



PAD FOR SALE



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



property summary

SIZES:	VARIOUS	ZONING:	C-2
AVAILABLE:	PADS	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.
- DSV, a major logistics and transportation company, recently broke ground with a 950,000 SF facility at Ellsworth Road and Pecos Road. The \$14.5M investment will support semiconductor customers statewide. The project underscores both retailer confidence and the accelerating commercial momentum surrounding this trade area, which continues to benefit from strong residential growth, increasing traffic counts, and expanding daytime and commuter populations.

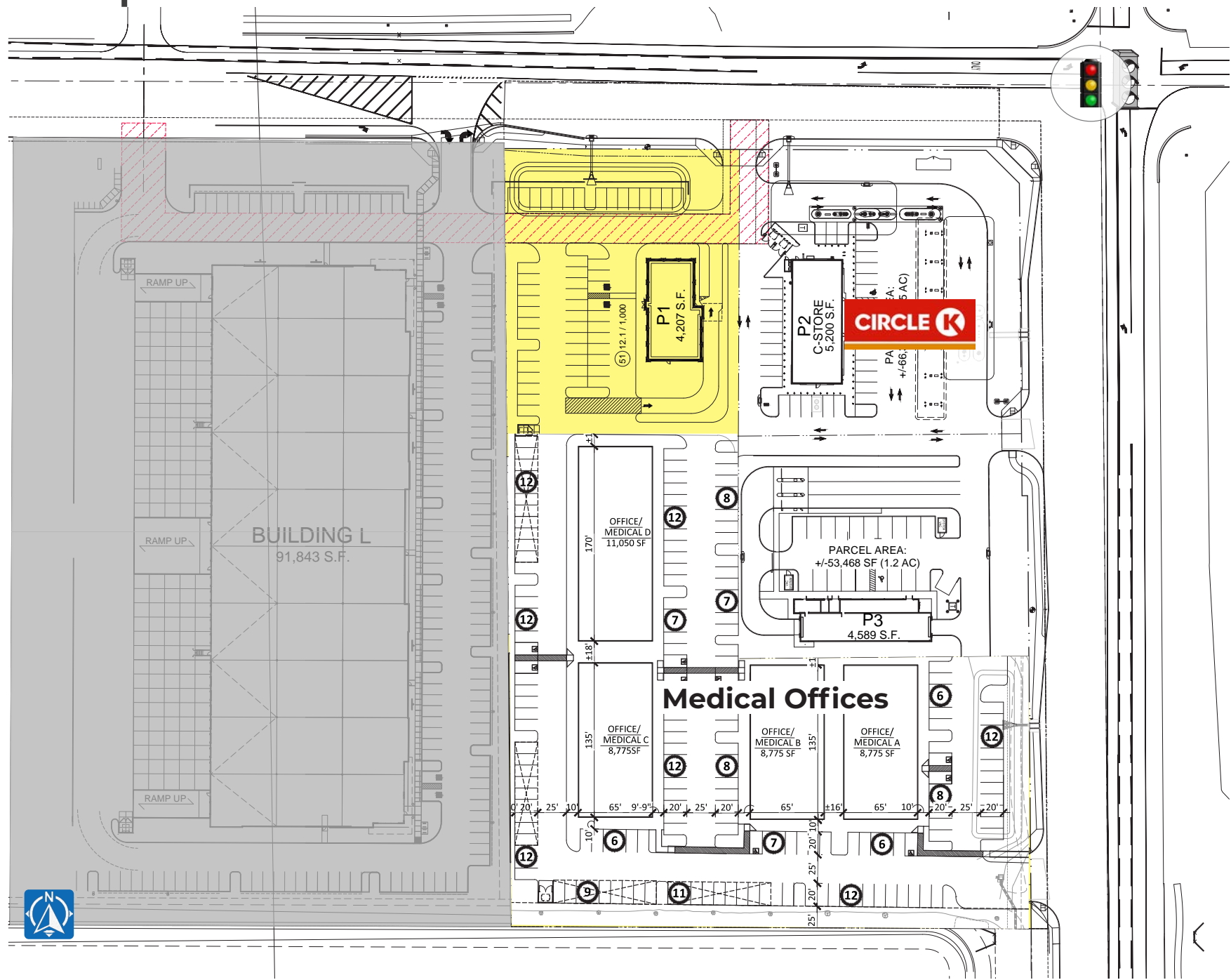


located nearby



site plan

 AVAILABLE

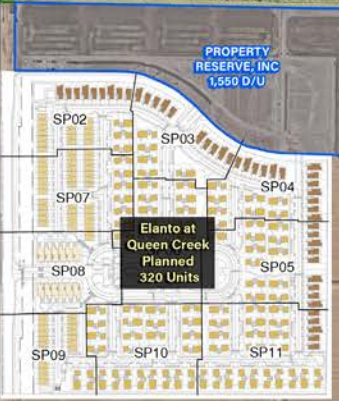


zoom aerial



PCA
Pad For Sale

LANDMARK
BARNEY FARMS

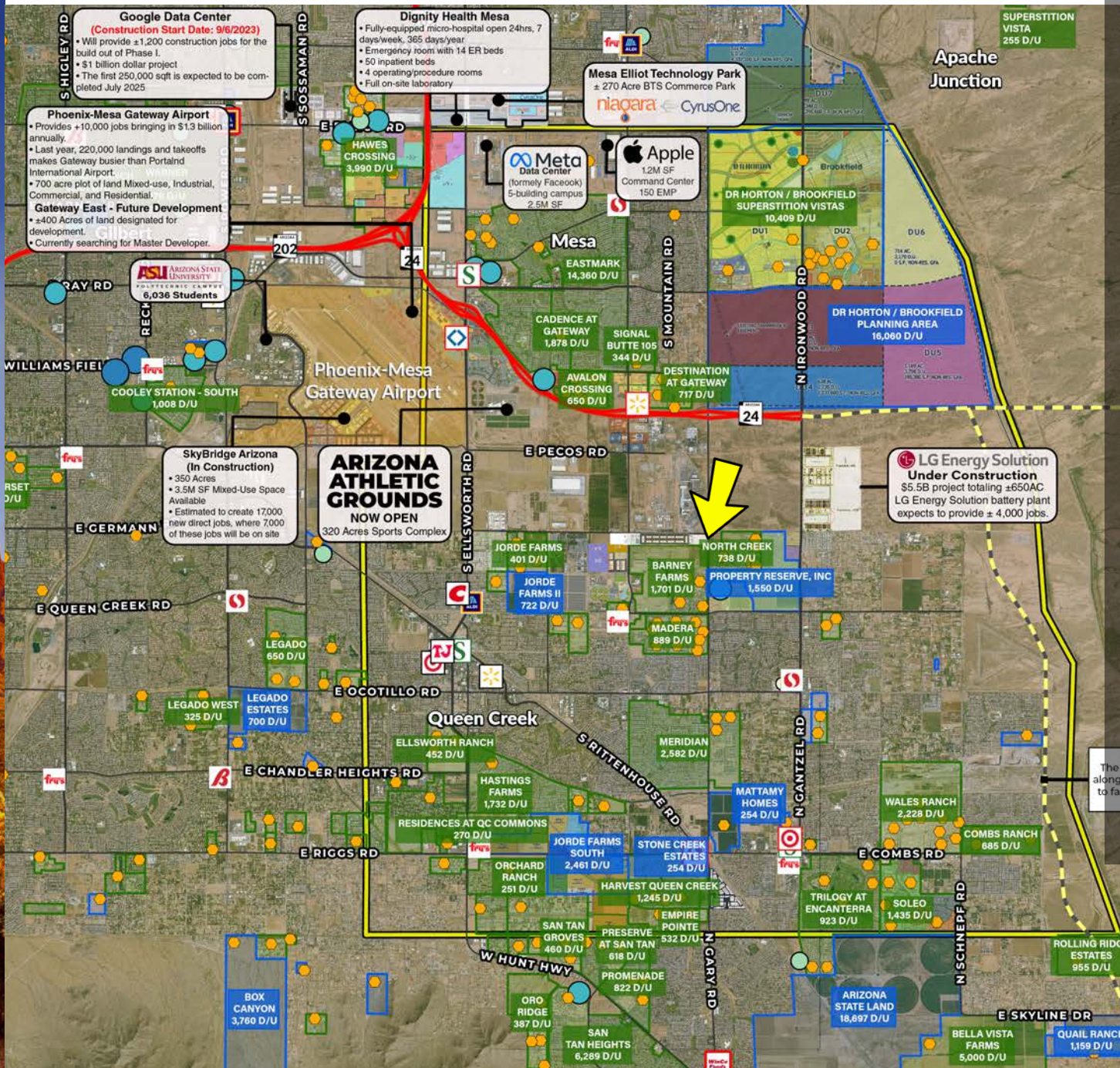


wide aerial



trade area

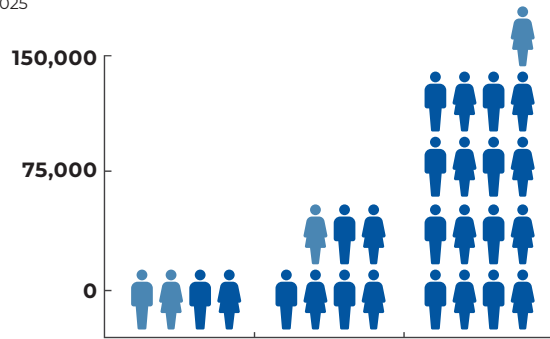
Q4 2024



Multi-Family Activity *PCA does not guarantee the accuracy/completeness (estimate)	Trade Area
Under Construction or Proposed Units	3,064
Zonda Housing Data Q4-2024	Trade Area
QUARTERLY AND ANNUAL OVERVIEW	
Quarterly Starts	768
Quarterly Closings	731
Annual Starts	3,303
Annual Closings	3,201
Housing Inventory	2,058
