



PADS FOR SALE OR LEASE

SWC

**MERIDIAN RD &  
GERMANN RD**  
QUEEN CREEK, AZ

**PCA**  
PHOENIX COMMERCIAL ADVISORS

# property summary

**SIZES:** VARIOUS

**AVAILABLE:** PADS

**ZONING:** C-2

**PRICING:** CALL FOR PRICING

## property highlights

- Located within the Fulton Homes - Barney Farms Master Planned Community, ±1,700 homes.
- Queen Creek is one of the highest growth areas in Arizona, the population has grown 138% since 2000.
- 1.3 Million SF Apple facility, approximately 150 employees.
- 3 Million SF Facebook campus. Under Construction.
- Phoenix-Mesa Gateway Airport Future plans include to develop the ±400-Acres which will have a new terminal with gates along which will include mixed-use of retail, office and other forms of real estate.

## located nearby



TOWN OF  
**QUEEN CREEK**  
ARIZONA  
Frontier Family Park

**fry's**  
Marketplace

**tropical CAFE**  
SMOOTHIE  
eat better. feel better.

**sneakybird**™



QUEEN CREEK  
**OLIVE MILL**  
ARIZONA

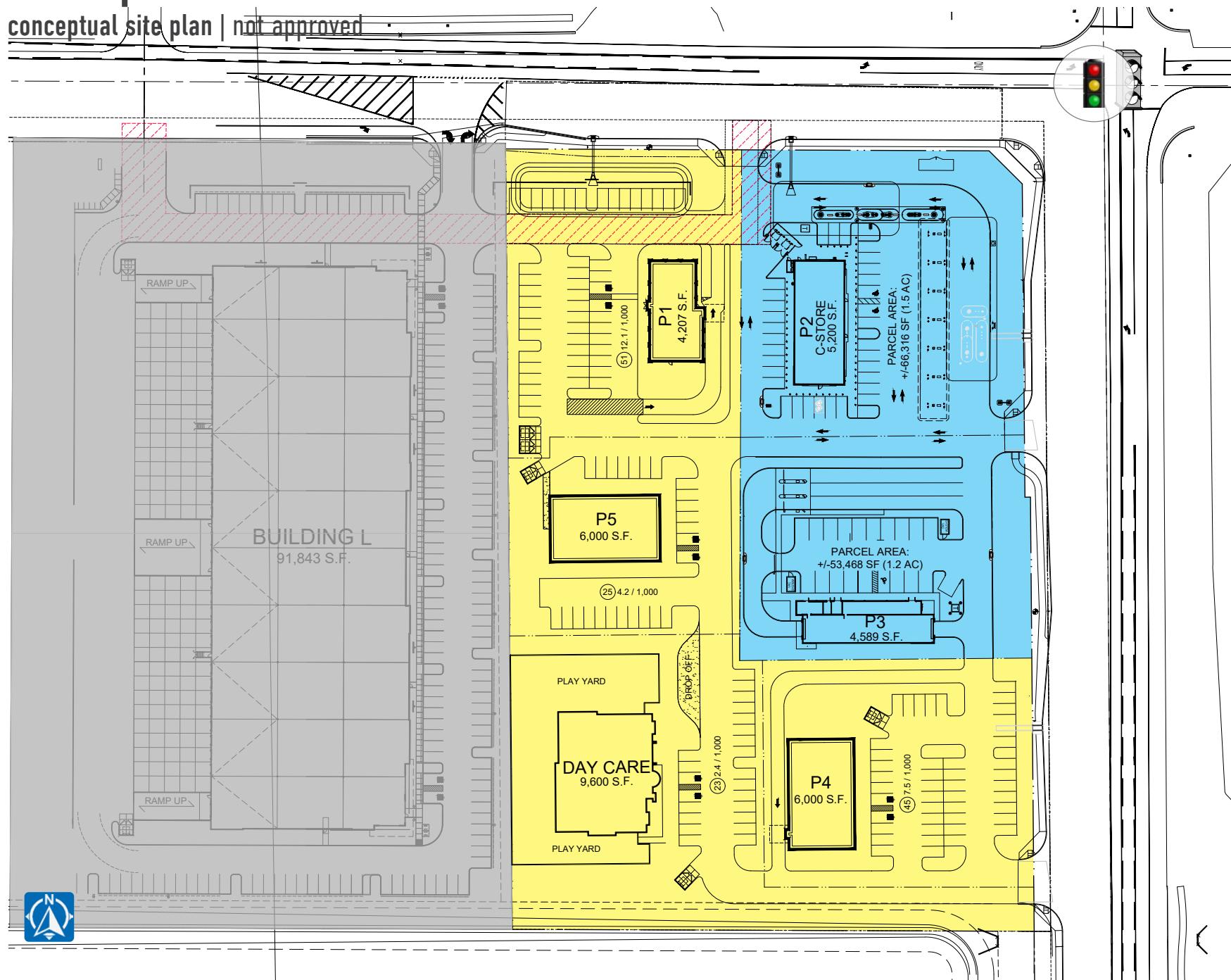


# site plan

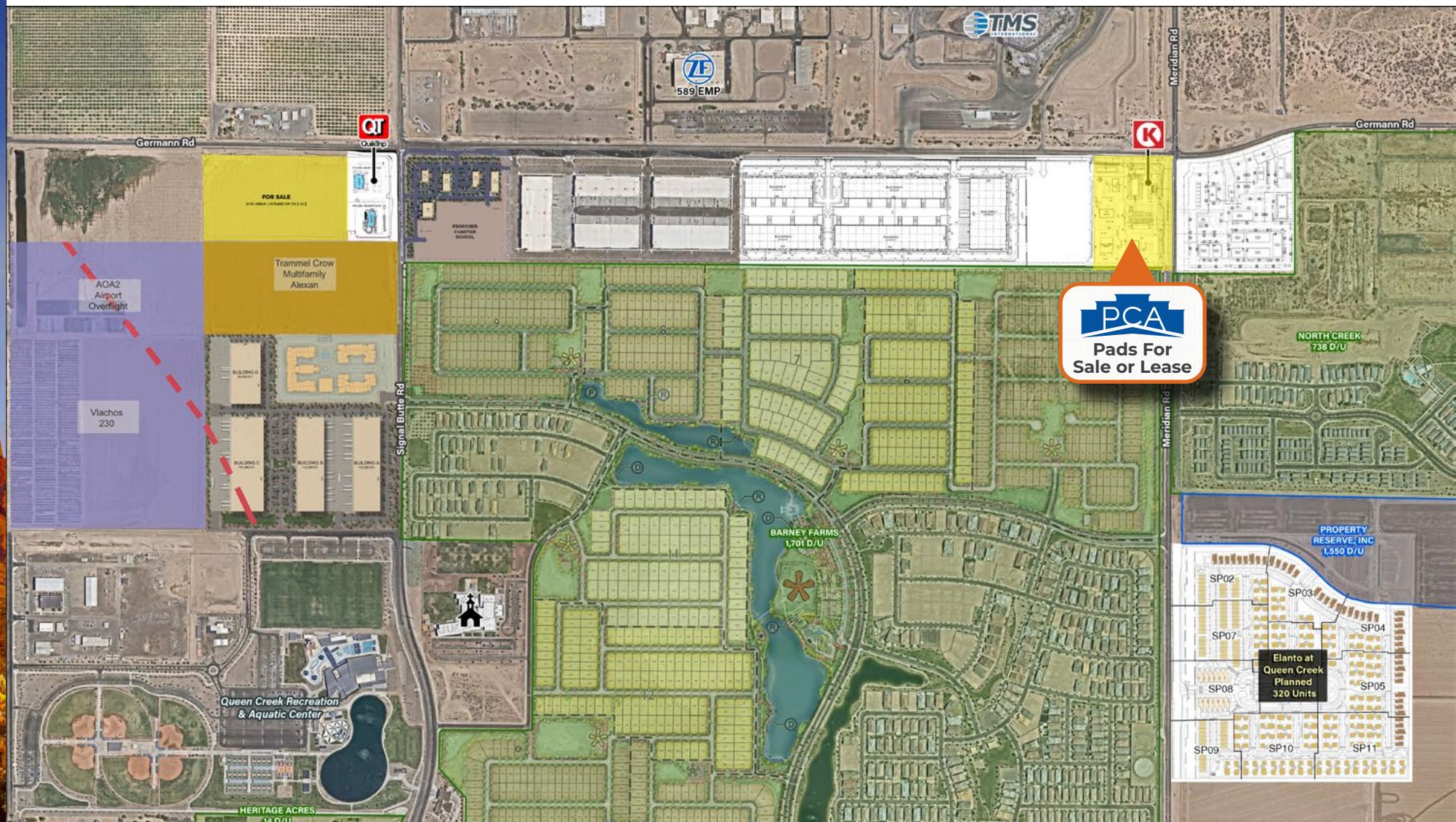
conceptual site plan | not approved

## AVAILABLE

## IN ESCROW



# zoom aerial



# wide aerial

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QUEEN CREEK, AZ

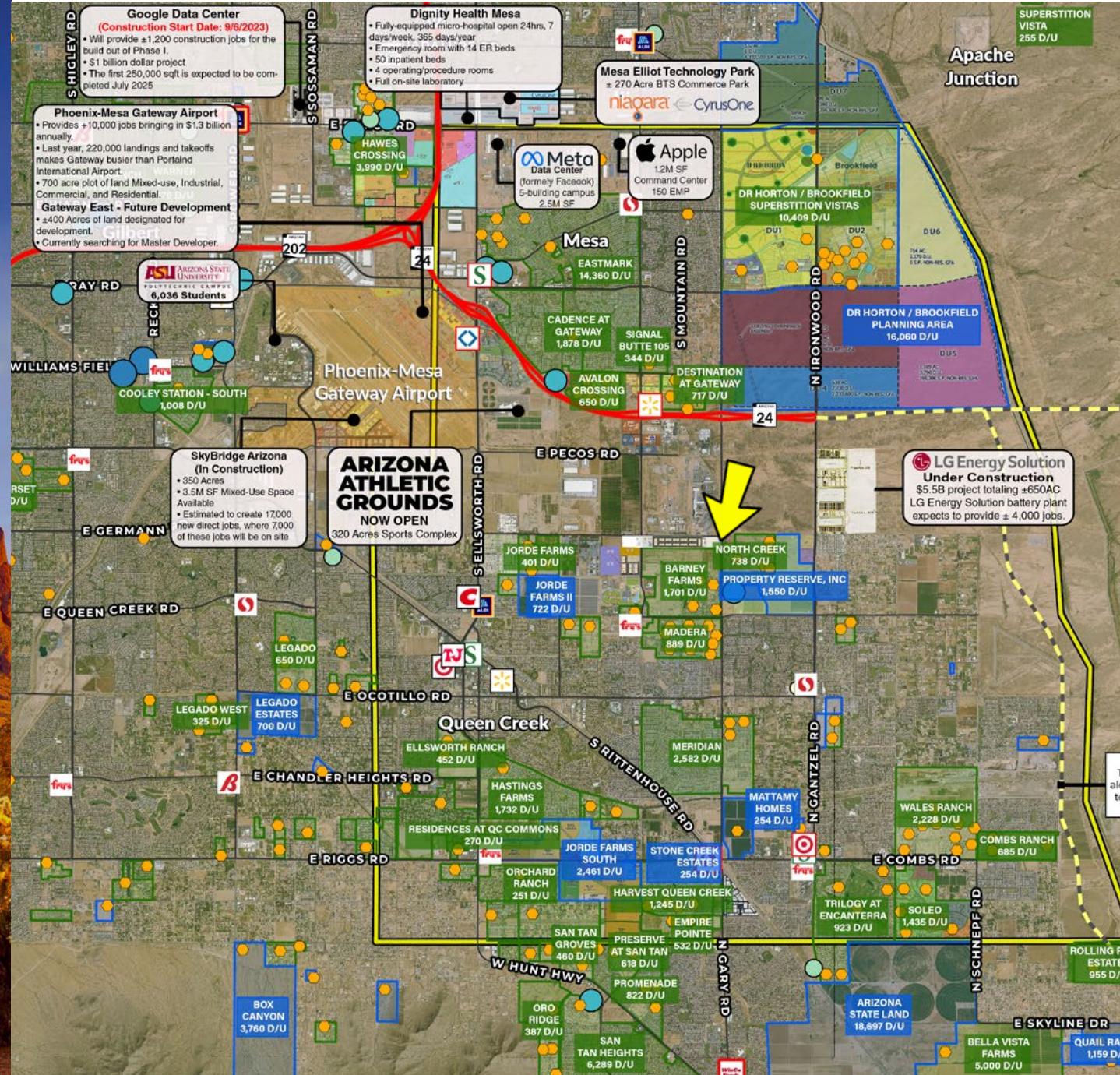


