



TOWN OF
QUEEN CREEK
ARIZONA

QC is the Place to Be

**Strategically
Located**

INVESTTHEQC

Economic Development Team



Doreen Cott

Economic Development
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Economic Development
Project Manager



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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

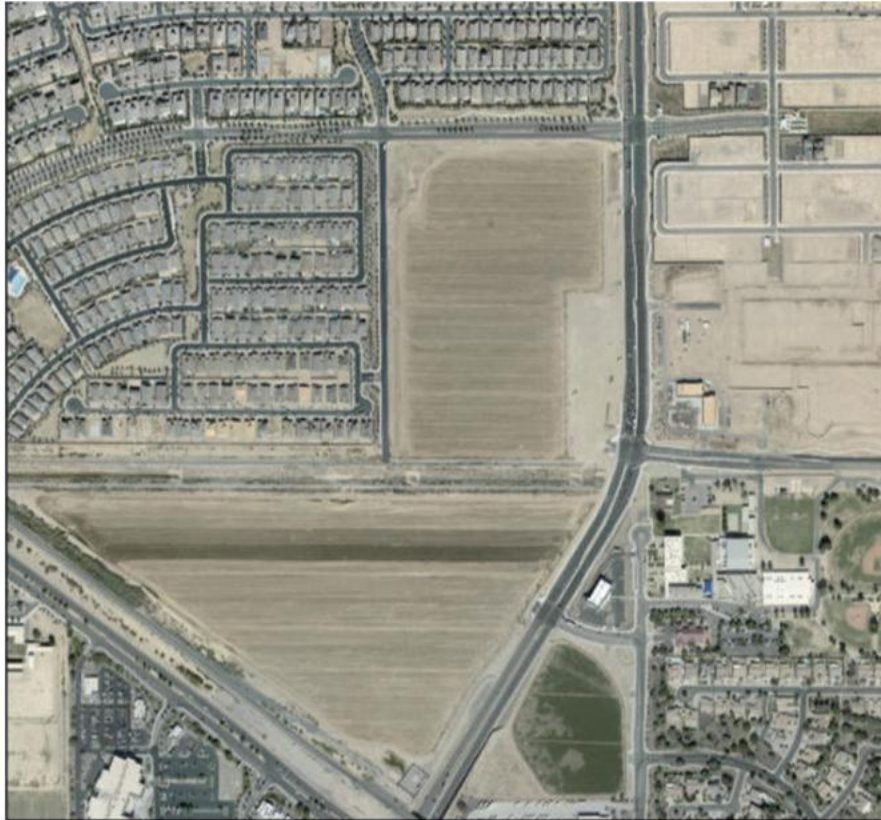
An aerial photograph of a city street, likely in a suburban or urban area, showing houses, trees, and a road. The image is overlaid with a semi-transparent blue filter. A bright yellow rectangular box is positioned on the left side of the image, containing the text 'Then & Now' in a white, cursive font.

Then & Now

INVESTTHEQC

THEN AND NOW

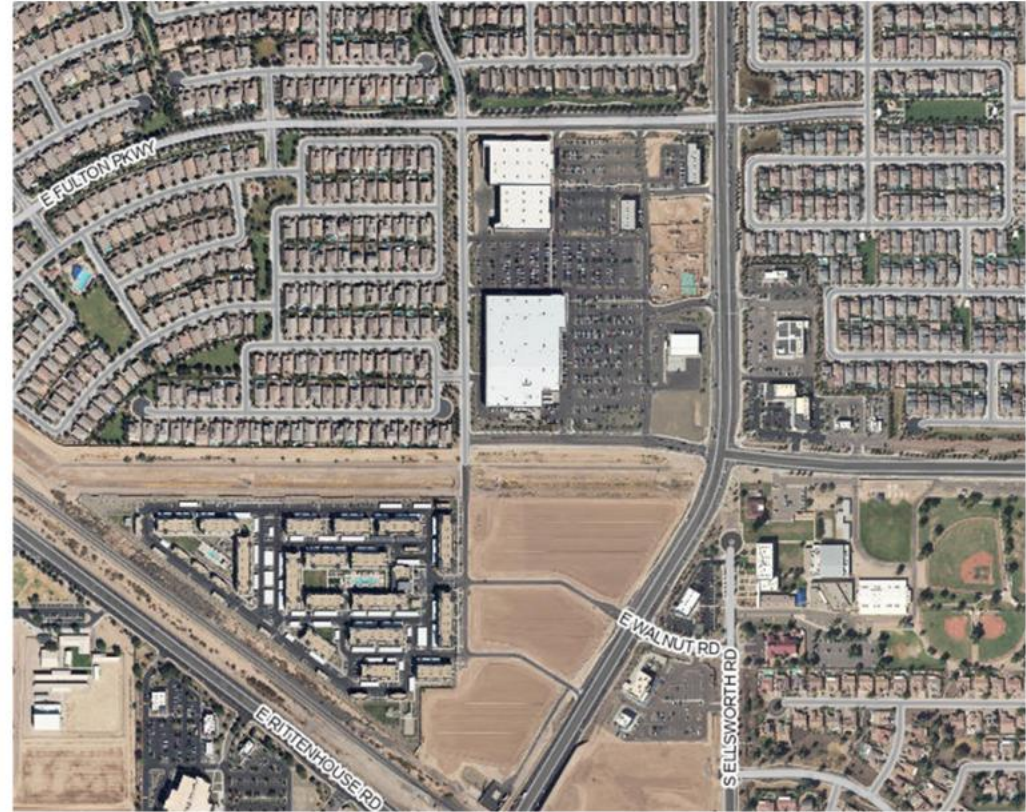
Queen Creek and Ellsworth Road



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

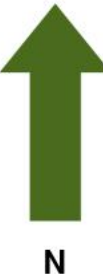
NOW

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)



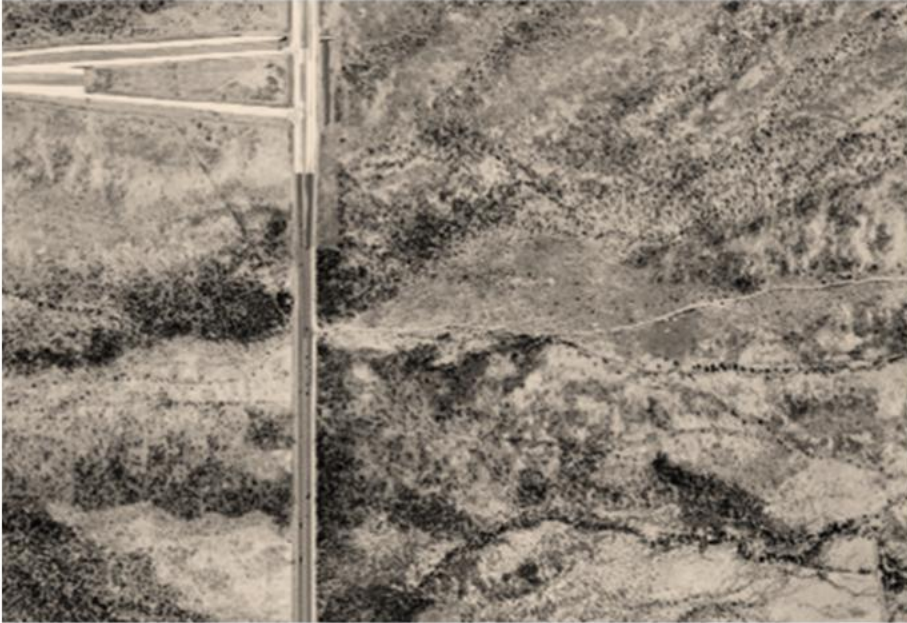
NOW

October 2026/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

September 2026

LG Energy Solution - nearing completion with construction on its 1.4M+ square foot EV battery manufacturing facility (SEC Pecos and Ironwood)

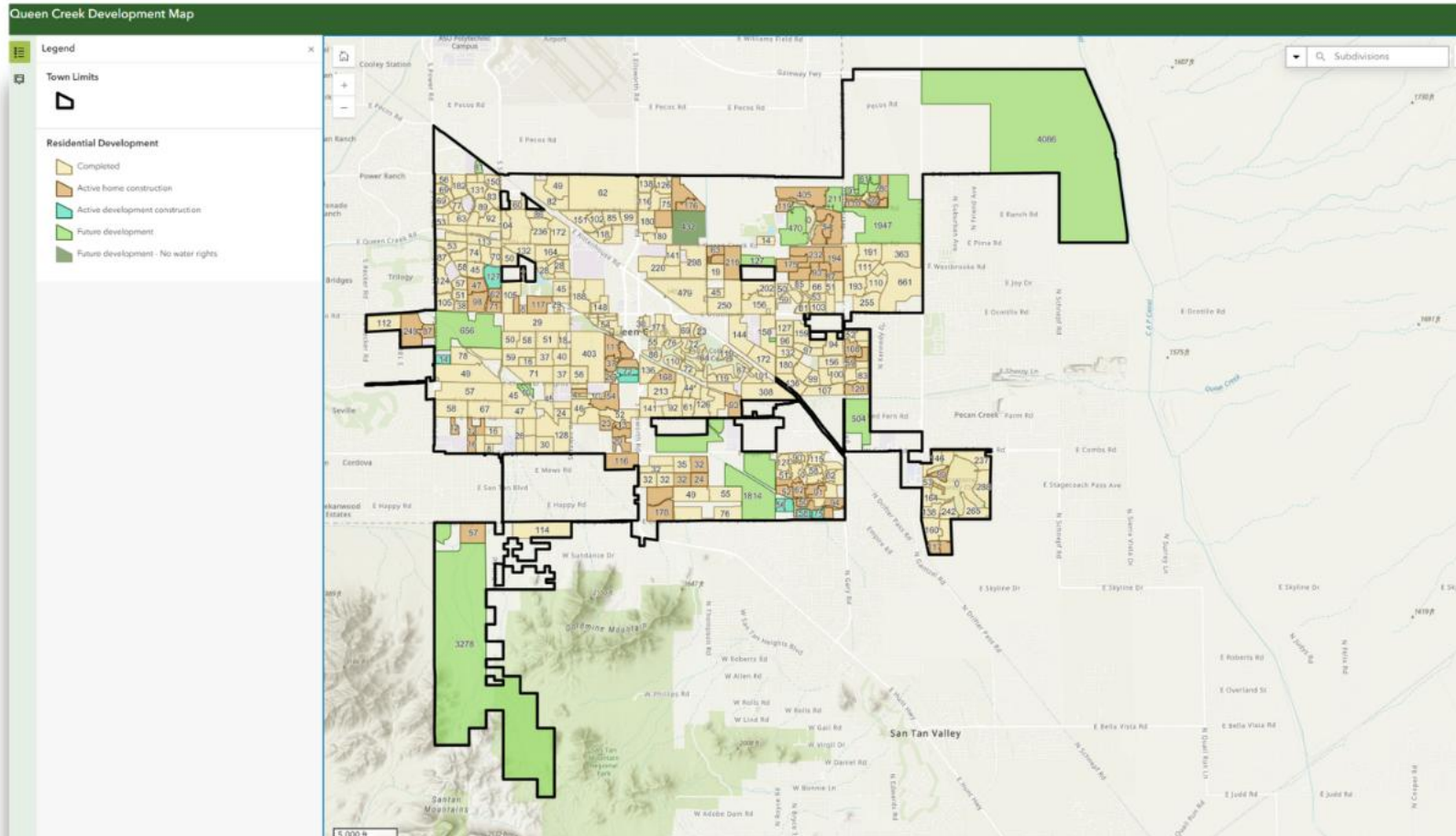


An aerial photograph of a suburban neighborhood, showing a mix of single-family homes and larger multifamily buildings. The image is overlaid with a semi-transparent blue layer. On the left side, there is a yellow graphic element consisting of three stacked rectangular blocks of varying widths, which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