Vacant Developed Lots	4,305
PROJECT(S) BY STATUS	
Active / Available	6,363
Future	13,978
Total Active / Future Units	20,341
Demographic Profile 2024 ESRI Estimates	Trade Area
2024 Total Population	144,028
2029 Total Population	162,283
5 yr. % Growth	12.67%
Total Housing Units	48,461
Average Household Size	3.22
Median HH Income	\$124,110
Median Age	35.1
DAYTIME POPULATION	
Total	111,651
Employees	33,837
Residents	77,814

demographics overview

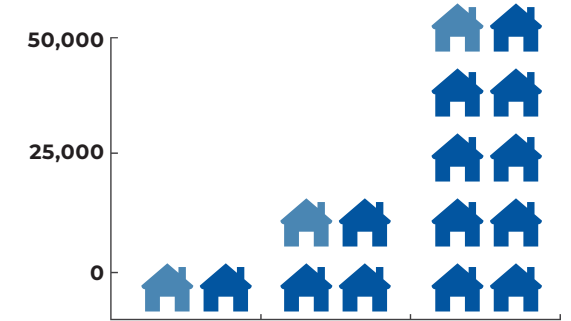
ESRI 2025



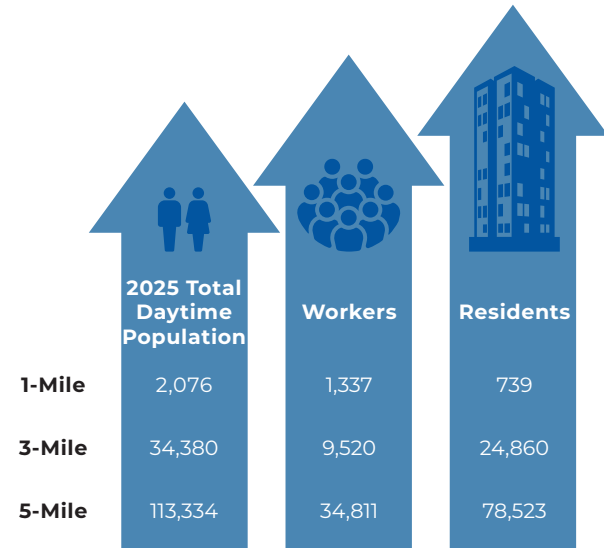
	1-Mile	3-Mile	5-Mile
2025 Total Population	1,403	45,764	144,645
2030 Total Population	3,024	55,923	164,665



