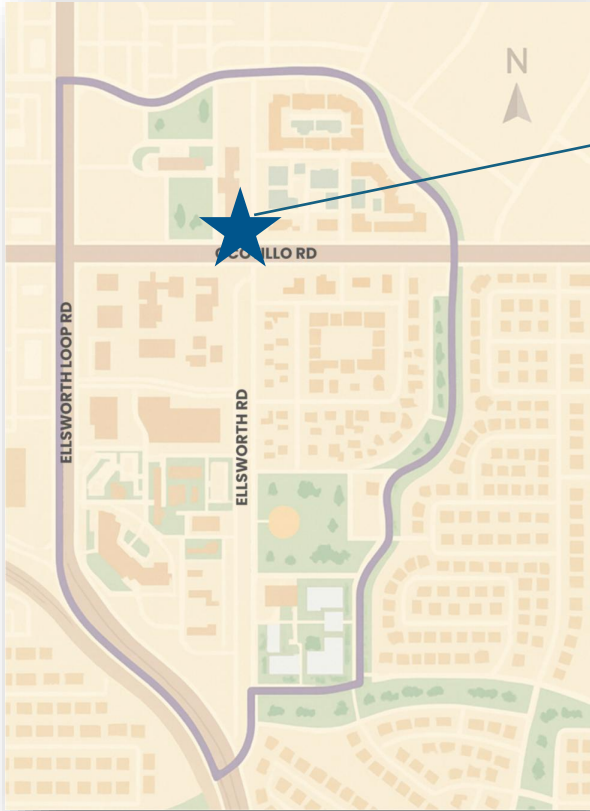


**Anticipated Opening:** Postino TI is scheduled to be completed mid-September with an early October opening. They will be the 1<sup>st</sup> tenant open. Phase 2 Multi-Family TBD.