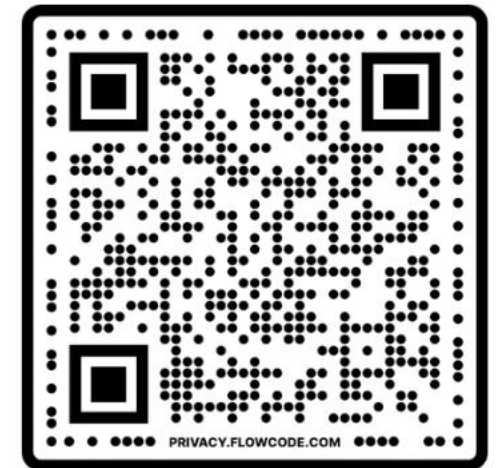
Residential

*Single-Family and
Multifamily*

INTERACTIVE RESIDENTIAL GROWTH MAP



Scan Code



HOUSING ACTIVITY

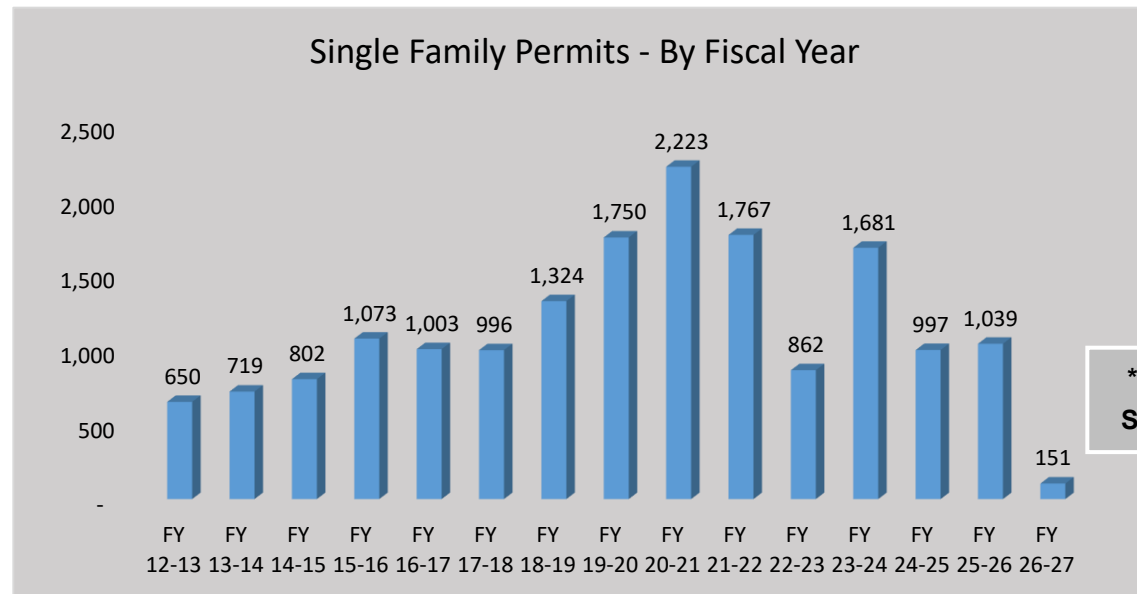
Single Family Permit activity (by calendar year):

- 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 – 557 permits (through Sept. 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