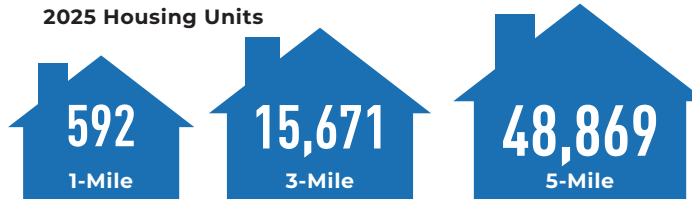
	Median HH Income	Average HH Income	Per Capita Income
1-Mile	\$175,513	\$236,082	\$74,084
3-Mile	\$137,837	\$177,224	\$54,844
5-Mile	\$134,387	\$168,498	\$52,519



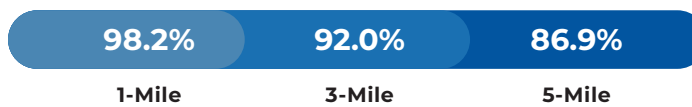
	1-Mile	3-Mile	5-Mile
2025 Households	433	14,263	45,170
2030 Households	935	17,627	52,048



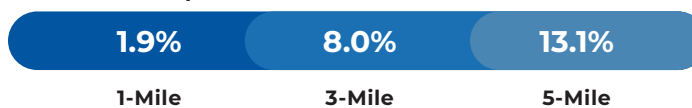
2025 Housing Units



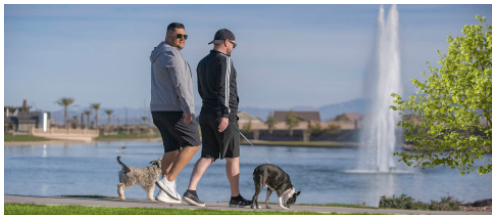
Owner Occupied



Renter Occupied



2025 Businesses

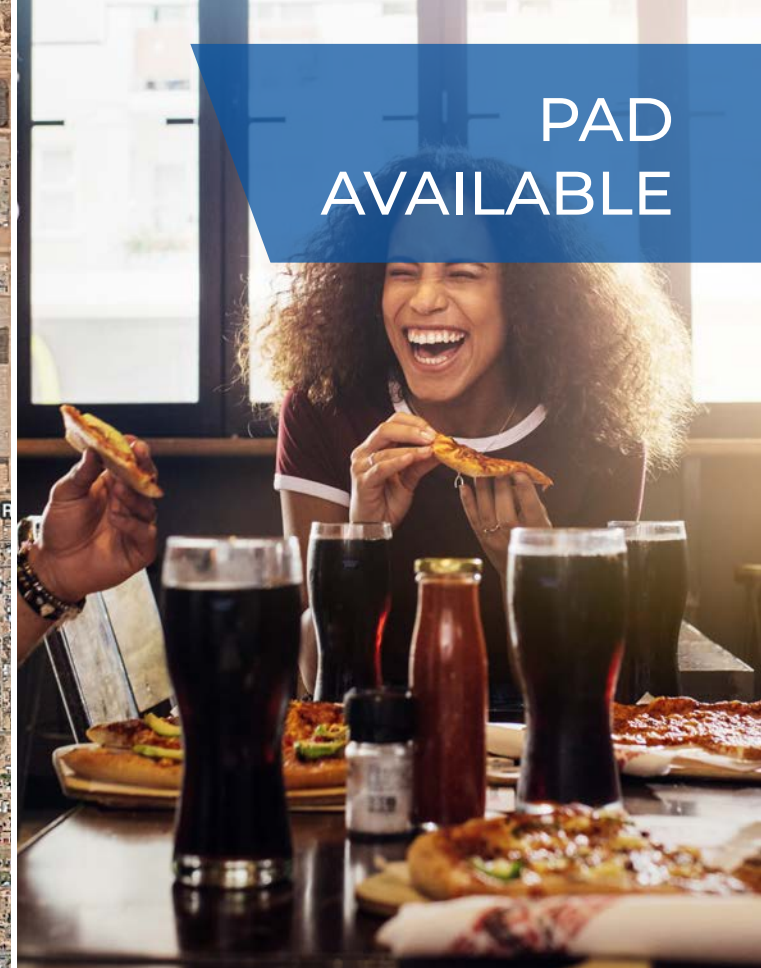


welcome to the community



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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