# DOWNTOWN

## Rusty Buckle Saloon



### Project Details:

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



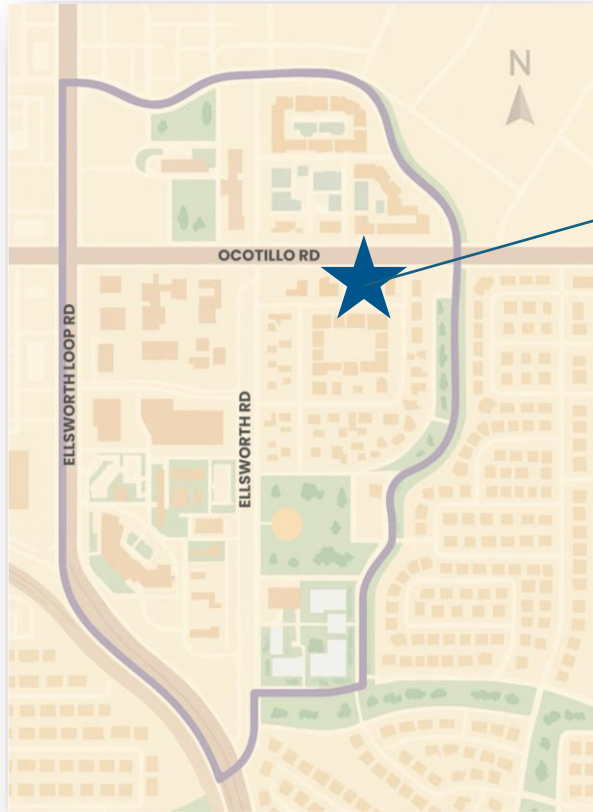
PROGRESS



**Anticipated Opening:** November 2026

# DOWNTOWN

## Magma Plaza



BEFORE



AFTER



### Project Details:

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

**INVESTTHEQC**



PROGRESS

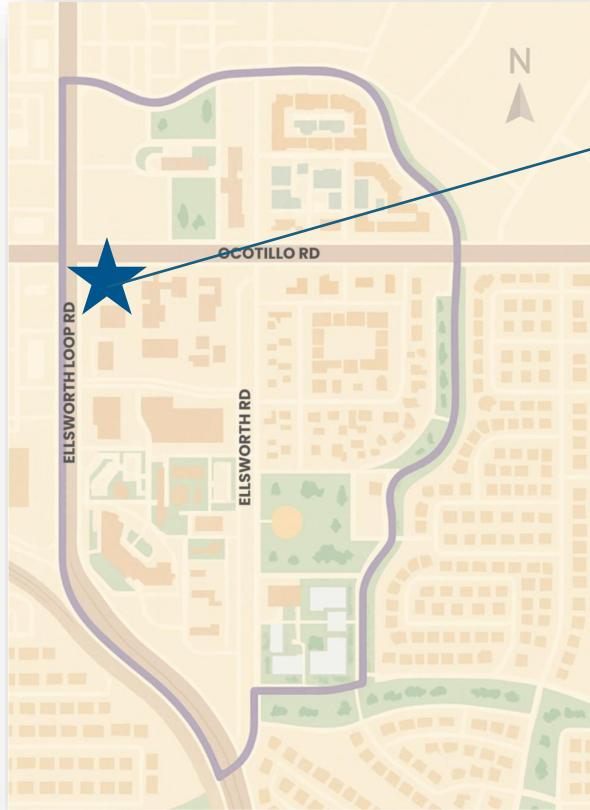


**Anticipated Opening:** Demo re-commenced.



# DOWNTOWN

## The Matheson



BEFORE



AFTER



### Project Details:

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

**INVESTTHEQC**

### PROGRESS

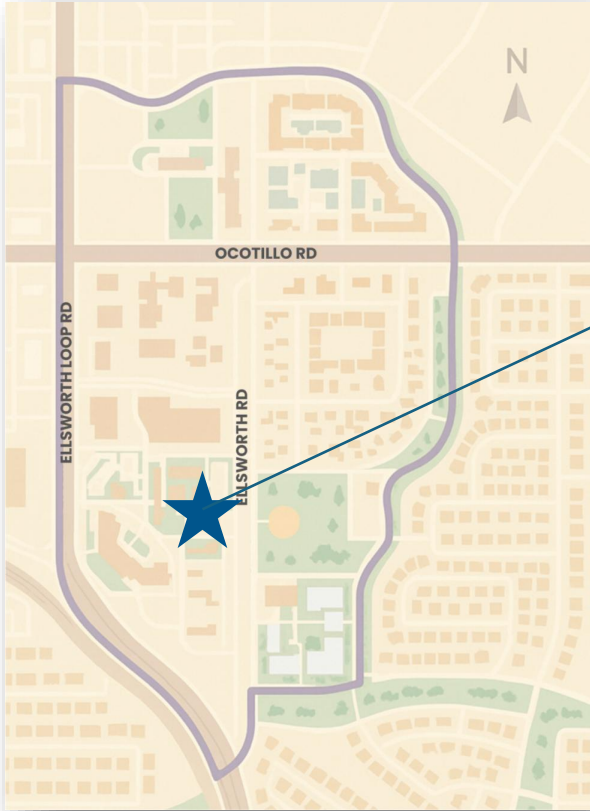


**Anticipated Opening:** Completion of shell building Jan/Feb 2027.



## DOWNTOWN

# Queen Creek Police Department Headquarters



BEFORE



AFTER



### Project Details:

**Address:** Located off Ellsworth Road, north of Crewse Lane

**Development:** Public Safety Investment

**Status:** Under Construction. Anticipating opening 2028

**INVESTTHEQC**

# DOWNTOWN

*Now Open!*



**Circle K**



**Sweet Creek Boutique**



**QC Accounting**



*Coming Soon!*



- Creekside Commons - 22036 S. Ellsworth Rd. (former Grand Canyon Title)
- Redevelopment of Naturopathic/Yoga Studio (Cactus Plaza)
- Residential conversion to office along Ellsworth Rd
- Randy's Donuts

