



E RIGGS RD

BELLERO ESTATES
BY ELLIOT HOMES

E EMPIRE BLVD (17,380 VPD)

FUTURE
MIXED-USE
RETAIL



FUTURE
MIXED-USE
RETAIL
AUTO DEALERSHIPS

SELLSWORTH RD (34,529 VPD)

SITE

HUNTHWY



FUTURE
MIXED-USE
RETAIL

±6.63 ACRES OF COMMERCIAL LAND FOR SALE

S OF SWC S ELLSWORTH RD & E EMPIRE BLVD | QUEEN CREEK, AZ 85142

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 COMMERCIAL PROPERTIES INC.
Locally Owned. Globally Connected. CORFAC INTERNATIONAL
TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8767 E Via de Comercio, Suite 101, Scottsdale, AZ 85258 | www.cpiaz.com



S ELLWORTH RD FRONTAGE

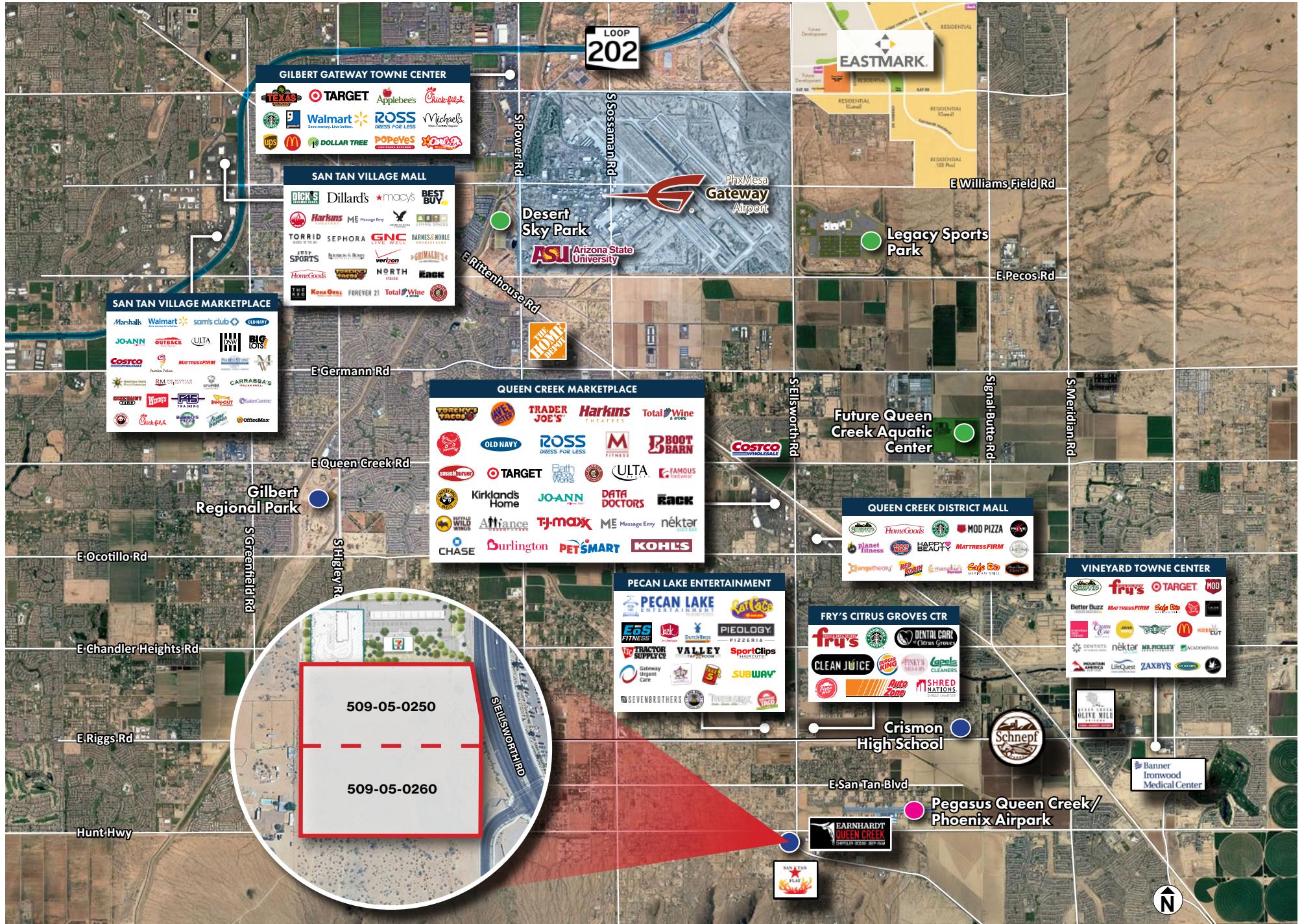
EXECUTIVE SUMMARY

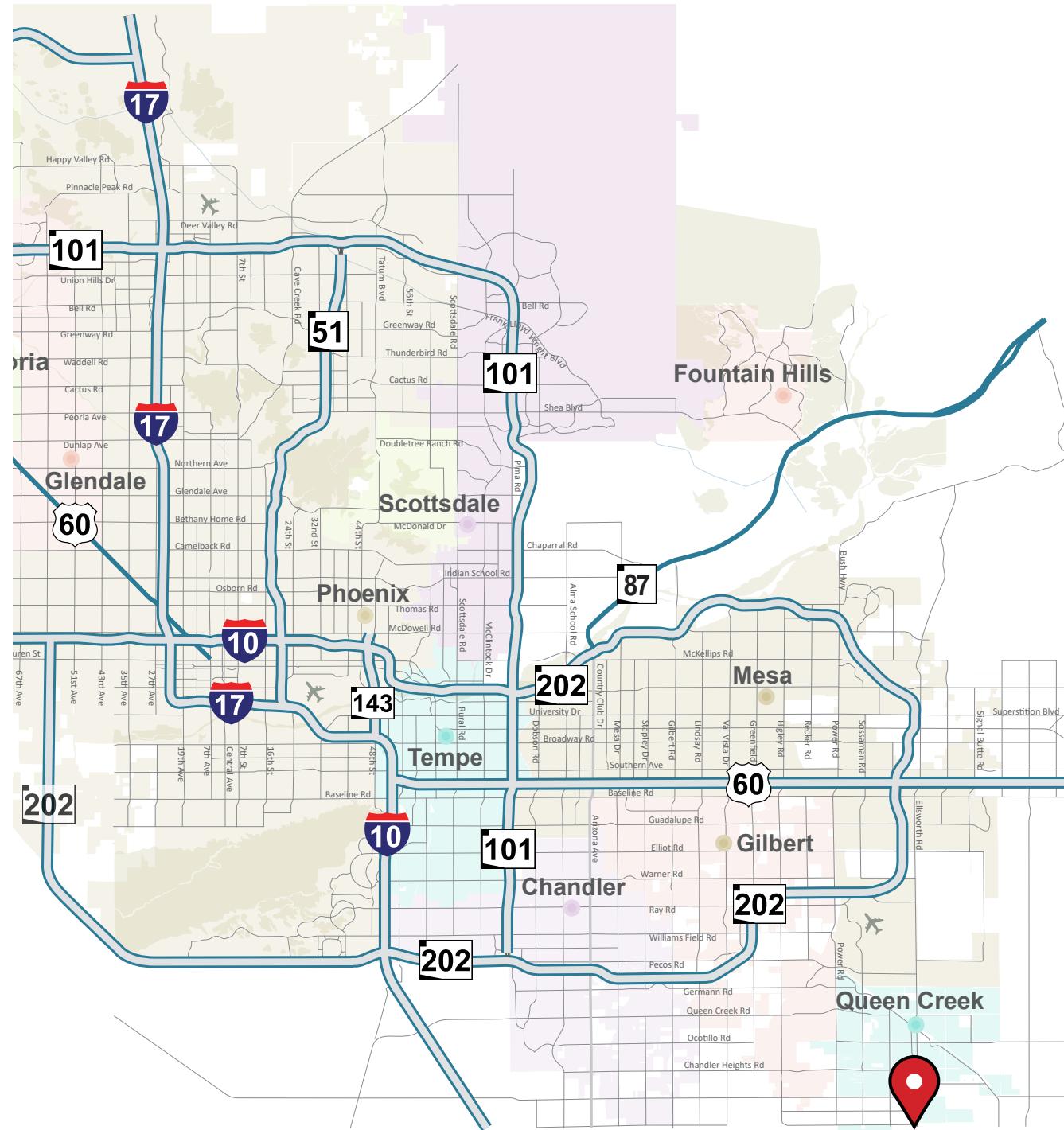
Commercial Land Available For Sale

Property Address:	S of SWC S Ellsworth Rd & E Empire Blvd Queen Creek, AZ 85142
Property Type:	Commercial Land
Zoning:	C-2
Parcels:	509-05-0250 & 0260
Sale Price:	\$7,500,000 (\$25.96 PSF)

Property Highlights

- Adjacent to Earnhardt Queen Creek, just south of Fry's, EOS Fitness, Fat Cats, and the brand new Pecan Lake Entertainment Park
- 8.1 miles to SR-24 Freeway
- ±52,000 VPD at S Ellsworth Rd & E Empire Blvd Intersection





Minutes To...

SR-24 Freeway

12 minutes



Phoenix/Mesa Gateway Airport

14 minutes



Phoenix Sky Harbor International Airport

40 minutes



Phoenix

45 minutes



Demographics

(5 mile radius)

Population

135,490

Median Age

35.8

Households

41,804

Median Household Income

\$104,615

Employees

15,090

Education

32% Bachelor's/Grad./Prof. Degree

The Phoenix East Valley Means Business and Others are Taking Notice:

The PHX East Valley is synonymous with smart development.

