

McQueen 3.5



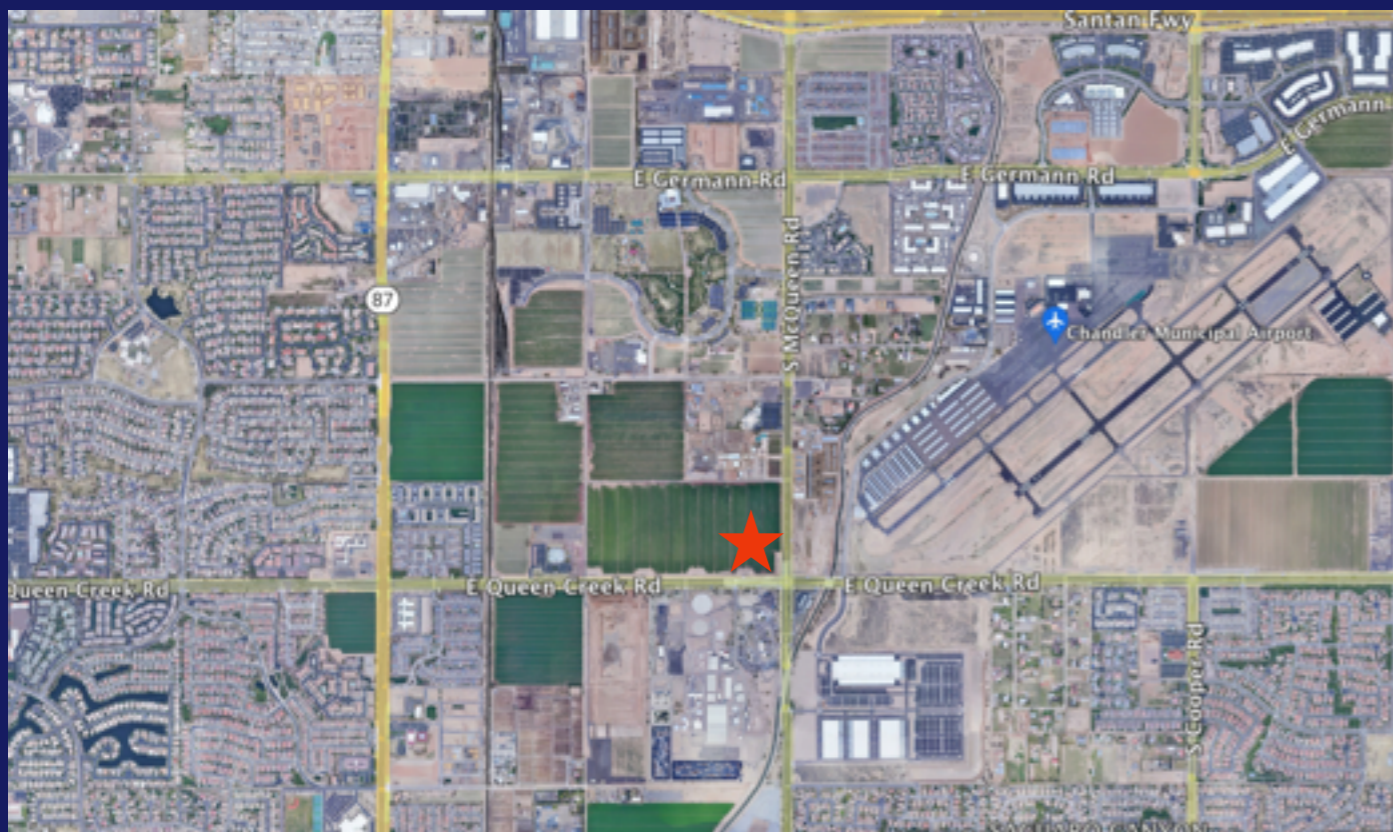
CHANDLER, ARIZONA

EXCLUSIVELY LISTED BY:
W. Brian Hanger
2727 W. Frye Rd Ste 220
Chandler, AZ 85224
Phone (480) 857-9101
Fax (480) 857-9102



McQueen 3.5

CHANDLER, ARIZONA



❑ **Location:** City of Chandler, Arizona

- NW Corner of Queen Creek Rd & McQueen Rd

❑ **Size:** +/- 3.5 acres

❑ **Price:** Contact Broker

❑ **Property Highlights:**

- C-1 uses zoning in the City of Chandler General Plan, includes retail, fast food, restaurants, child care, etc.
- Queen Creek and McQueen are both 6 lane roads with easy access to the 202 from McQueen Rd
- Adjacent to Chandler Regional Park site (Tumbleweed Park)
- Hundreds of thousands of square feet of employment based uses being built in the immediate area