**...and more!**

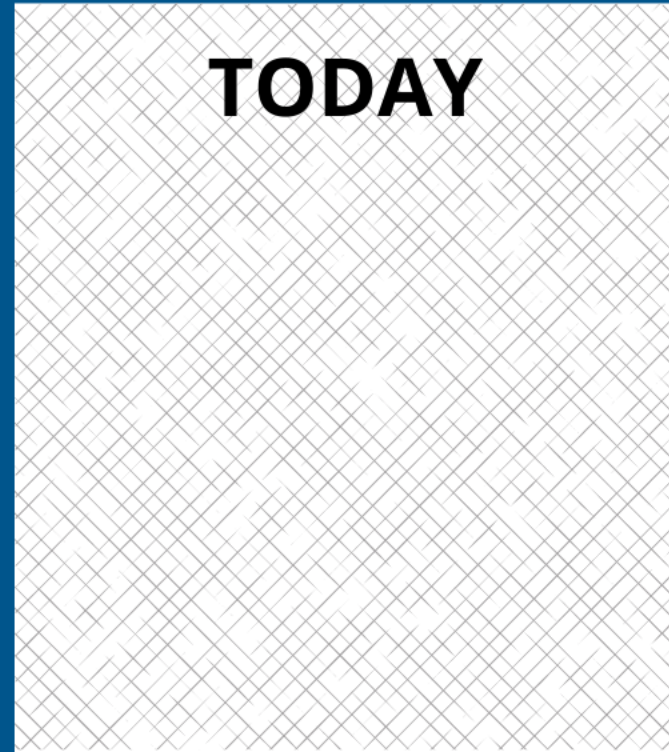
## DOWNTOWN

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

**57x**  
GREATER



**4,000 SF**



**230,000 SF**



# *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



INVESTTHEQC.COM



**INVESTTHEQC**



# DOWNTOWN

## *Downtown Vibes*



An aerial photograph of a park and surrounding residential area, overlaid with a semi-transparent blue filter. The park features a large, open grassy field, a winding path, and several trees. Residential buildings and parking lots are visible to the right of the park. The word "Parks" is written in a white, cursive font on a yellow rectangular background in the lower-left quadrant.