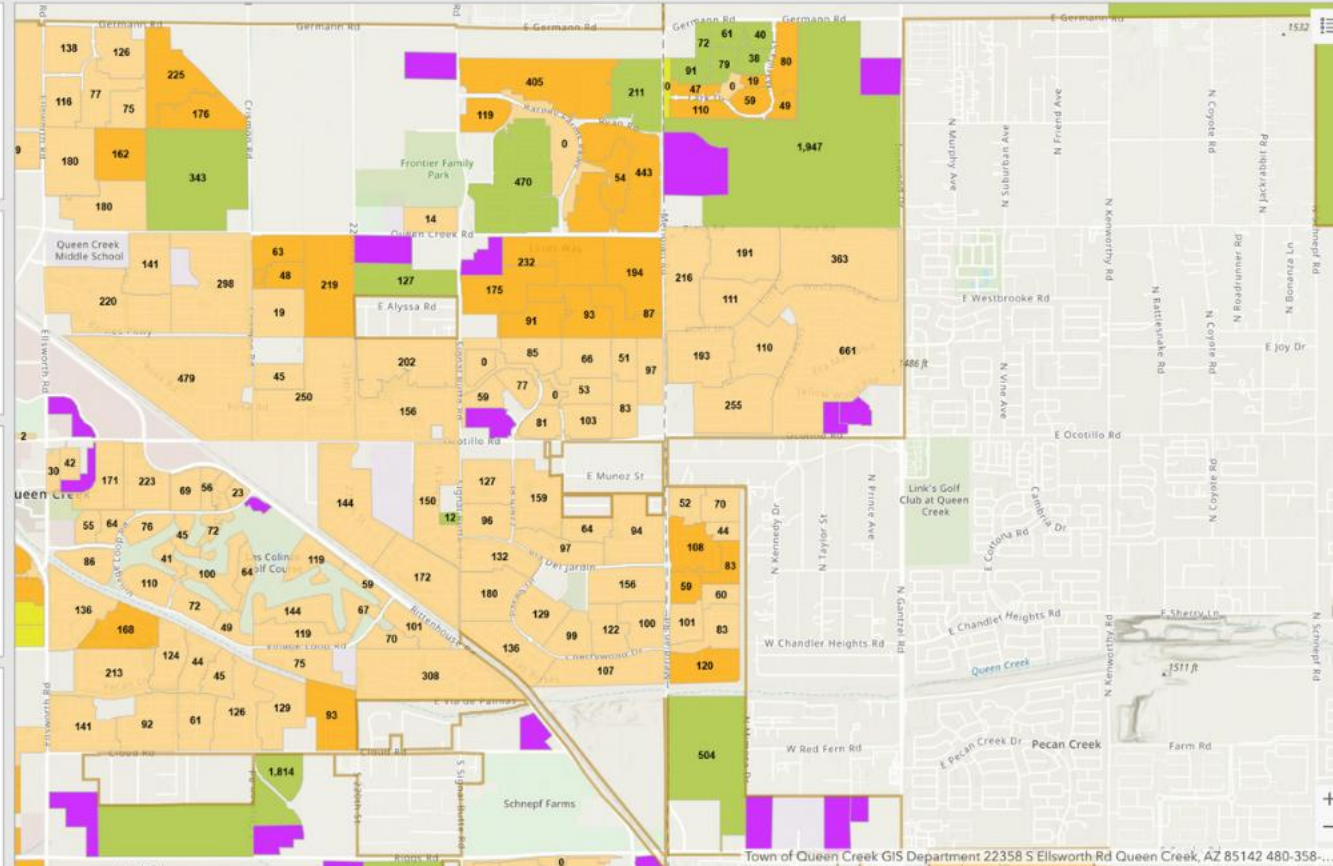
7,177

Number of lots in future developments

13,920

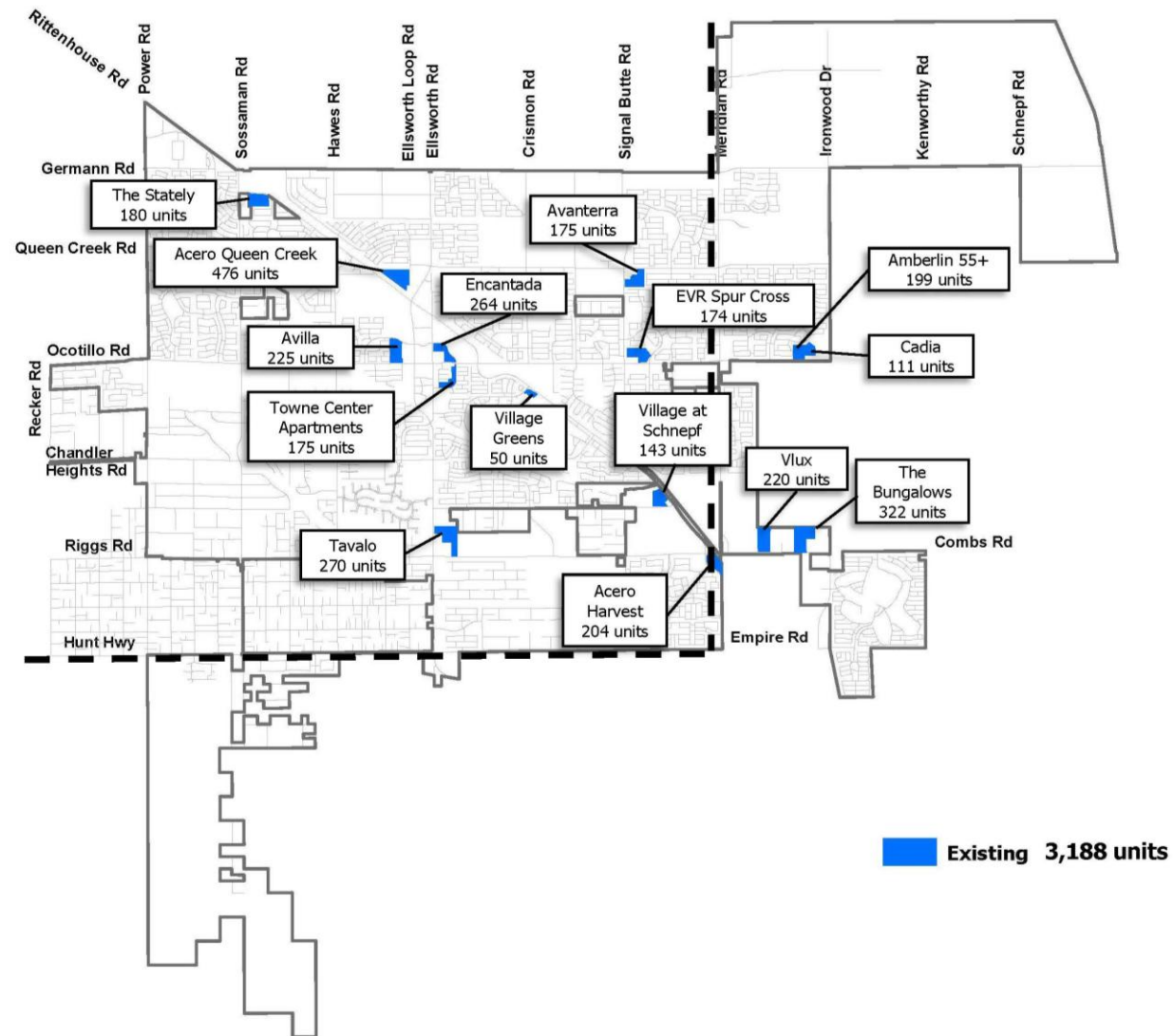
Total Multi-Family Units

5,247

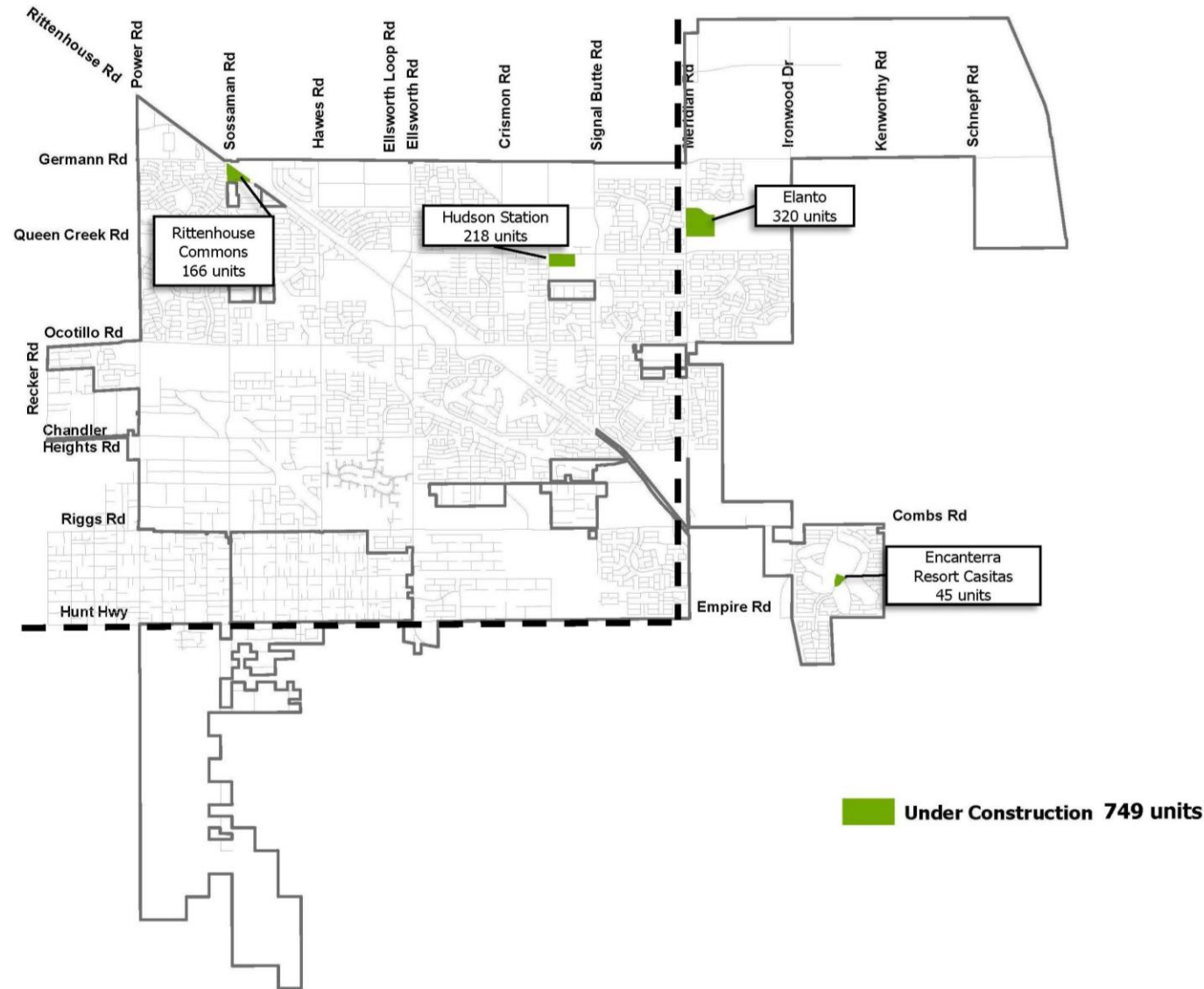


- Town Limits**
- Multi-Family Development**
- Residential Development**
- Future development
 - Active development construction
 - Active home construction
 - Completed