So what has our region been up to lately?

The PHX East Valley has been growing exponentially. During the past year, dozens of companies have relocated or expanded in the region, bringing thousands of jobs with them.

Among them:

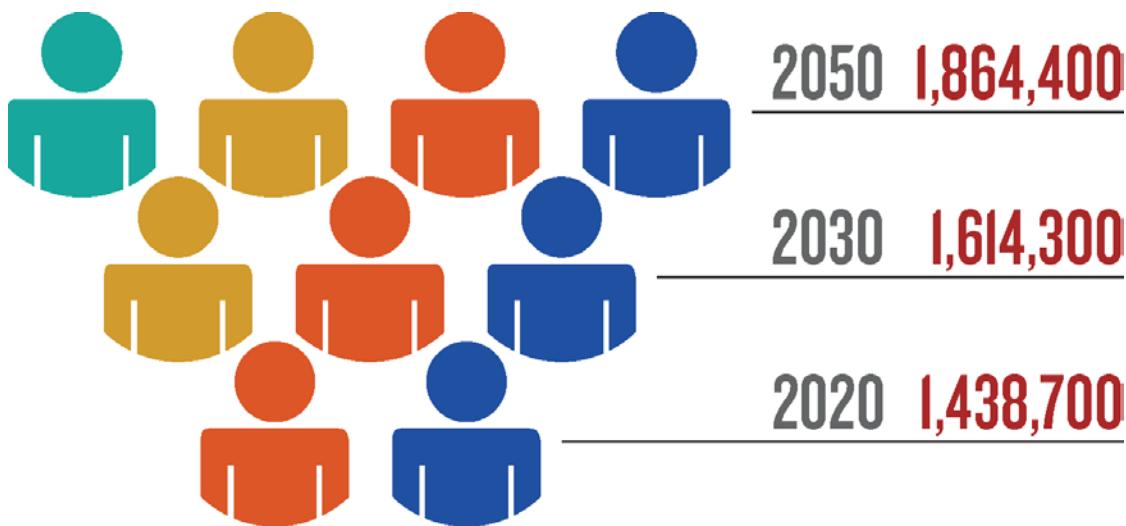
- Able Aerospace. Mesa
- Adhere Health. Gilbert
- Amazon, Chandler, Mesa, Tempe
- ARCH Global Precision. Chandler
- ArmorWorks, Chandler
- AT&T. Mesa
- Banner Ocotillo Medical Center, Chandler and Queen Creek
- BD Peripheral Intervention, Tempe
- Bright Health Plan, Tempe
- CarMax. Tempe
- CAVU Aerospace, Mesa
- Clarivate Analytics, Chandler
- Commercial Metals Company, Mesa
- Compound Photonics. Chandler
- Comtech, Chandler
- CVS Health, Chandler
- Dexcom. Mesa
- Isola. Chandler
- Dignity Health, Chandler
- Dignity Health/Kindred Healthcare. Gilbert
- Dignity Health/Phoenix Children's Hospital, Gilbert
- Door Dash, Tempe
- Douglas Allred Company, Chandler
- Fountain Hills Medical Center. Fountain Hills
- Gila River Hotels and Casinos. Gila River
- (HEROS) Helicopter Engine Repair and Overhaul Service, Chandler
- HonorHealth Primary and Urgent Care, Fountain Hills
- Insight, Chandler
- JP Morgan Chase. Tempe
- LASER COMPONENTS Detector Group, Chandler
- Local Motors, Chandler
- Marwest Enterprises, Mesa
- MOOG Space and Defense, Gilbert
- Northrop Grumman. Chandler. Gilbert
- Norton Lifelock, Tempe
- Offerpad. Chandler
- Open Door. Tempe
- Park University. Gilbert
- Rinchem, Chandler
- Silicon Valley Bank. Tempe
- Times Microwave Systems, Mesa
- Toyota Financial Services. Chandler
- Urbix Resources, Mesa
- VB Cosmetics, Inc., Chandler
- WageWorks, Mesa
- Zovio, Chandler



Grow with the East Valley

The economic growth and superior quality of life found in the PHX East Valley didn't just happen overnight. From thriving cultural opportunities to amazing recreation areas with an ideal climate, the PHX East Valley has developed into the place where individuals want to work, live and play.

The PHX East Valley is a region with substantial growth and endless opportunity. More than 1.4 million people reside here, and the region is expected to grow to nearly 1.9 million residents by 2050. Our population is young — the median age of our residents is 38 — and collectively, the region has access to more than 1 million workers. The region is also a magnet for jobs, and economists predict that the region will add an estimated 400,000 new positions in the next 30 years.



36.9
MEDIAN AGE
Maricopa County