*Parks*



## Founders' Park Dog Park

**NOW  
OPEN**





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



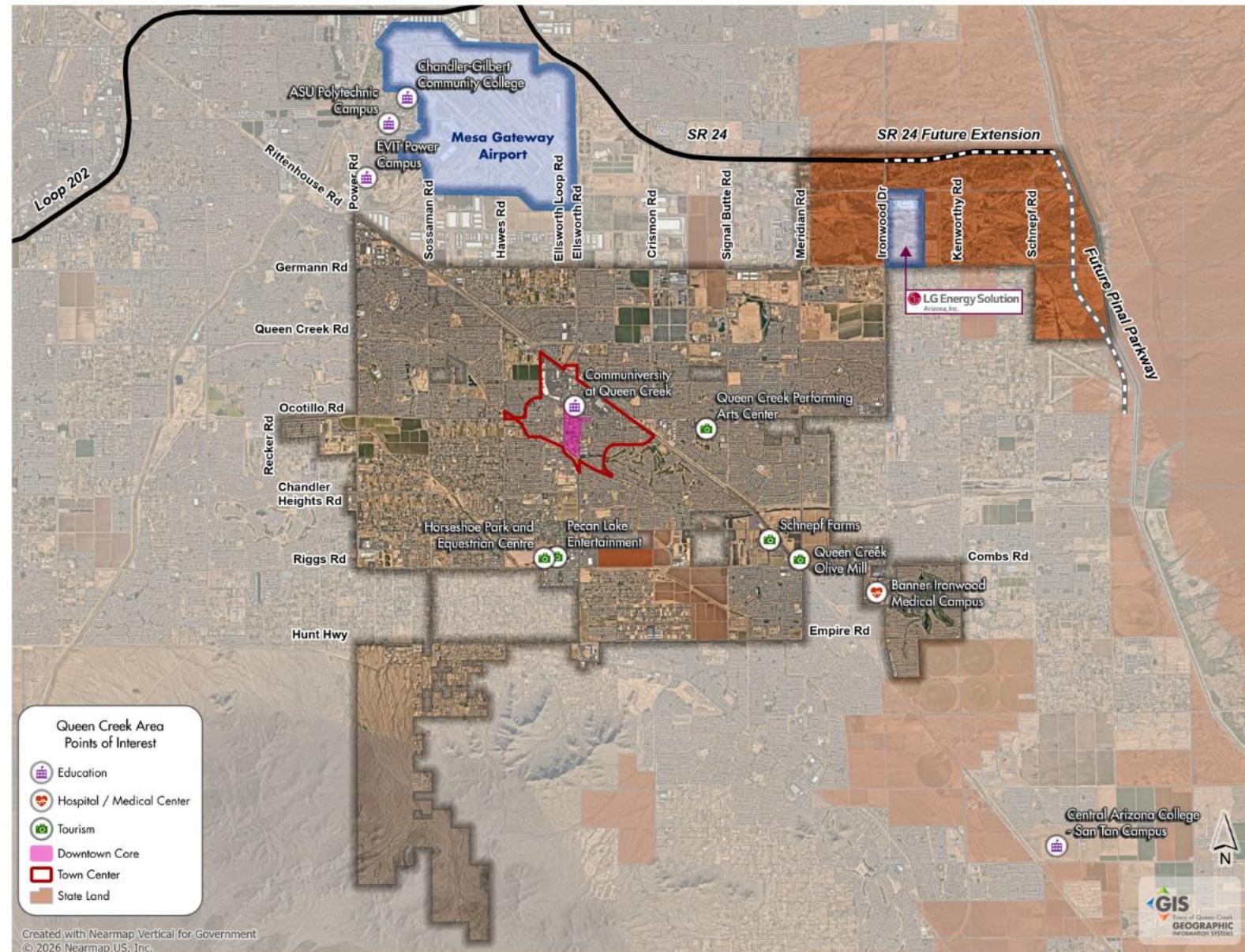




# Industrial *Employment*

# INDUSTRIAL EMPLOYMENT

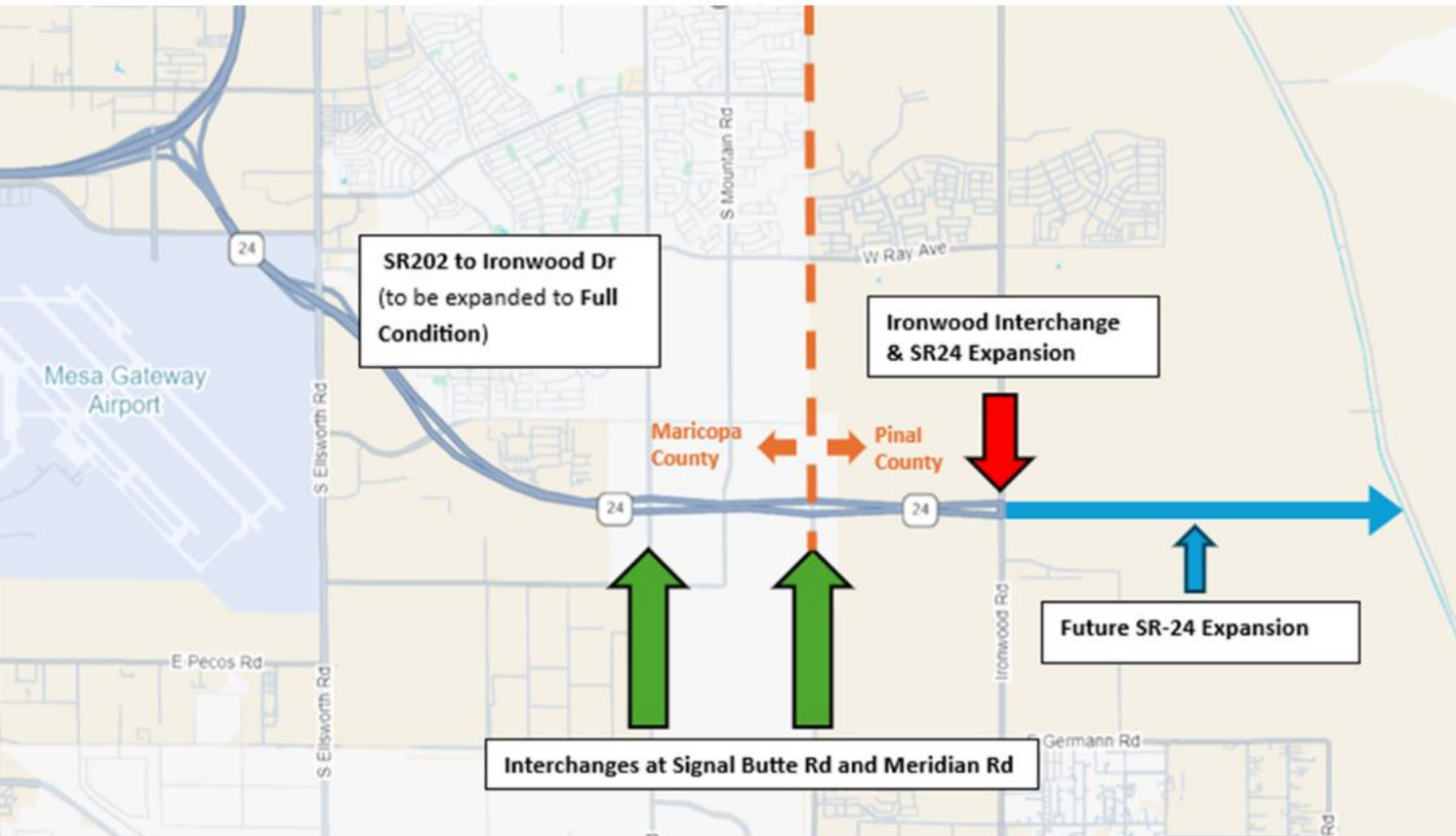