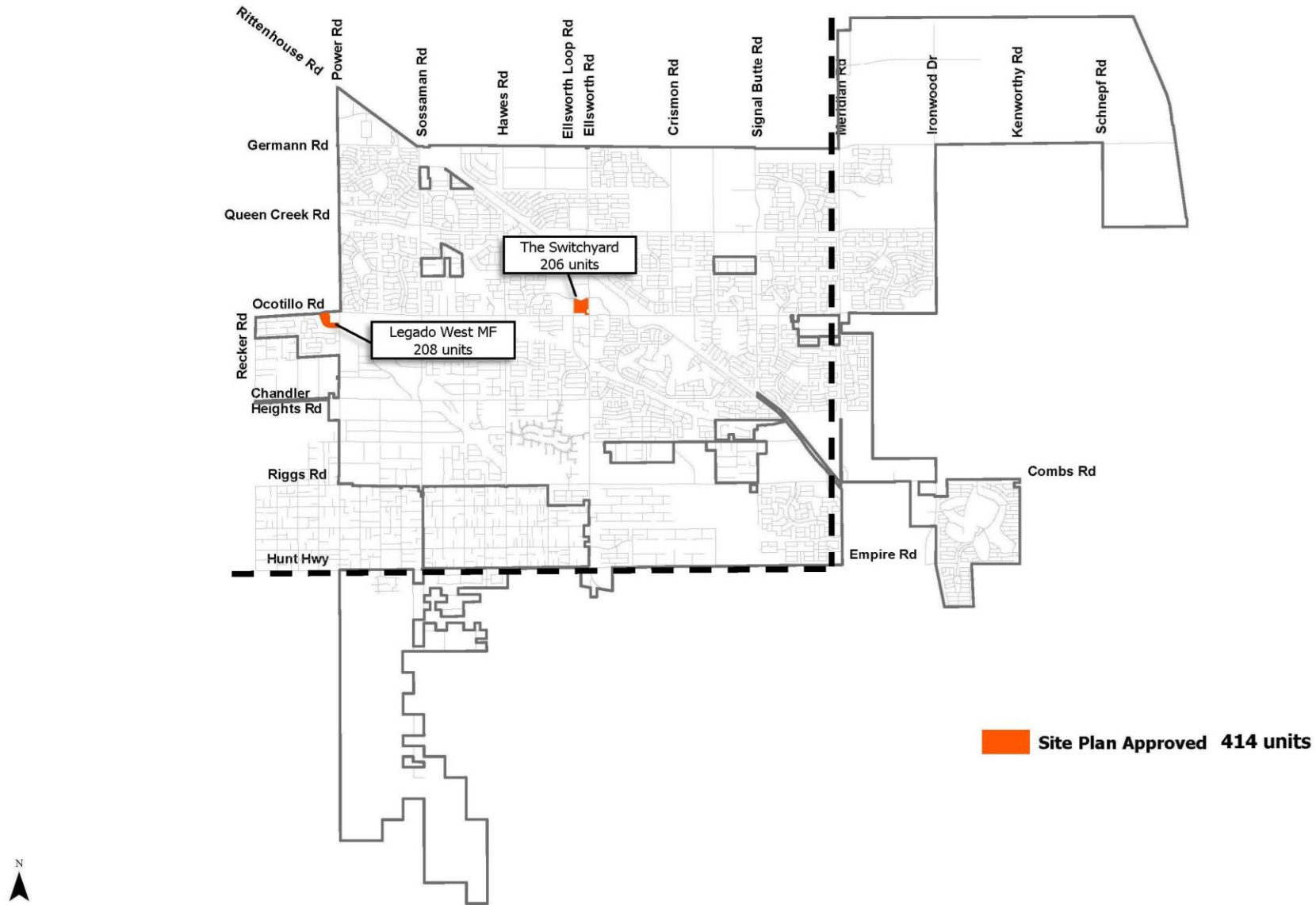
MULTI-FAMILY DEVELOPMENT



MULTI-FAMILY DEVELOPMENT



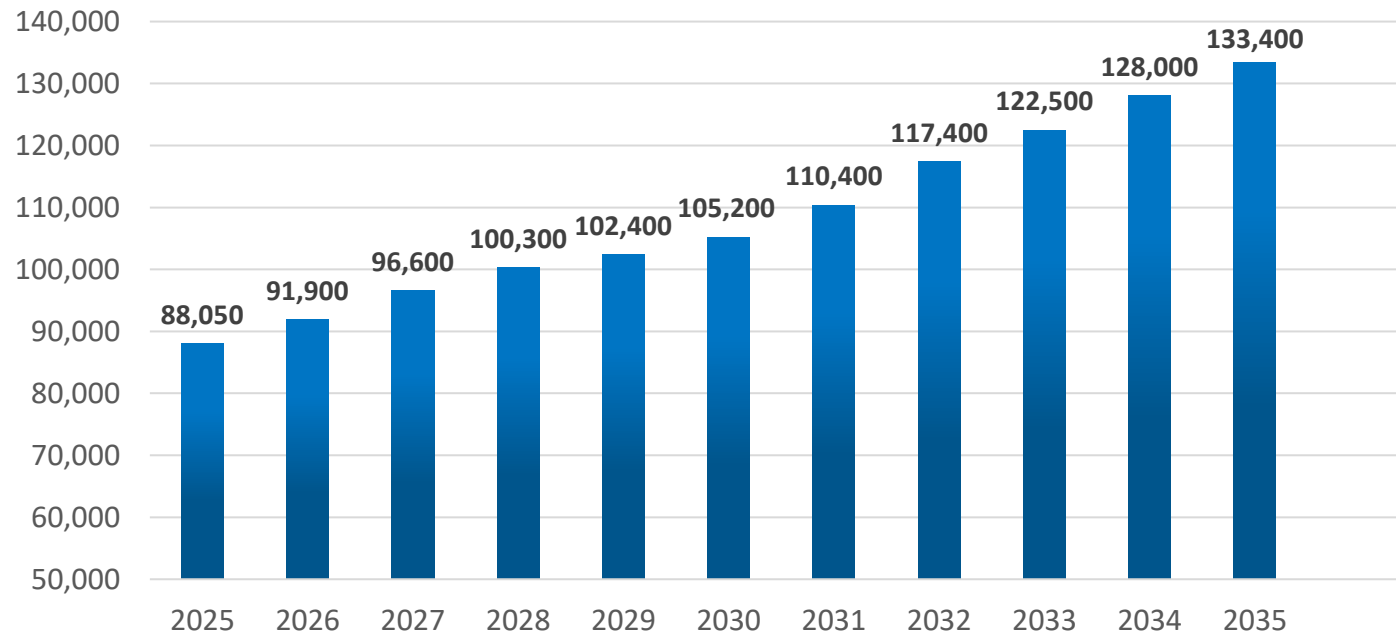
MULTI-FAMILY DEVELOPMENT





Demographics & Workforce

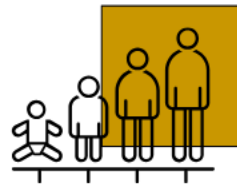
DEMOGRAPHICS



- 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%

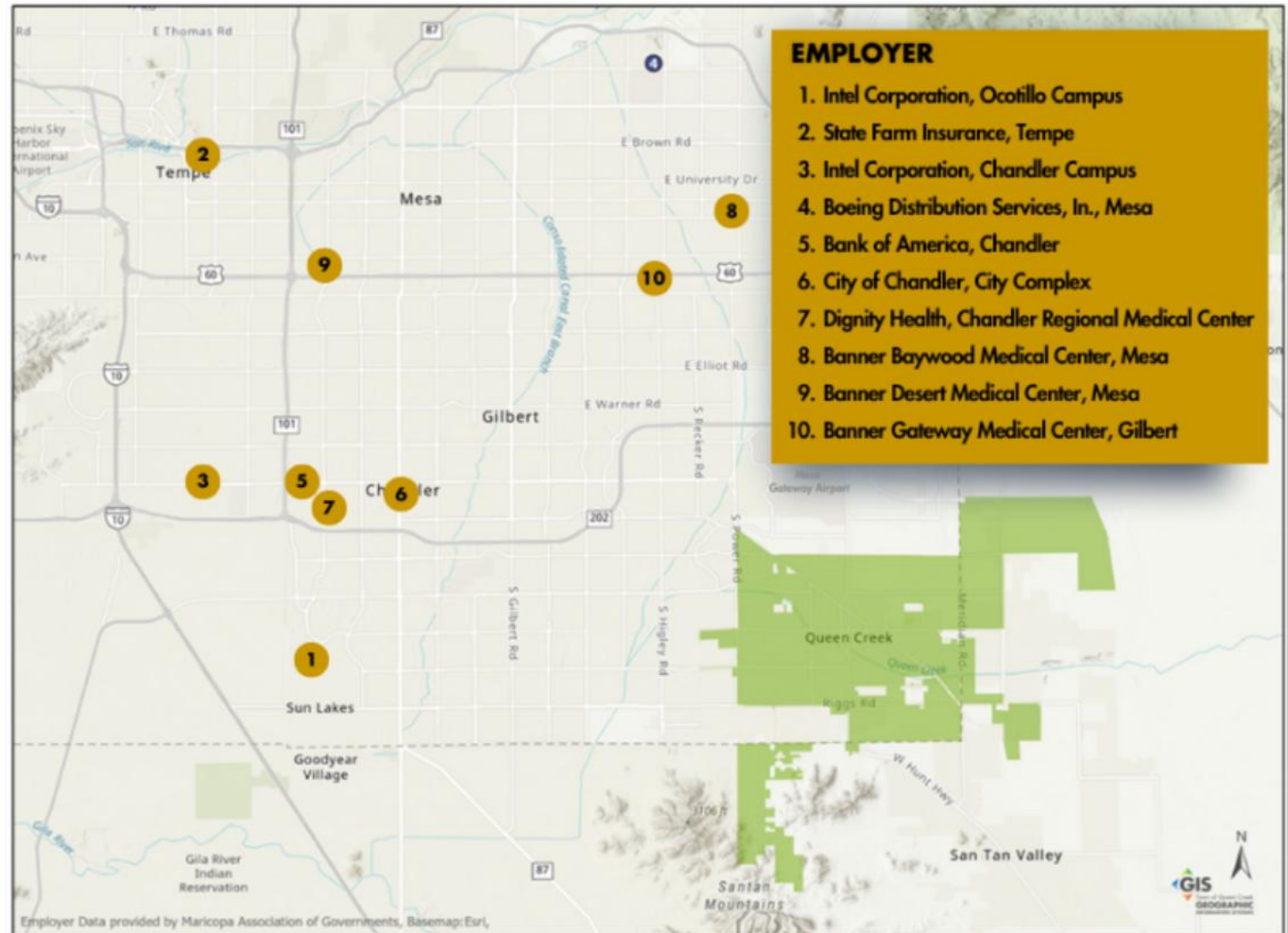
**Average Growth Rate Over
the Next 10 Years**

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



150K
Buildout Population

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

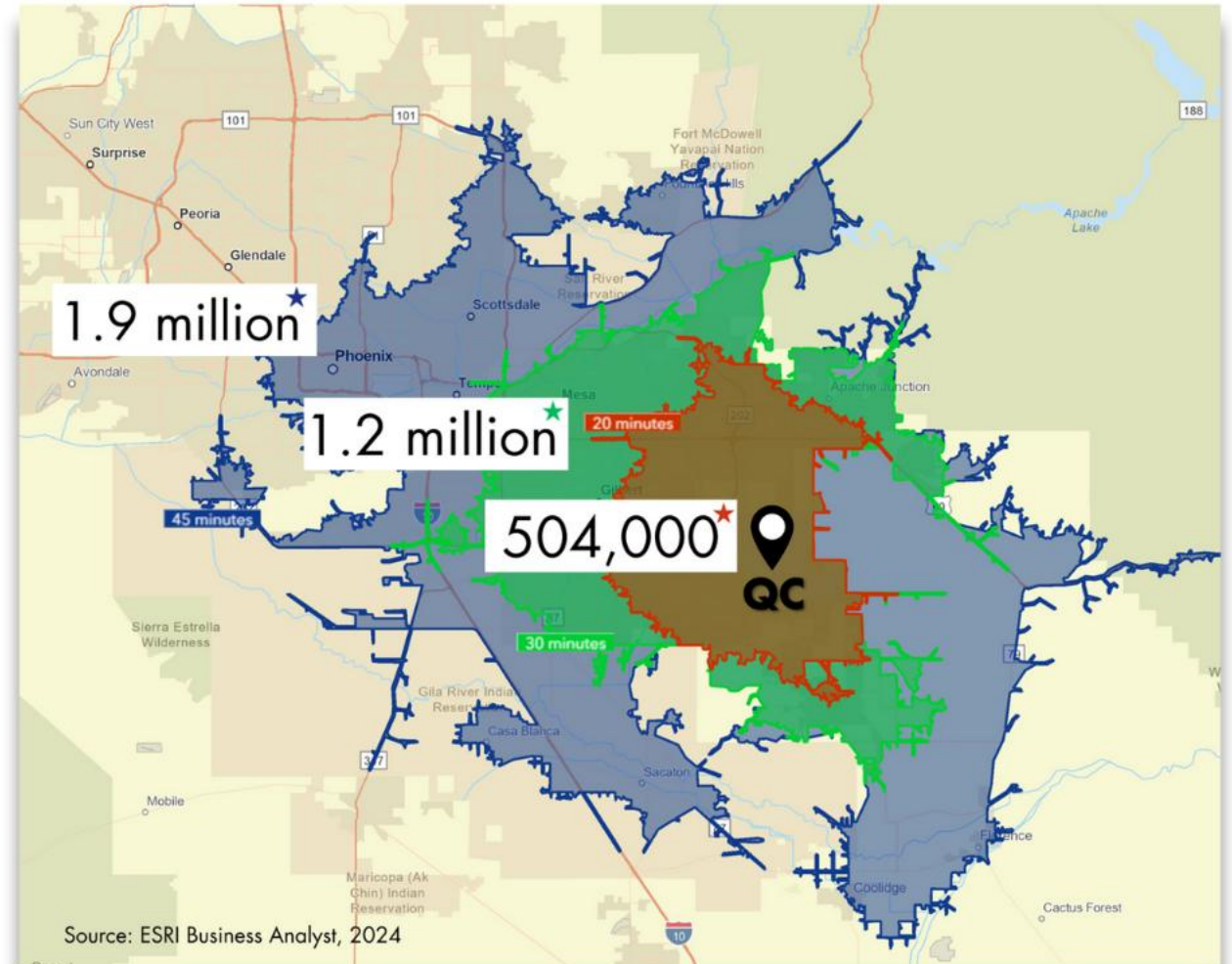


WORKFORCE

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



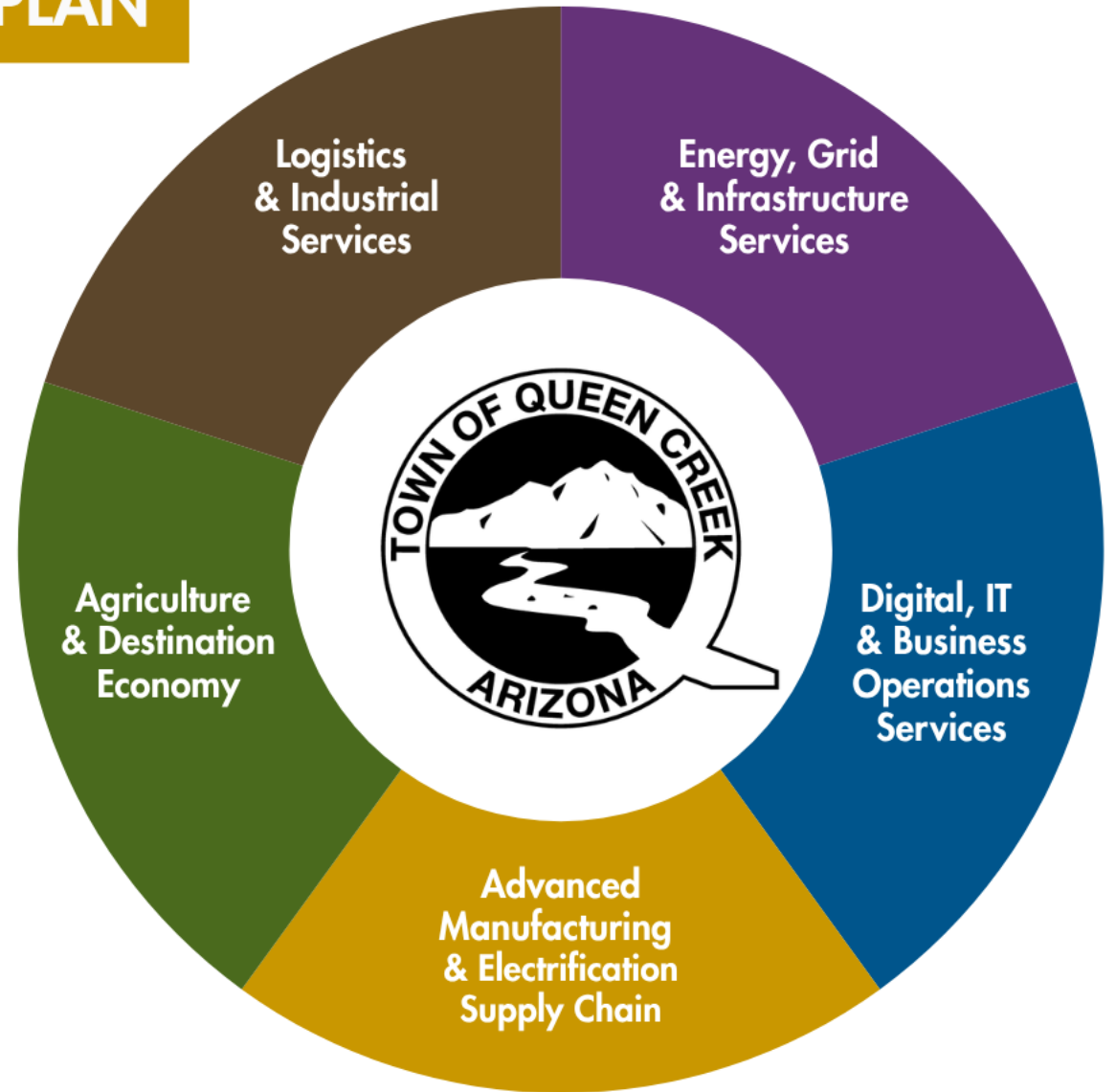
K-12 + WORKFORCE

- The Town of Queen Creek is home to several A and 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