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LANDS & PADS AVAILABLE

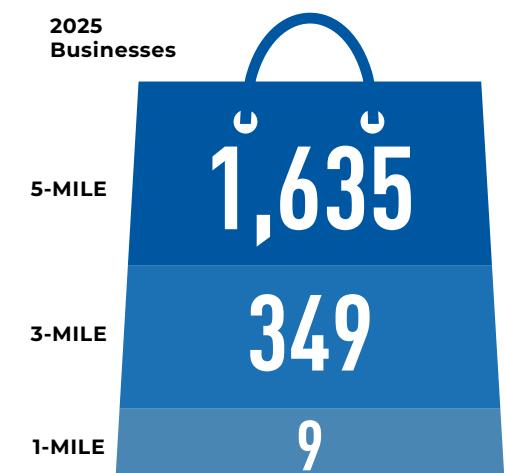
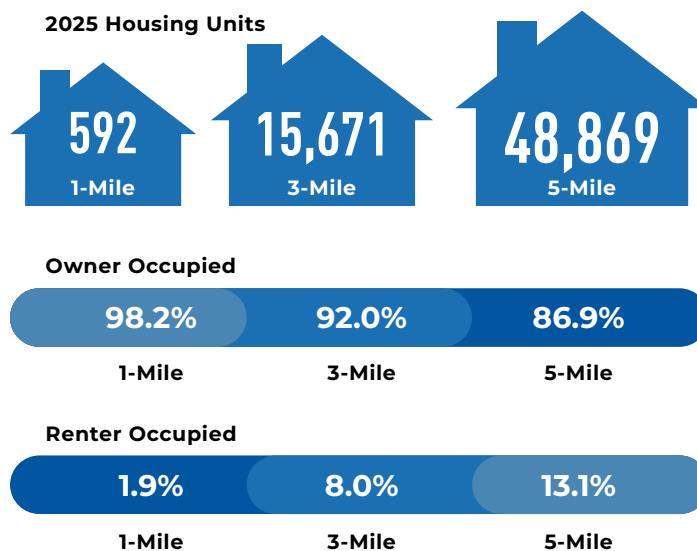
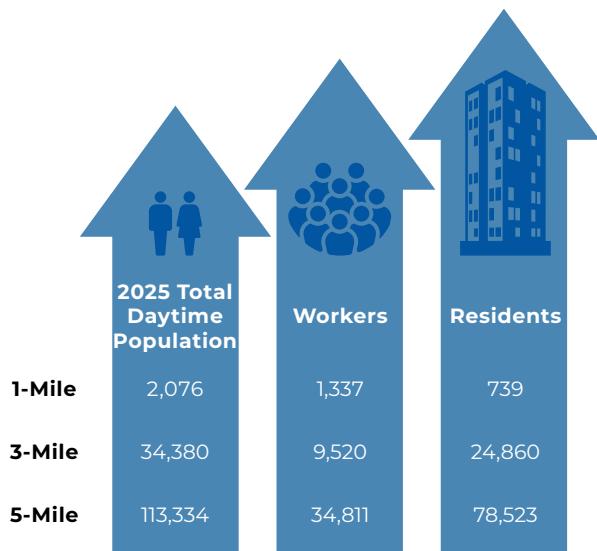
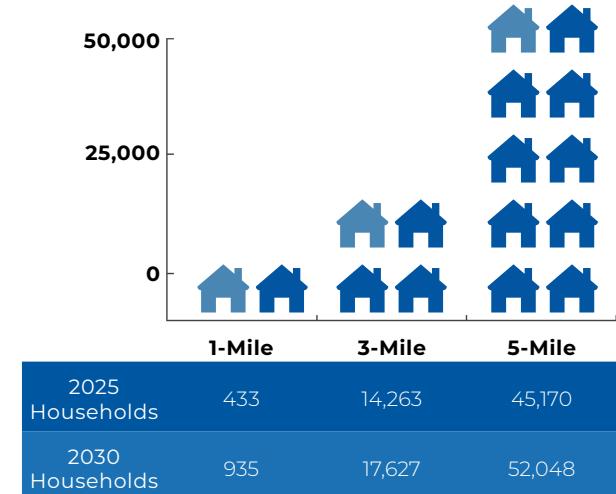
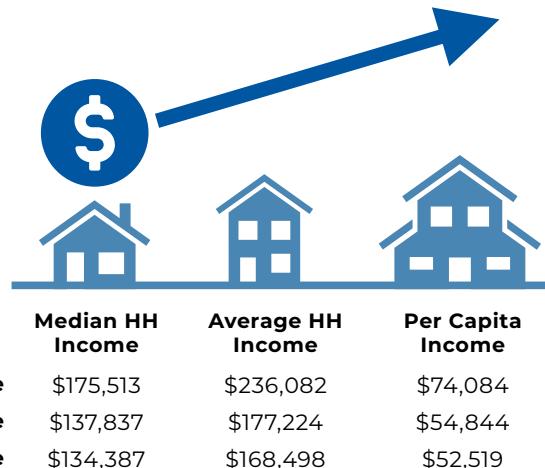
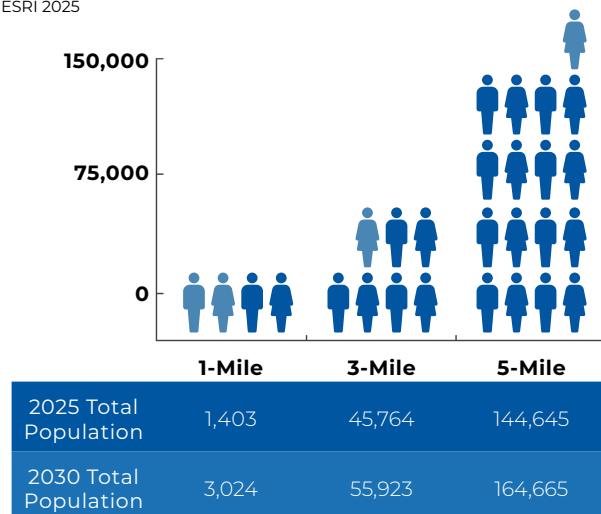
## trade area