## Overall Town Map





# INDUSTRIAL EMPLOYMENT

## 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**

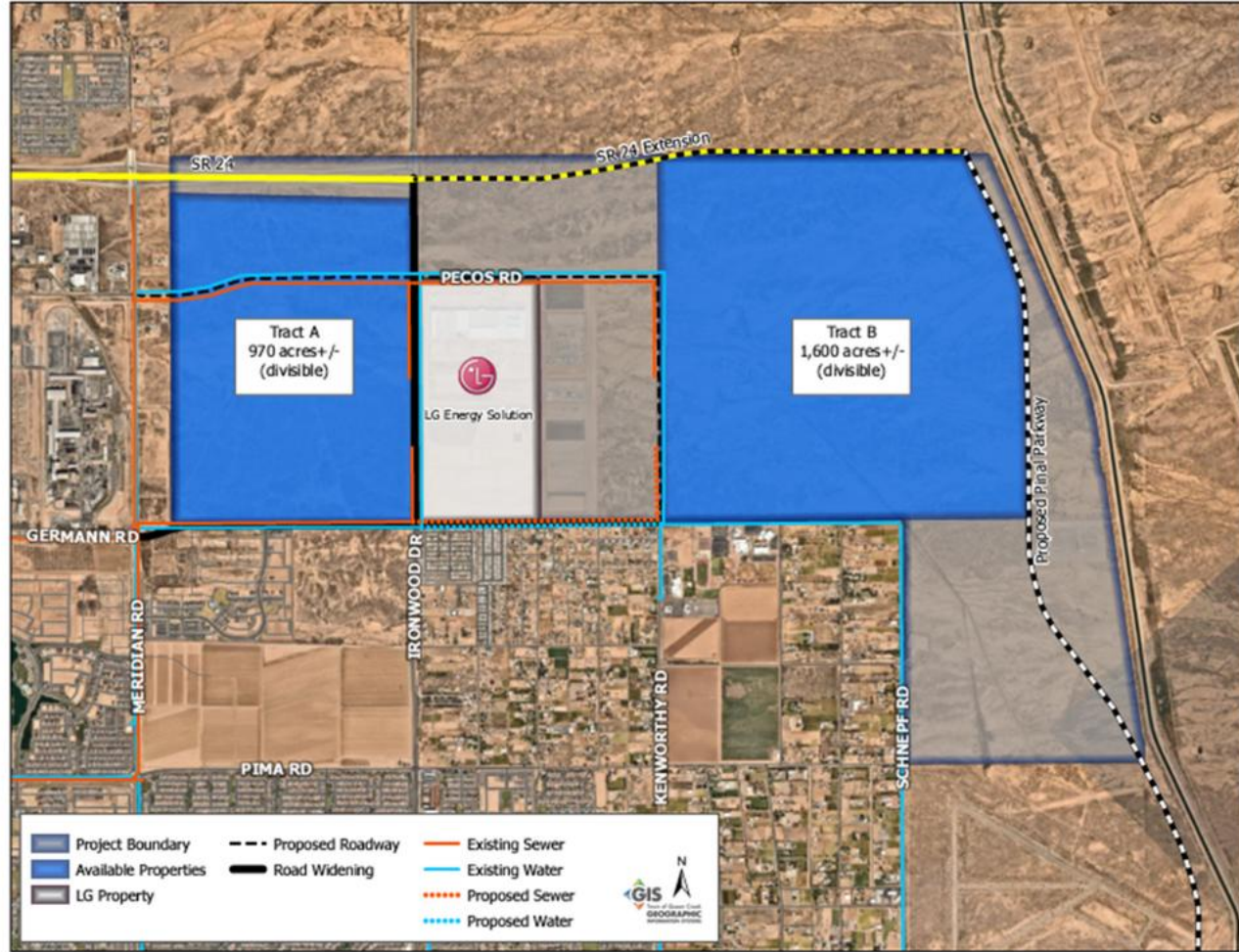


**Talented Workforce**

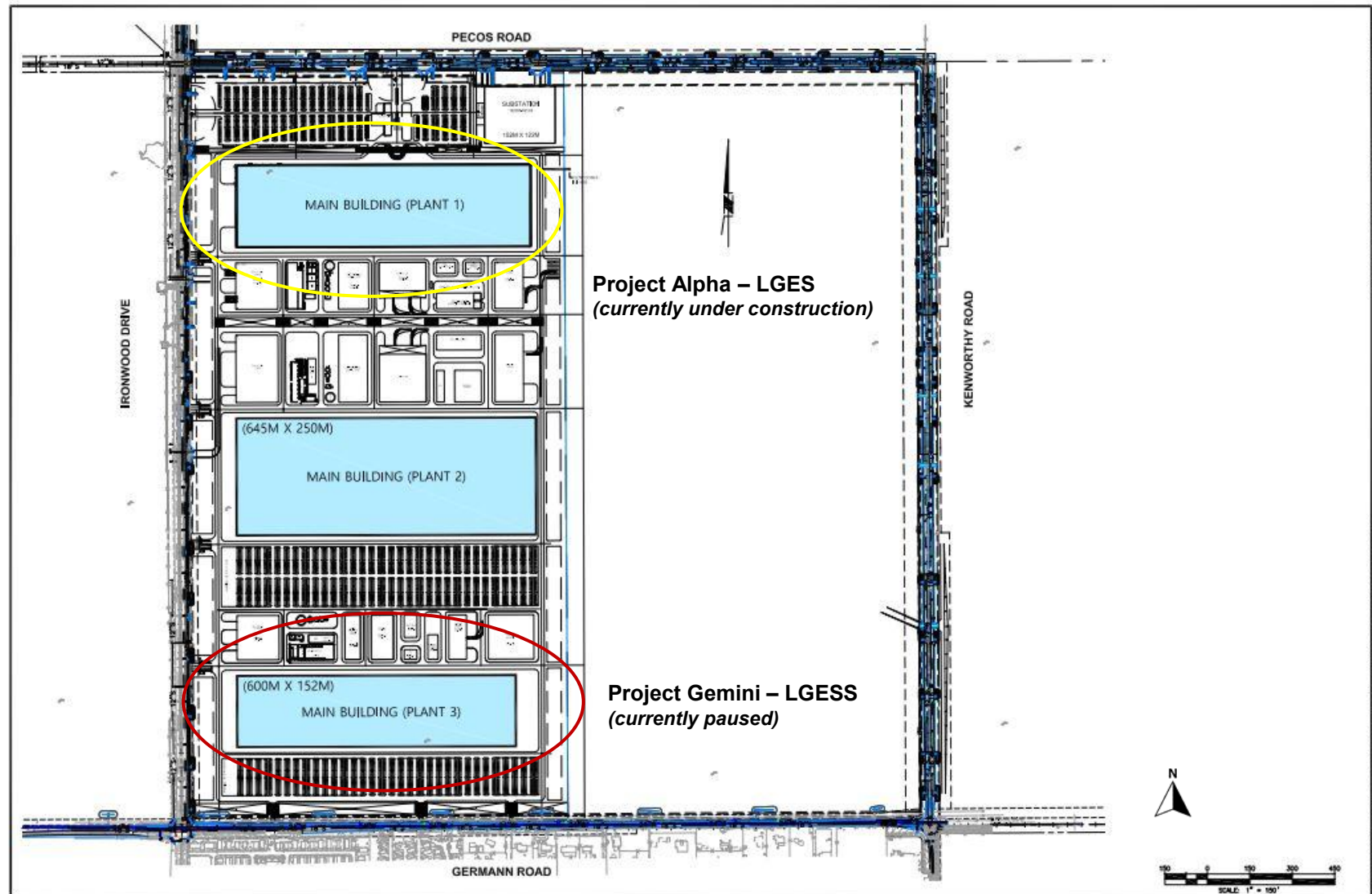