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 TRAILS



COMMUNITY PARKS



Downtown

DOWNTOWN

Private

INVESTMENT *in* DOWNTOWN

\$200M



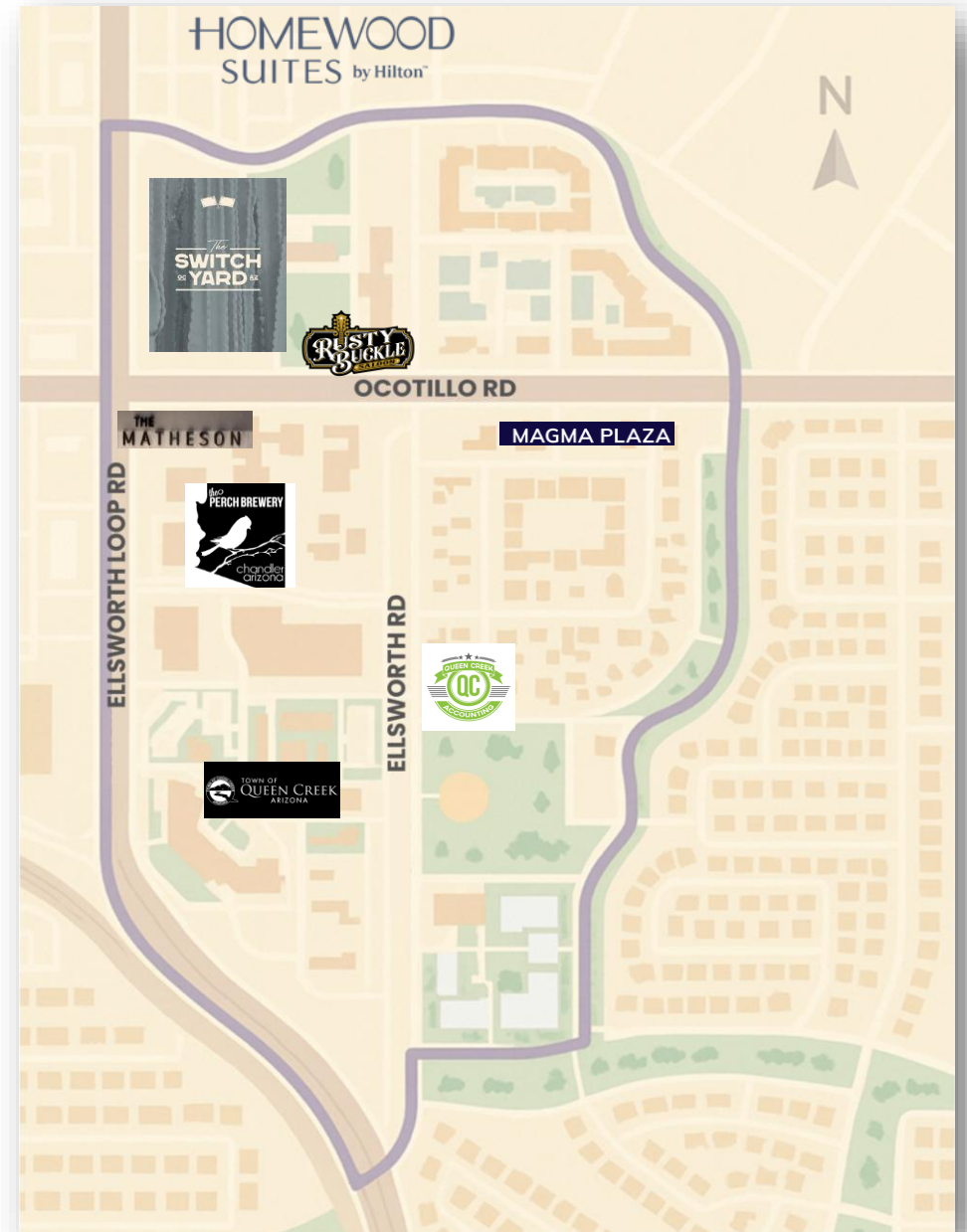
230k SF



DOWNTOWN

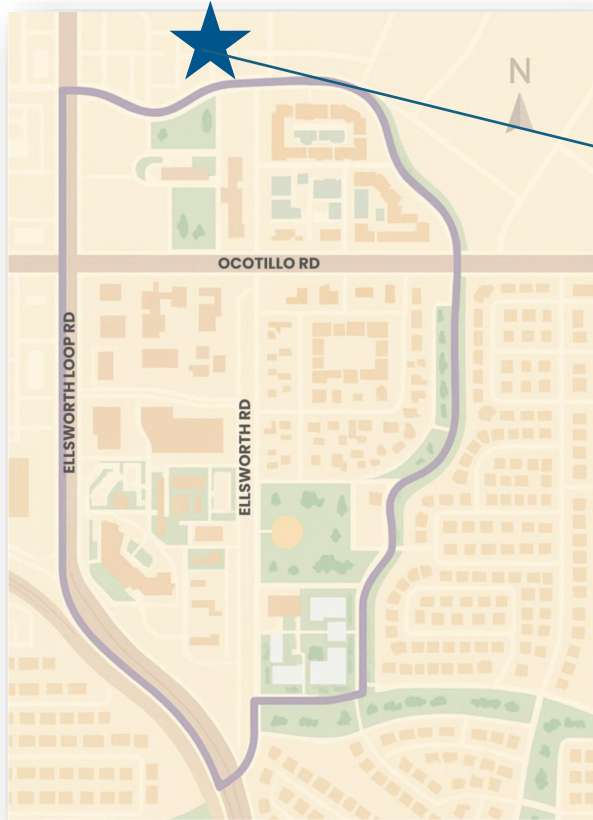
Under Construction

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



DOWNTOWN

Homewood Suites



BEFORE



AFTER



Project Details:

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

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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)

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The Perch Development

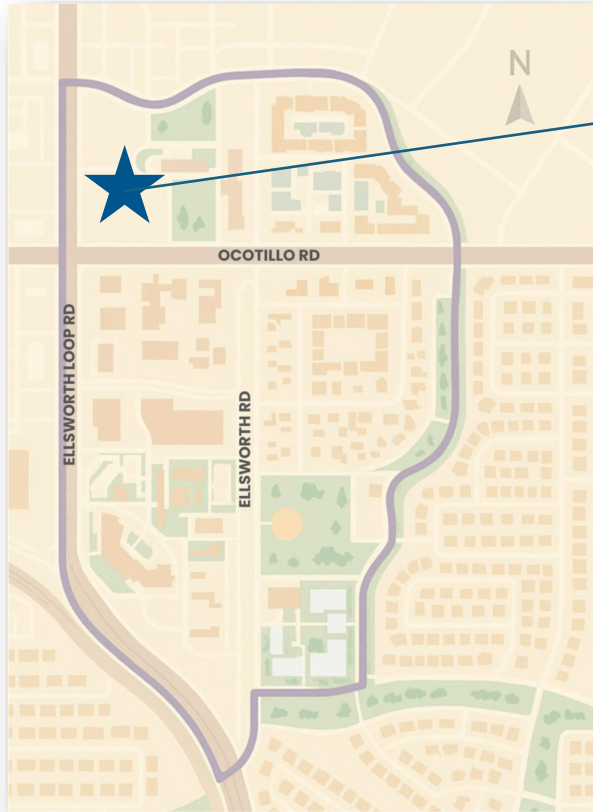
PROGRESS



Anticipated Opening: Late 2026/early 2027 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

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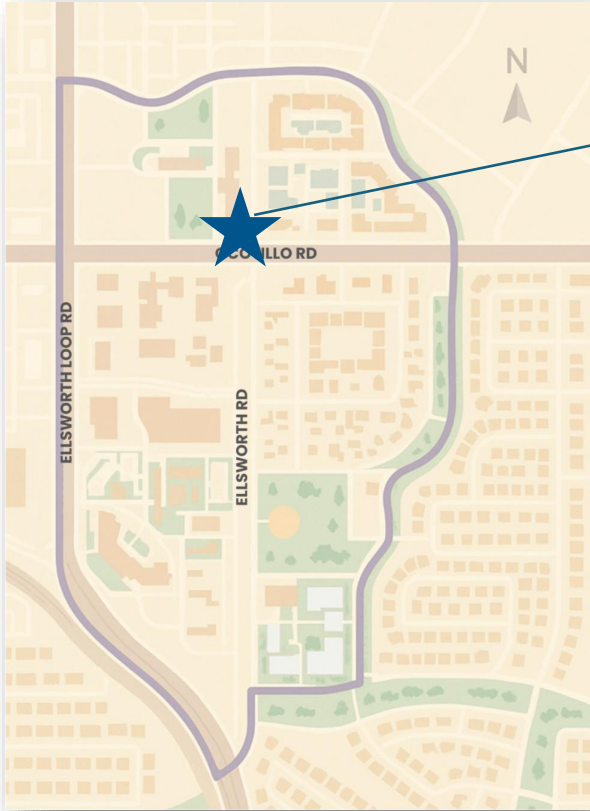
PROGRESS



Anticipated Opening: Postino is anticipating a late October opening. They will be the 1st tenant open. Phase 2 Multi-Family TBD.

DOWNTOWN

Rusty Buckle Saloon



BEFORE



AFTER

Project Details:

Address: 21838 S. Ellsworth Rd.
Development: 8,930 SF restaurant
Status: Opening in late 2026/early 2027

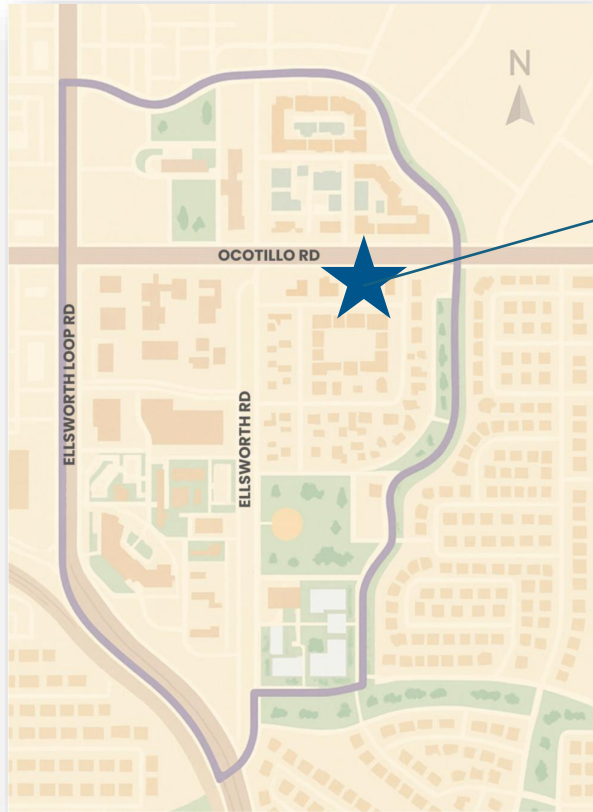
PROGRESS



Anticipated Opening: Opening in late 2026/early 2027

DOWNTOWN

Magma Plaza



BEFORE



AFTER



Project Details:

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

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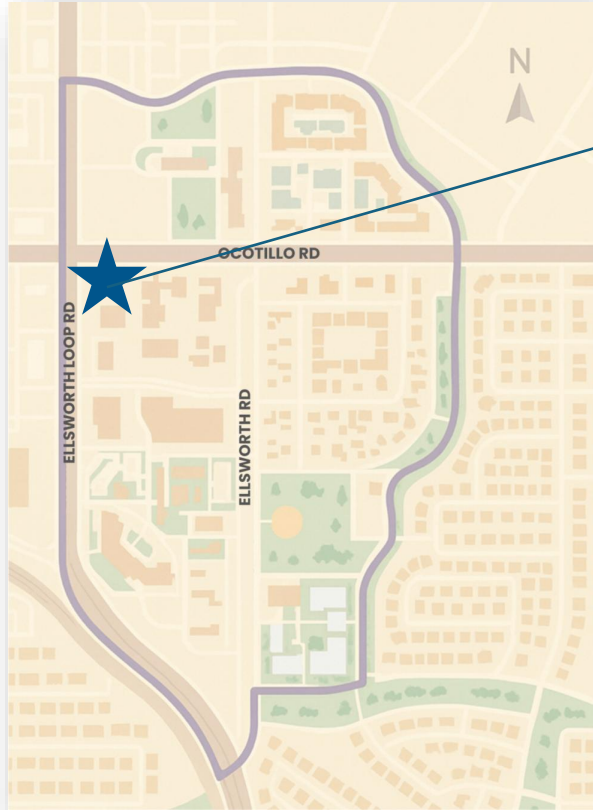
PROGRESS



Anticipated Opening: Demo completed.

