

# JOIN CIRCLE K! PADS FOR SALE!



**BUILDING 1**  
141,504 SF  
36' Clear Height

**BUILDING 2**  
117,744 SF  
36' Clear Height

**BUILDING 3**  
85,728 SF  
32' Clear Height

**BUILDING 4**  
74,208 SF  
32' Clear Height

**BUILDING 5**  
65,888 SF  
32' Clear Height

**CRM**  
CRUMB-RUBBER MANUFACTURERS

**MATHESON**

**PEGOS ROAD**

**MERIDIAN ROAD**

**STATE LAND**

**TOWN OF QUEEN CREEK ANNEXATION**

**UNION PACIFIC**

**UNION PACIFIC**

**K**

**+/- 17 ACRES  
ZONED C3**

SR24 & MERIDIAN -  
PECOS ROAD  
QUEEN CREEK, AZ

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# PROPERTY SUMMARY

SR24 & MERIDIAN - PECOS  
QUEEN CREEK, AZ



## PROPERTY HIGHLIGHTS

- Pads for Sale!
- Join Circle K!
- Call for Pricing
- 2 - 35 acres available zoned C3 and C2
- Freeway and Meridian Road frontage and visibility
- Fully improved land with all utilities to the site, curbs, gutters and the land has been cleared.
- All roads are open and operating with Meridian Road being a major arterial that connects to SR 24.
- Projected traffic counts in the next year for Meridian Road are over 30,000 CPD.

## PROPERTY DEMOGRAPHICS

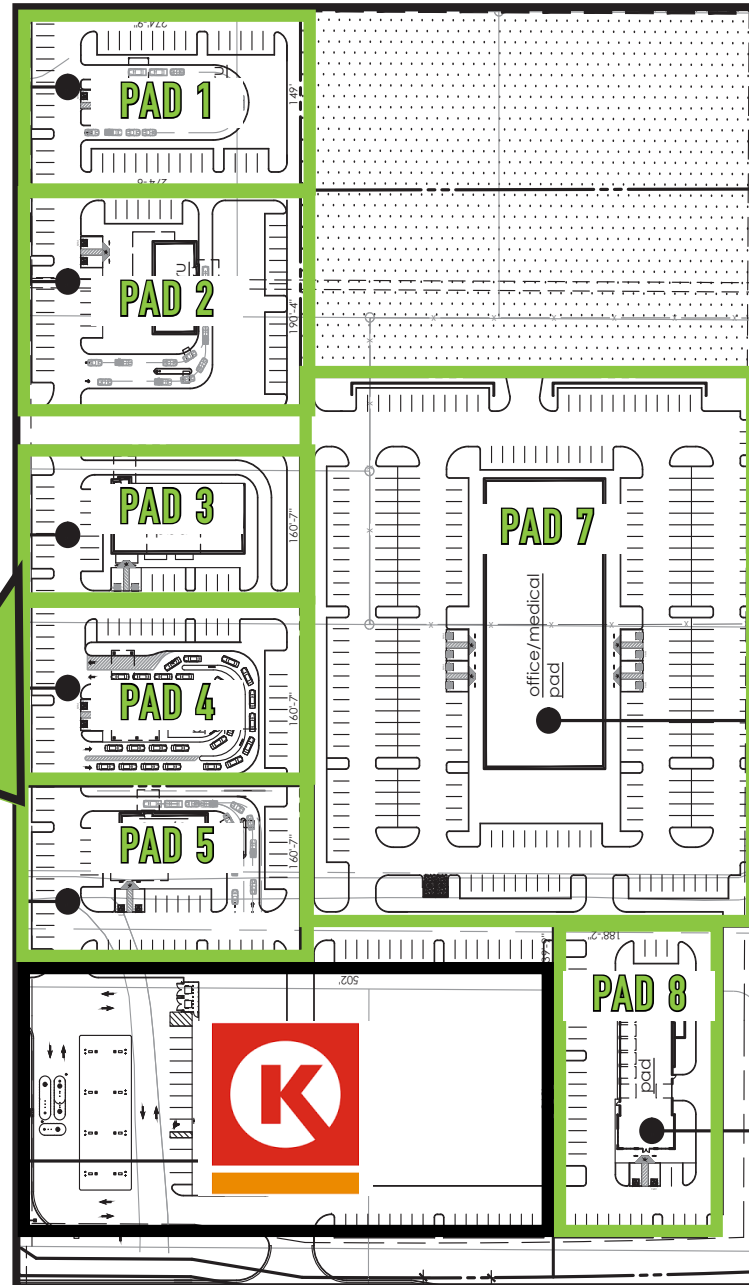
	3 MILE	5 MILE	10 MILE
2023 Population:	28,872	112,859	549,343
2028 Population:	35,720	136,119	649,847
2023 Total Households:	8,752	35,799	194,882

## PROPERTY SUMMARY

ASKING PRICE:	CALL FOR PRICING
PADS:	1 - 5 ACRES
LAND AREA:	+/- 35 ACRES
ZONING:	C2 & C3
LOCATION:	SR24 & MERIDIAN ROAD TO PECOS ROAD

# PARCEL MAP

SR24 & MERIDIAN - PECOS  
QUEEN CREEK, AZ



- PAD 1  
.94 Acres with Drive-thru
- PAD 2  
1.19 Acres with Drive-thru
- PAD 3  
.86 Acres with Drive-thru
- PAD 4  
.98 Acres with Drive-thru
- PAD 5  
1.01 Acres with Drive-thru
- PAD 6  
CIRCLE K - Under Contract
- PAD 7  
4.94 Acres
- PAD 8  
1.29 Acres





The logo for CRE8 Advisors. The word "CRE8" is written in a bold, sans-serif font. The letters "C", "R", "E", and "8" are black, while the letter "E" is a vibrant green. Below "CRE8", the word "ADVISORS" is written in a smaller, grey, all-caps sans-serif font.

# CRE8

ADVISORS

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