## State Land

**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





# INDUSTRIAL EMPLOYMENT

CYLINDRICAL

*Battery*



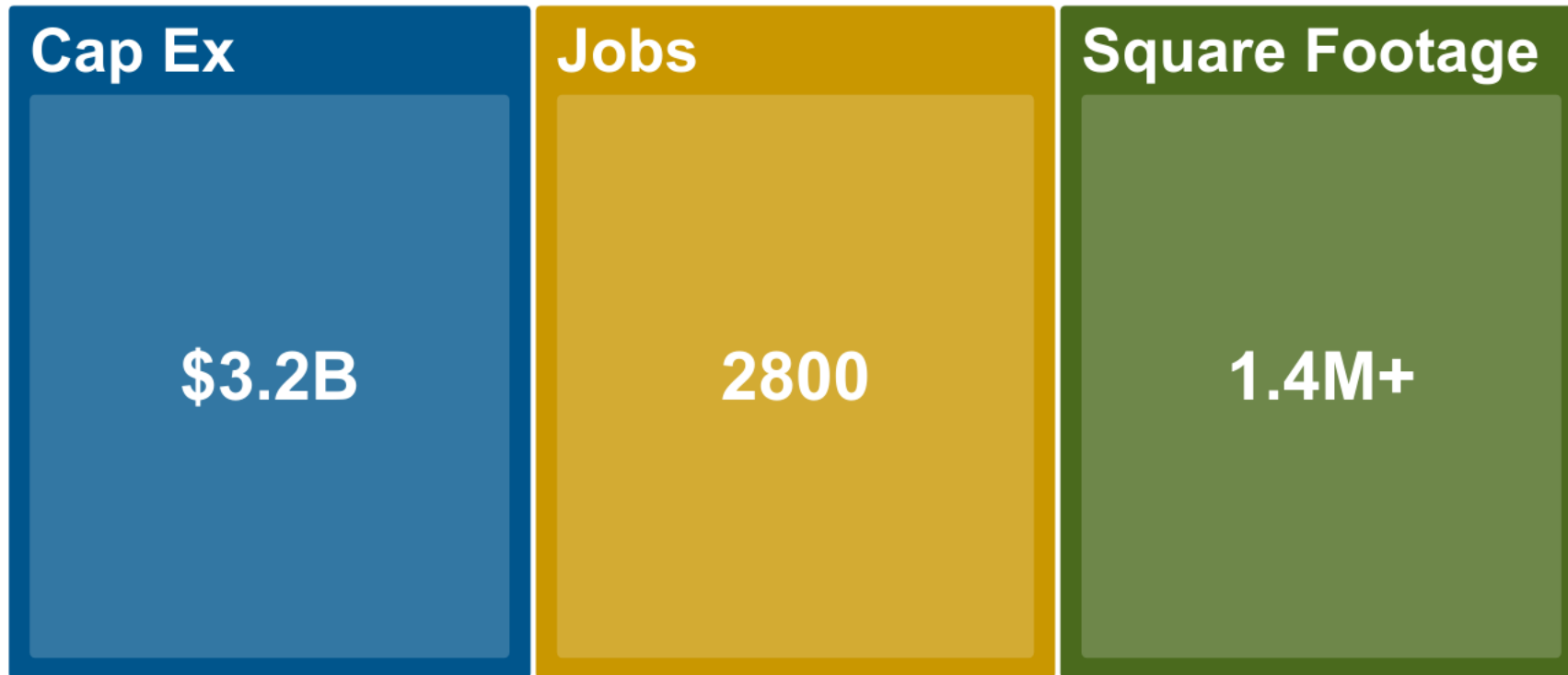
vs.

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

## *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





# INDUSTRIAL EMPLOYMENT

## Jorde Site

### SWC Crismon and Germann Roads

- 57 acres, light industrial-zoned, greenfield site
- 2.2 miles south of the SR24