DOWNTOWN

The Matheson



BEFORE



AFTER



Project Details:

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

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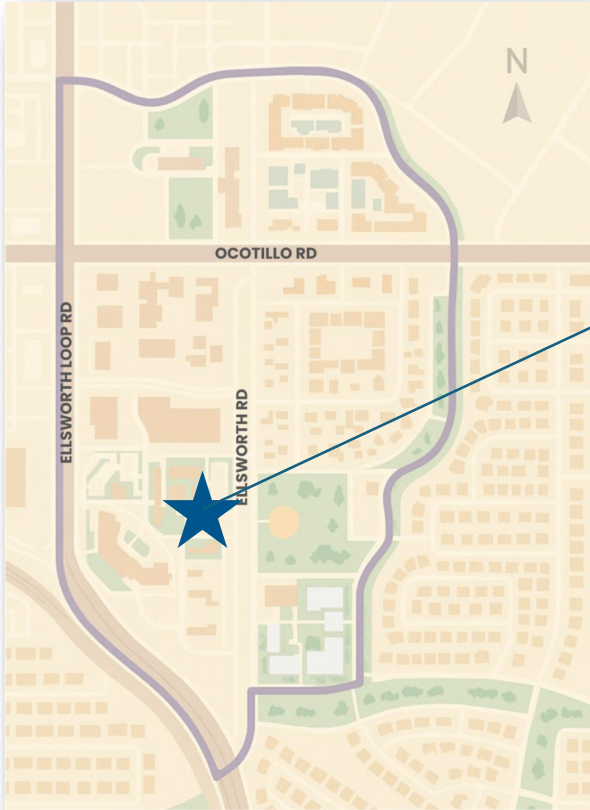
PROGRESS



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

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DOWNTOWN

Queen Creek Police Department Headquarters

PROGRESS



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DOWNTOWN

Now Open!



Circle K



Sweet Creek Boutique



QC Accounting

Coming Soon!



- Creekside Commons - 22036 S. Ellsworth Rd. (former Grand Canyon Title)
- Residential conversion to office along Ellsworth Rd
- Randy's Donuts

...and more!

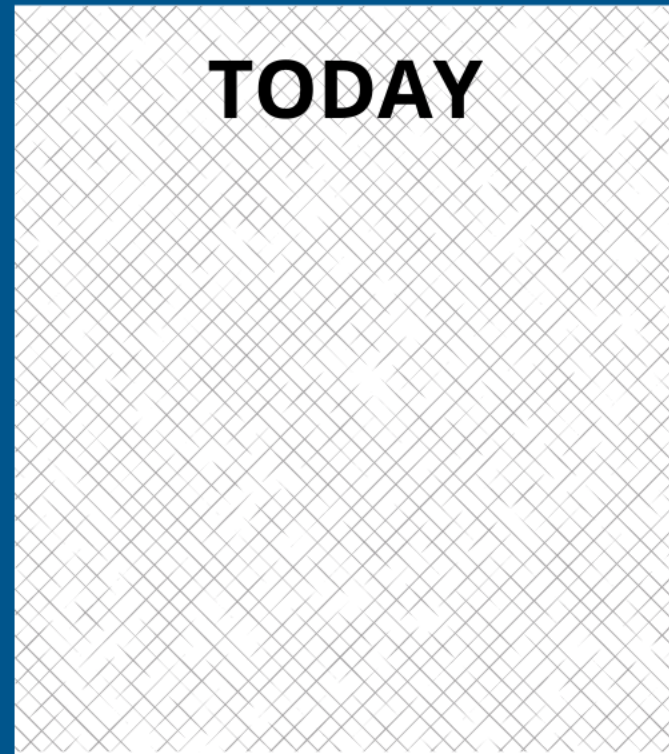
DOWNTOWN

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



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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



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

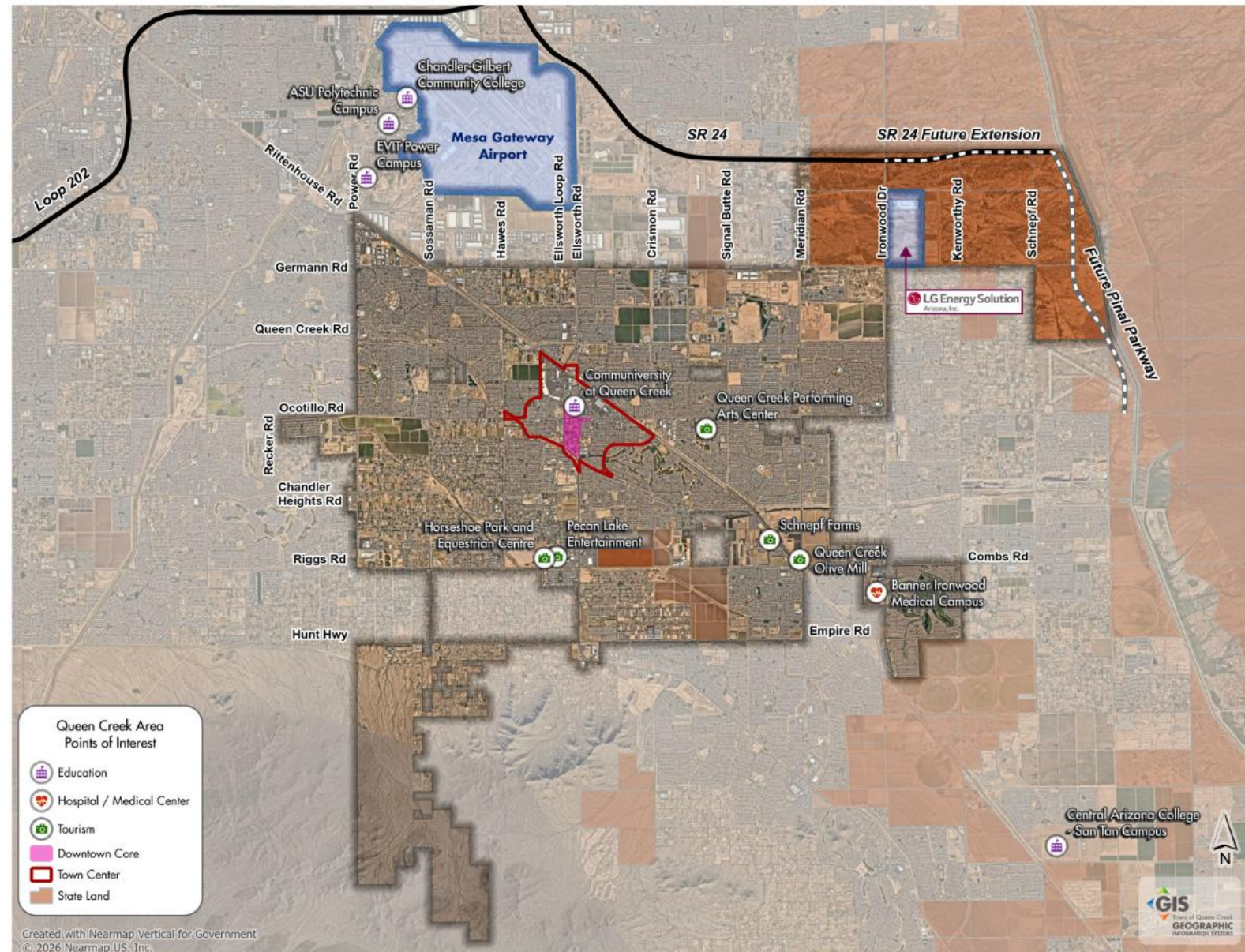




Industrial *Employment*

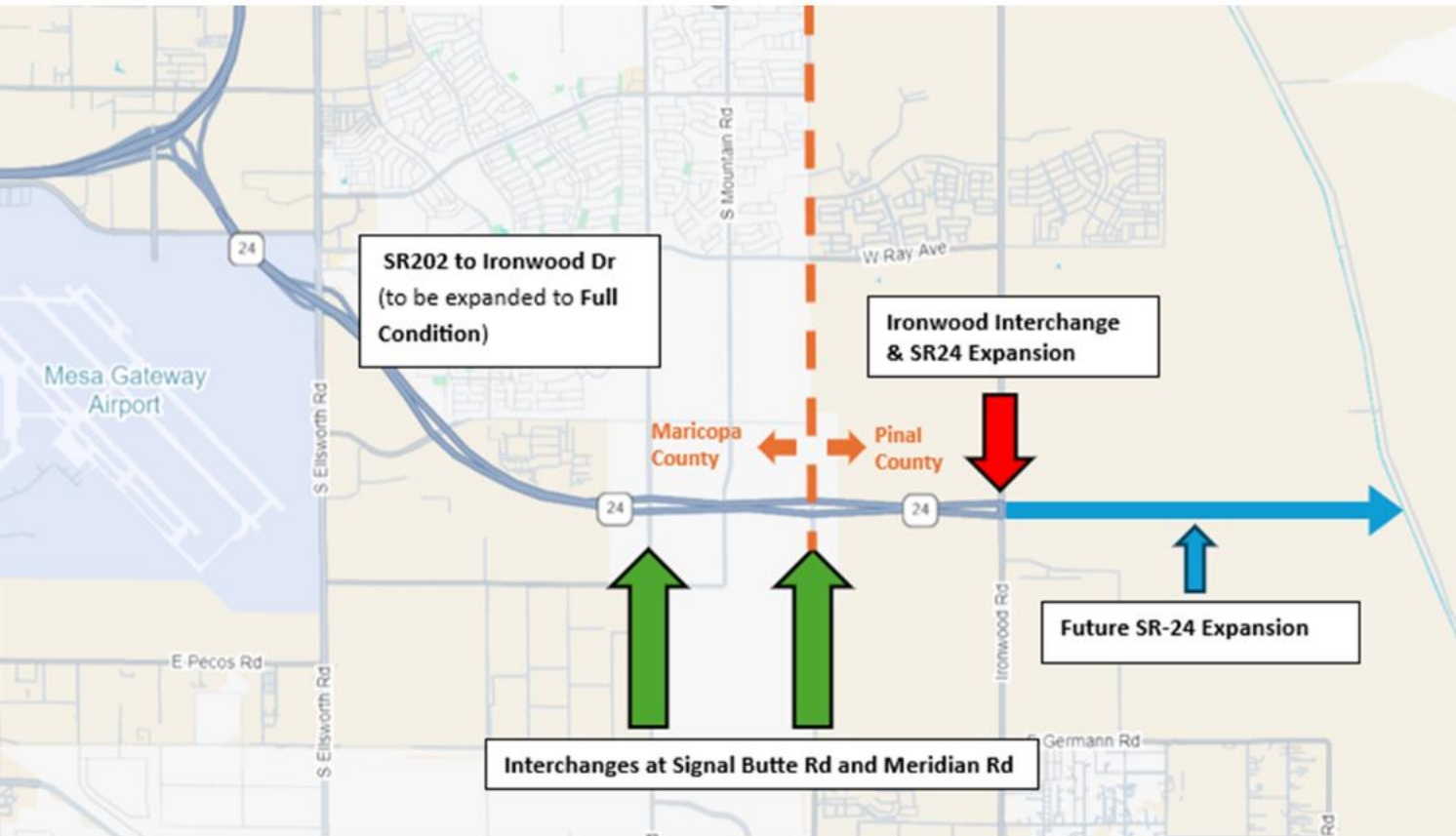
INDUSTRIAL EMPLOYMENT

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/early 2027.
- 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