Q4 2024



# demographics overview

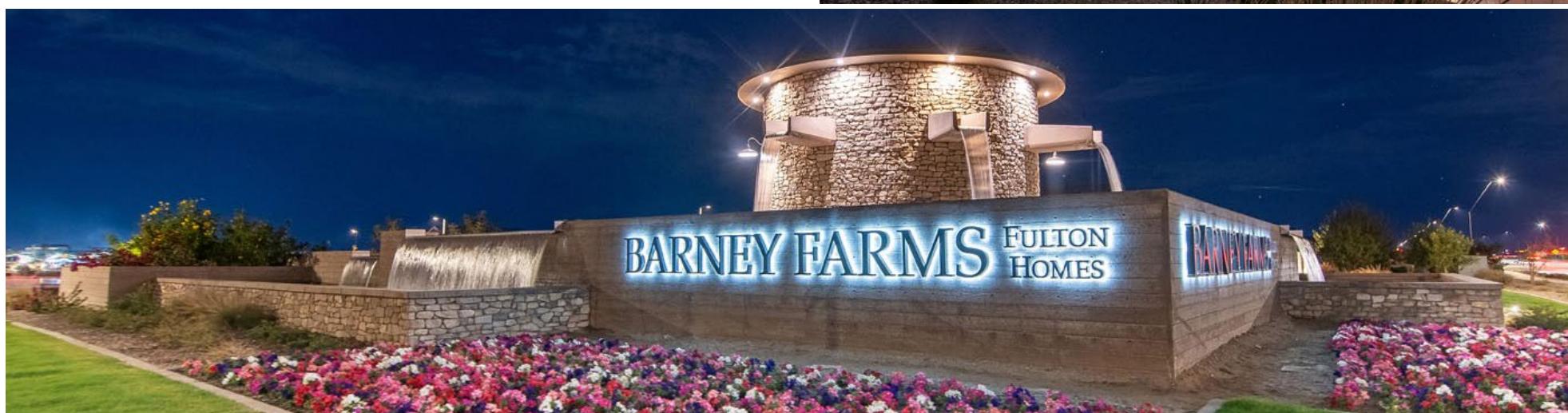
ESRI 2025

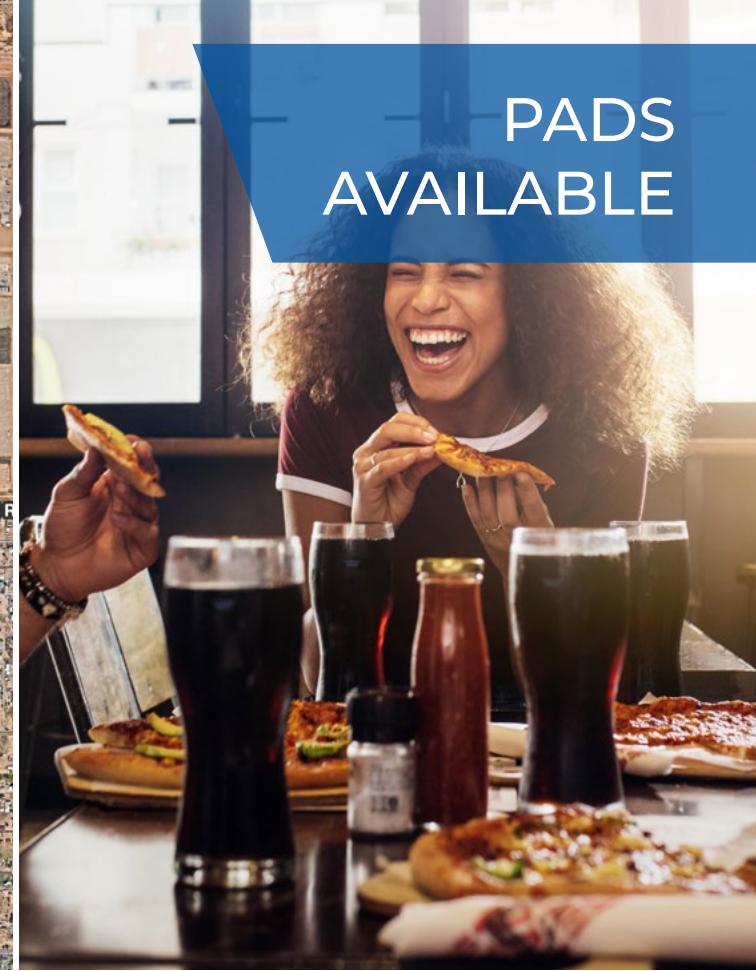


# welcome to the community



Queen Creek is a lovely place to live, there are many mountains nearby to go hiking, horseback riding, and so much more. Queen Creek offers small town charm with all of the amenities that you could ever need, and is within driving distance to downtown Phoenix. It's a perfect place for families to settle down. In fact, there are four different school districts located within Queen Creek! So families have plenty of options of where to move to in Queen Creek based on their school preferences. Frontier Family Park/ Queen Creek Recreation and Aquatic Center to be featured as well. 2024 opening. The Recreation & Aquatic Center will be located at the new Frontier Family Park, a new 85-acre park with a variety of amenities. Slated to open by in early 2024, the park will feature an inclusive play area, five-acre fishing lake, lighted ball fields, picnic areas, splash pad, basketball and volleyball courts. New amenities include 24 pickleball courts and a 1.5-mile multiuse path that will span the perimeter of the park.





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**PADS  
AVAILABLE**