### SEC Crismon and Germann Roads

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





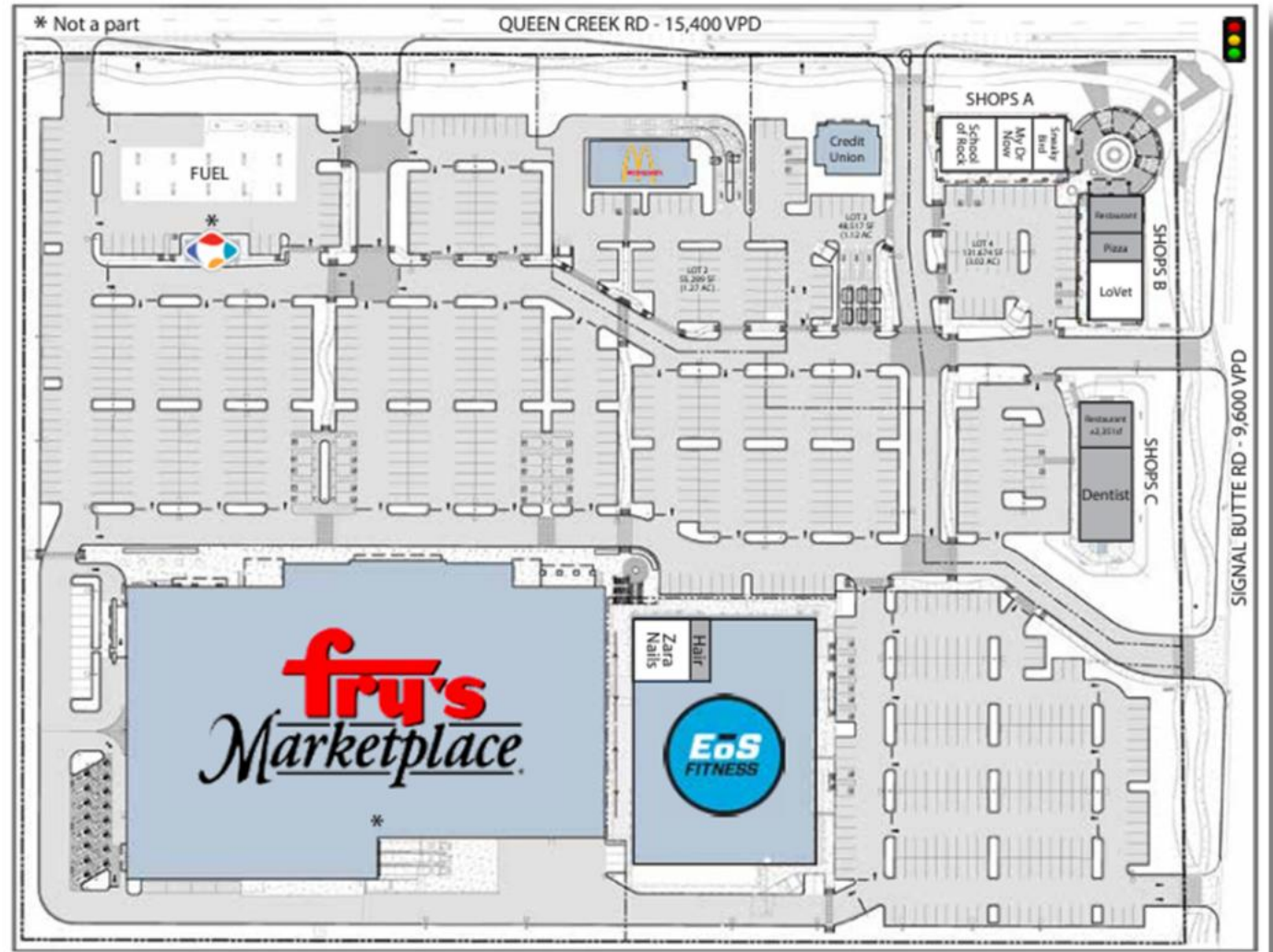
**Retail**

*& 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





## Potential Site

### SEC SR24 & Meridian

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





**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*

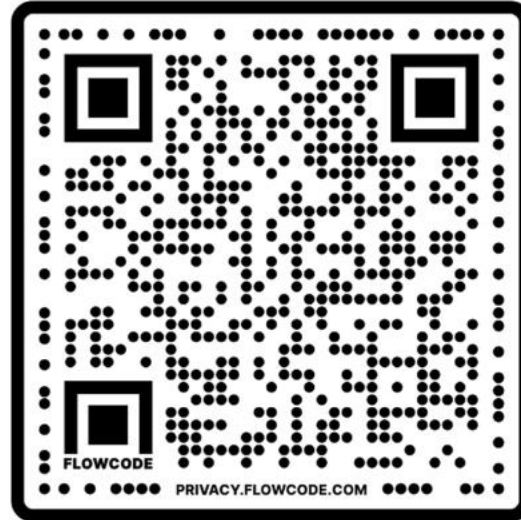


- Sit-down restaurants, including steakhouse
- Office – medical and professional
- Employers, including to support LGES
- Downtown development
- Hotel development
- Agritainment



# RETAIL

QC is Ready for a Steakhouse!



INVESTTHEQC

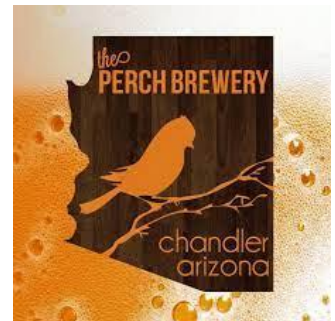
# RETAIL

*New Businesses!*

BAMBOO SUSHI



ZAXBYS



ROOM and PORCH



INVESTTHEQC



# Thank you!



**ACCREDITED  
ECONOMIC  
DEVELOPMENT  
ORGANIZATION**

*International Economic Development Council*



**[InvestTheQC@QueenCreekAZ.gov](mailto:InvestTheQC@QueenCreekAZ.gov)**



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



**[VisitQueenCreekAZ](https://www.visitqueencreekaz.com)**



**[InvestTheQC.com](https://www.investthetheqc.com)**



**TOWN OF  
QUEEN CREEK  
ARIZONA**

**INVESTTHEQC**