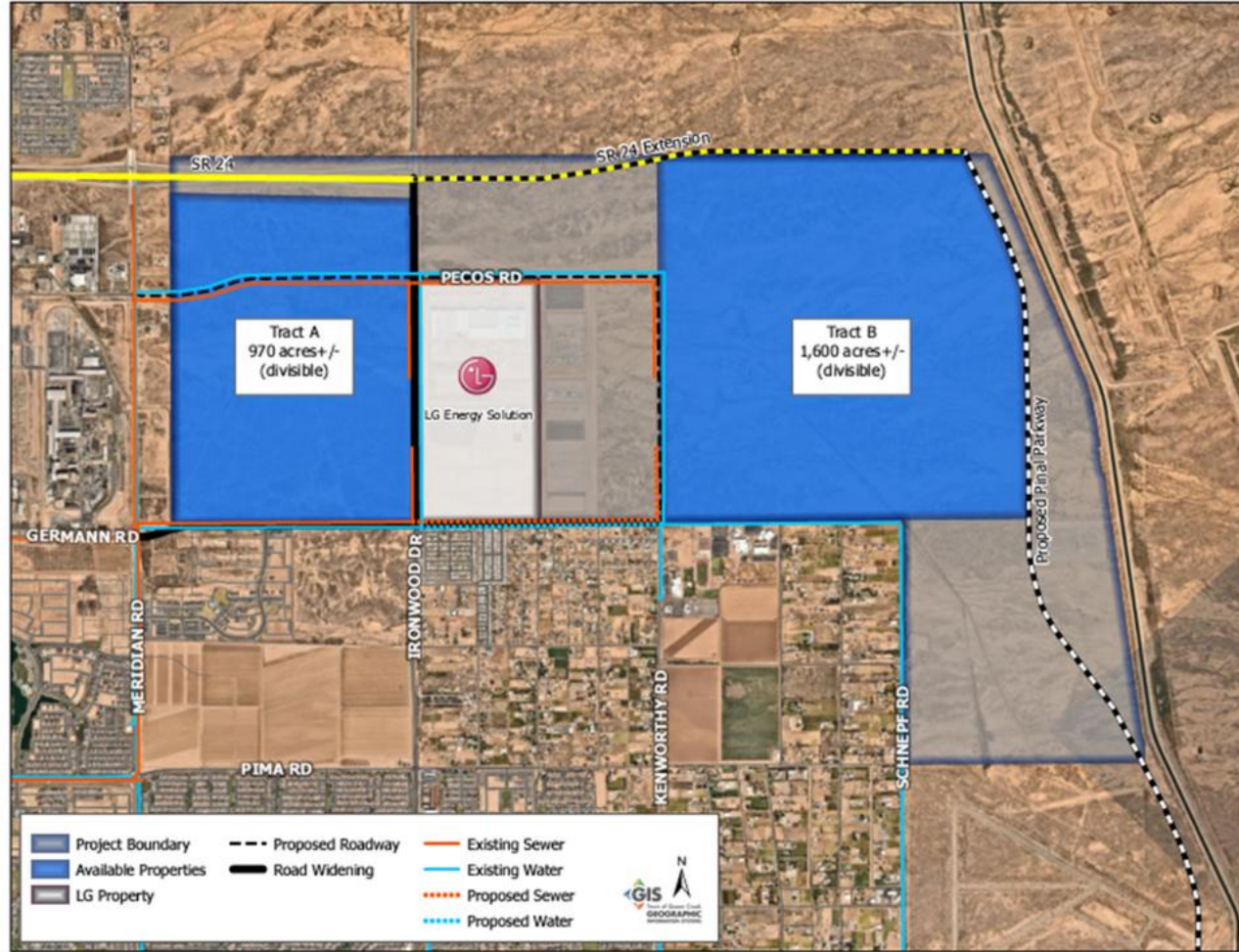


Talented Workforce

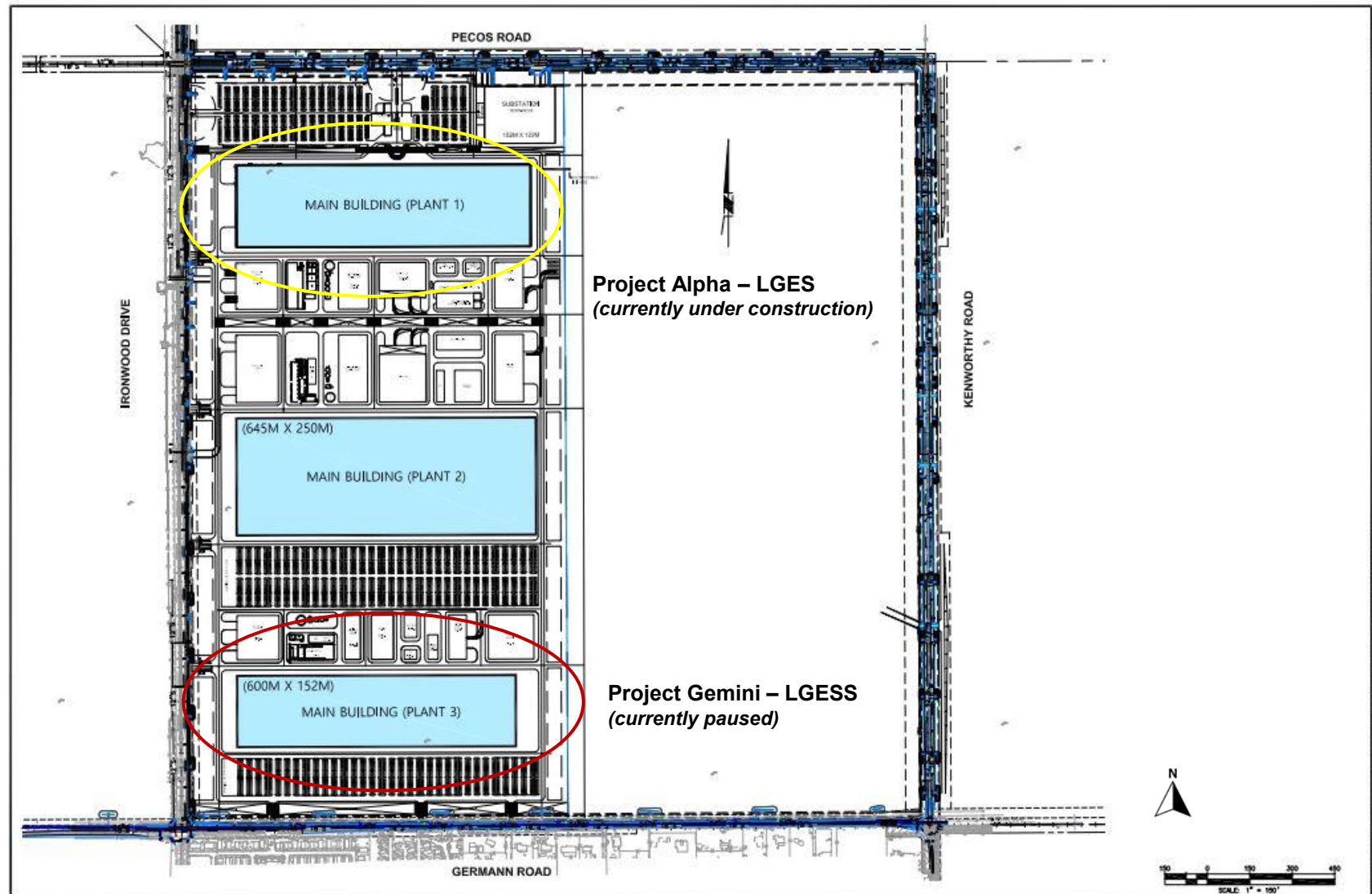
INDUSTRIAL EMPLOYMENT

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



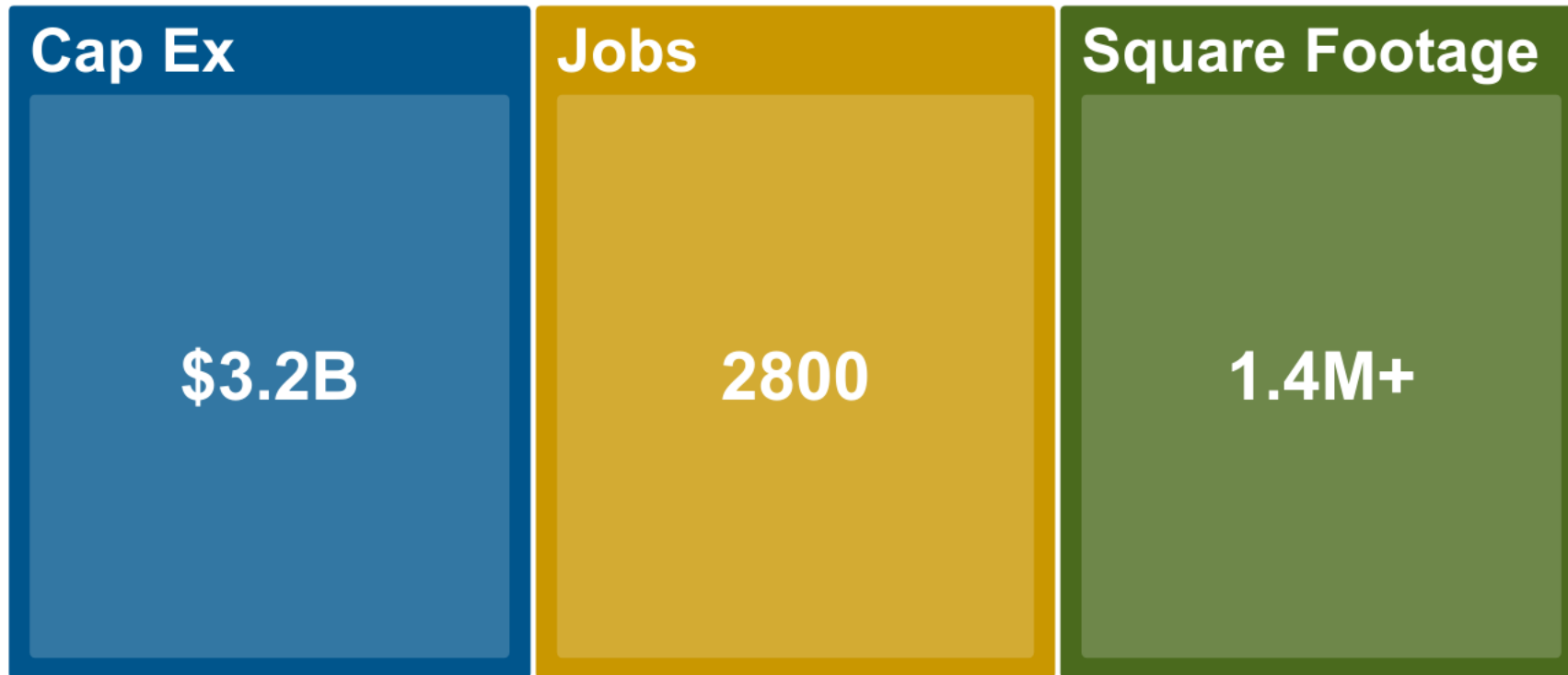
vs.

POUCH STYLE

Battery



Project Parameters



LEADING THE EV & RENEWABLE ENERGY REVOLUTION

Completion and
start of production
expected in second
half of 2026.



LG Energy Solution



LG Energy Solution



LG Energy Solution

September 2026



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



Germann Commerce Center

E/SEC Signal Butte and Germann



Phase I

- 392,206 SF
- 14,560 SF to 105,170 footprints over 5 buildings
- Clear heights 28' to 32'
- Now leasing!

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



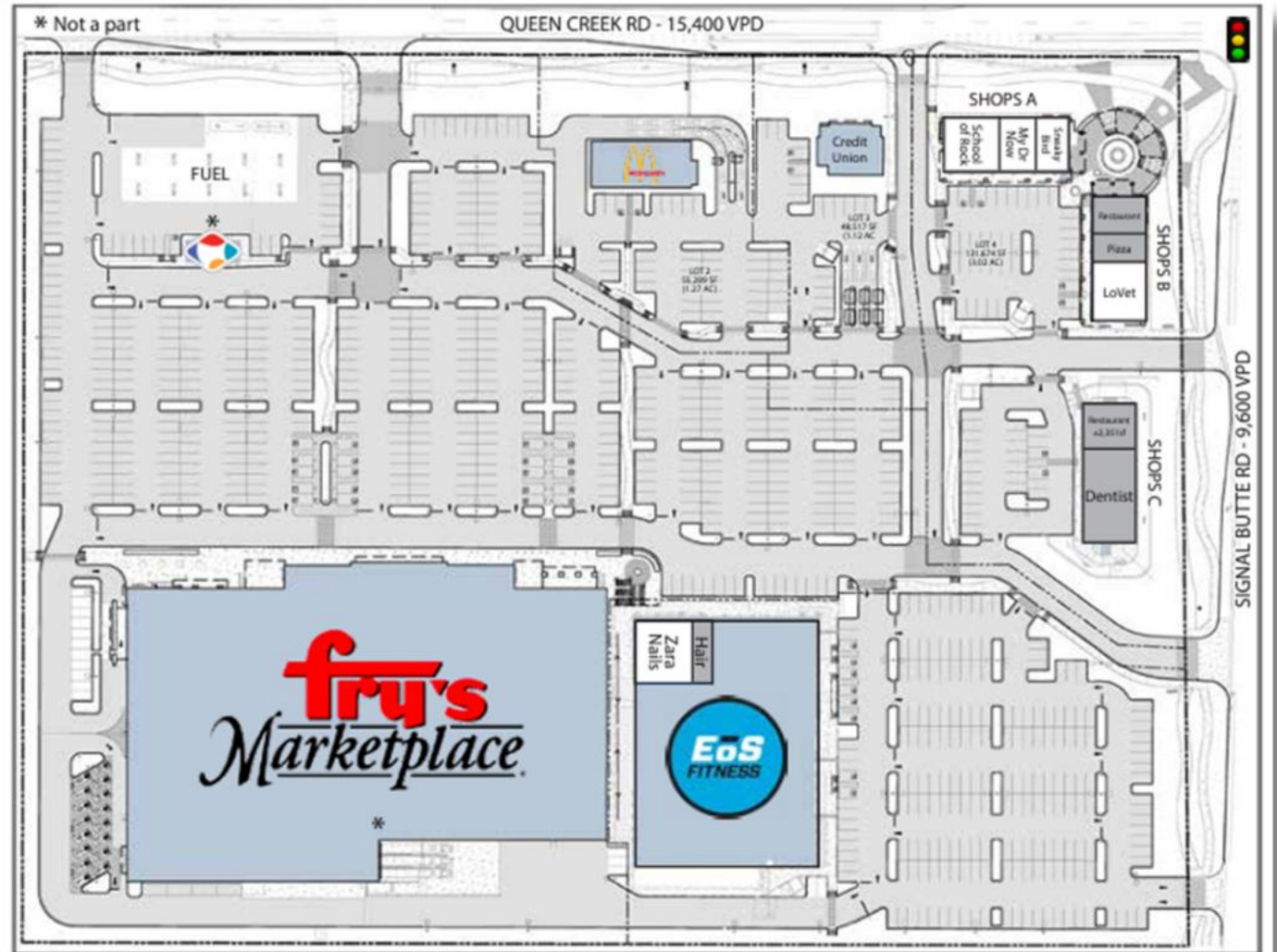
Retail

& Office

Hudson Station

SWC Signal Butte and Queen Creek

- Fry's and EOS anchored commercial corner
- 21-acres, 197,000+ square feet



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

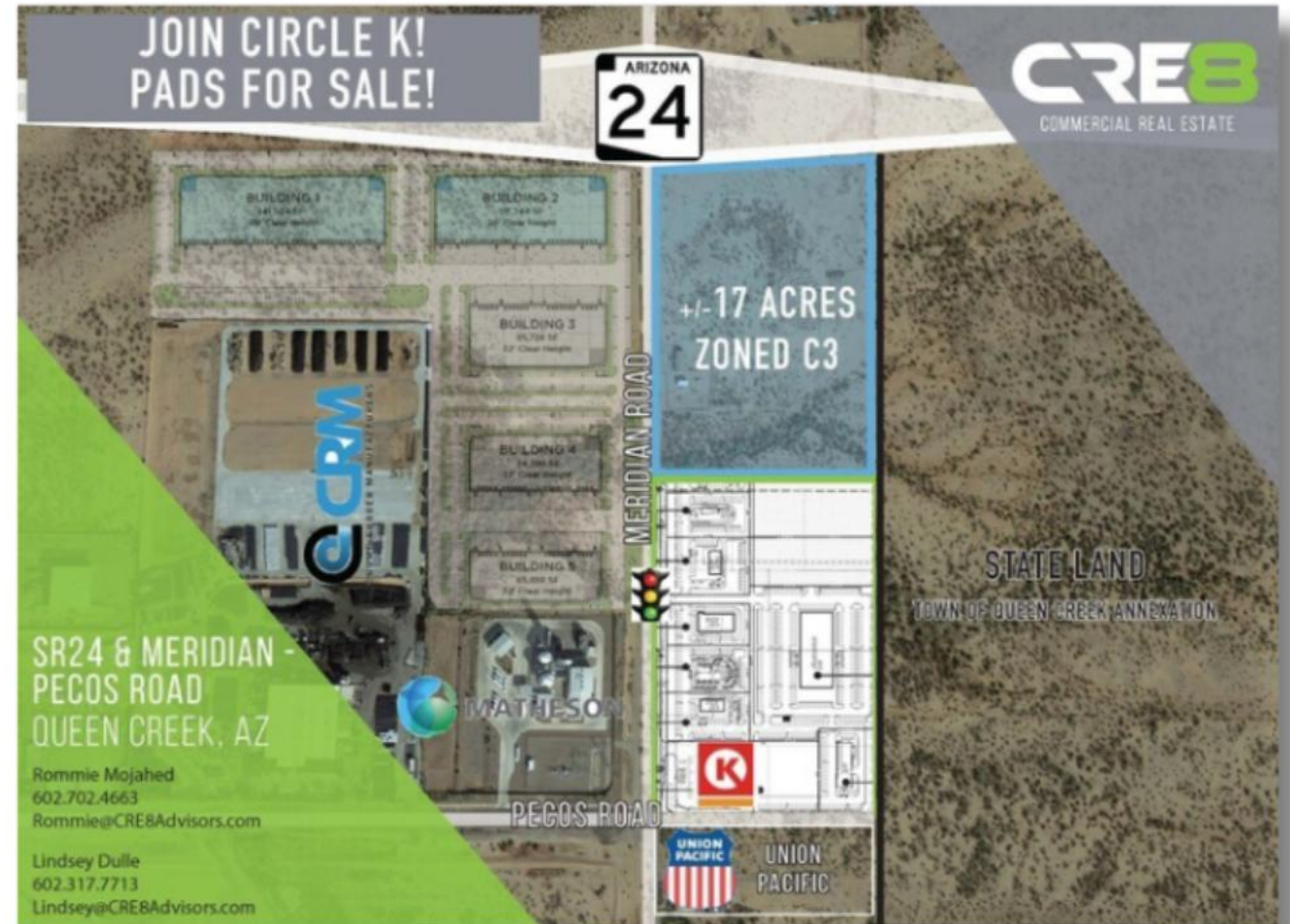
- 20-acre commercial corner
- Envisioned for unique, walkable mixed-use development



Potential Site

SEC SR24 & Meridian

- 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)

Elsewhere in Town

- The Collective (44,500 SF; E/SEC Signal Butte and Ocotillo)
- Carder Headquarters (17K SF; Ellsworth Road, between San Tan Blvd and Empire Road)
- San Tan Blvd & Ellsworth Road (30K SF; SWC Ellsworth Road and San Tan Blvd)
- Meridian Professional Plaza (37K SF; SWC Meridian and Germann)

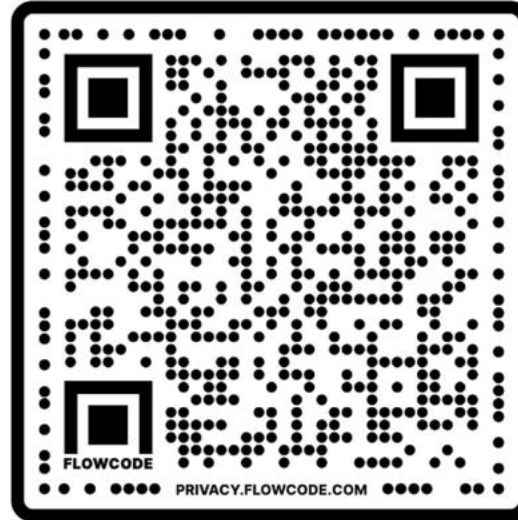
Targeted Uses



- 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!

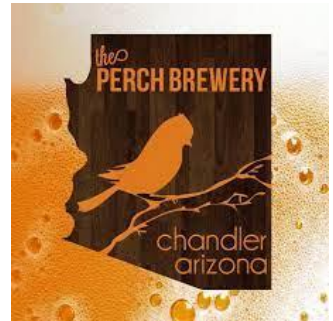
BAMBOO SUSHI



[solidcore]



ROOM and PORCH



INVESTTHEQC

Thank you!



**ACCREDITED
ECONOMIC
DEVELOPMENT
ORGANIZATION**

International Economic Development Council



InvestTheQC@QueenCreekAZ.gov



LinkedIn.com/company/QCED



VisitQueenCreekAZ



InvestTheQC.com



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QUEEN CREEK
ARIZONA**

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