Chandler

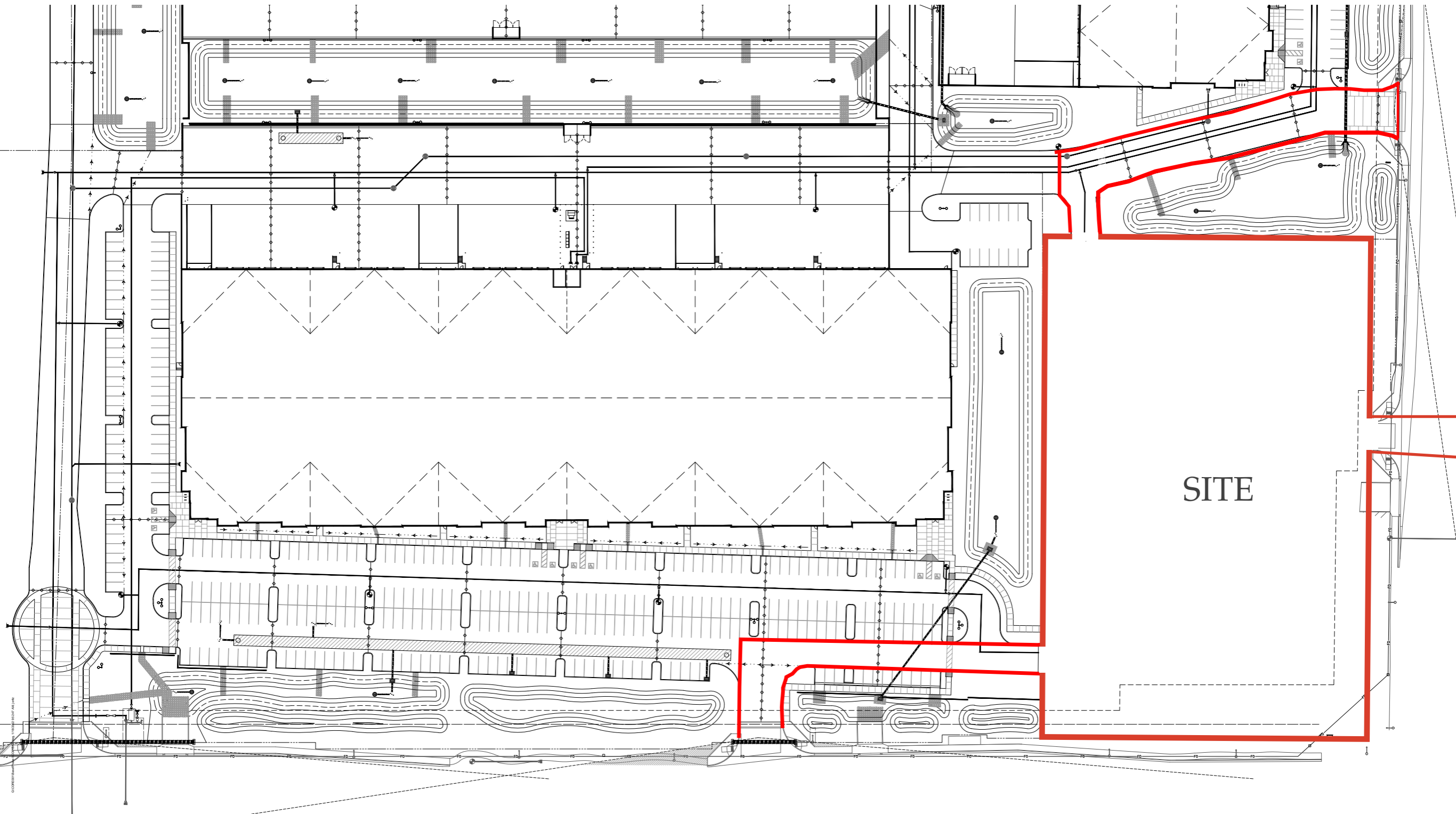
DOWNTOWN

OCOTILLO

87

20

SITE ACCESS



SITE

NEW PUBLIC ROAD



BUILDING F
280,800 SF

BUILDING C
168,480 SF

BUILDING A
93,600 SF

BUILDING E
115,200 SF

BUILDING D
124,800 SF

BUILDING B
172,800 SF

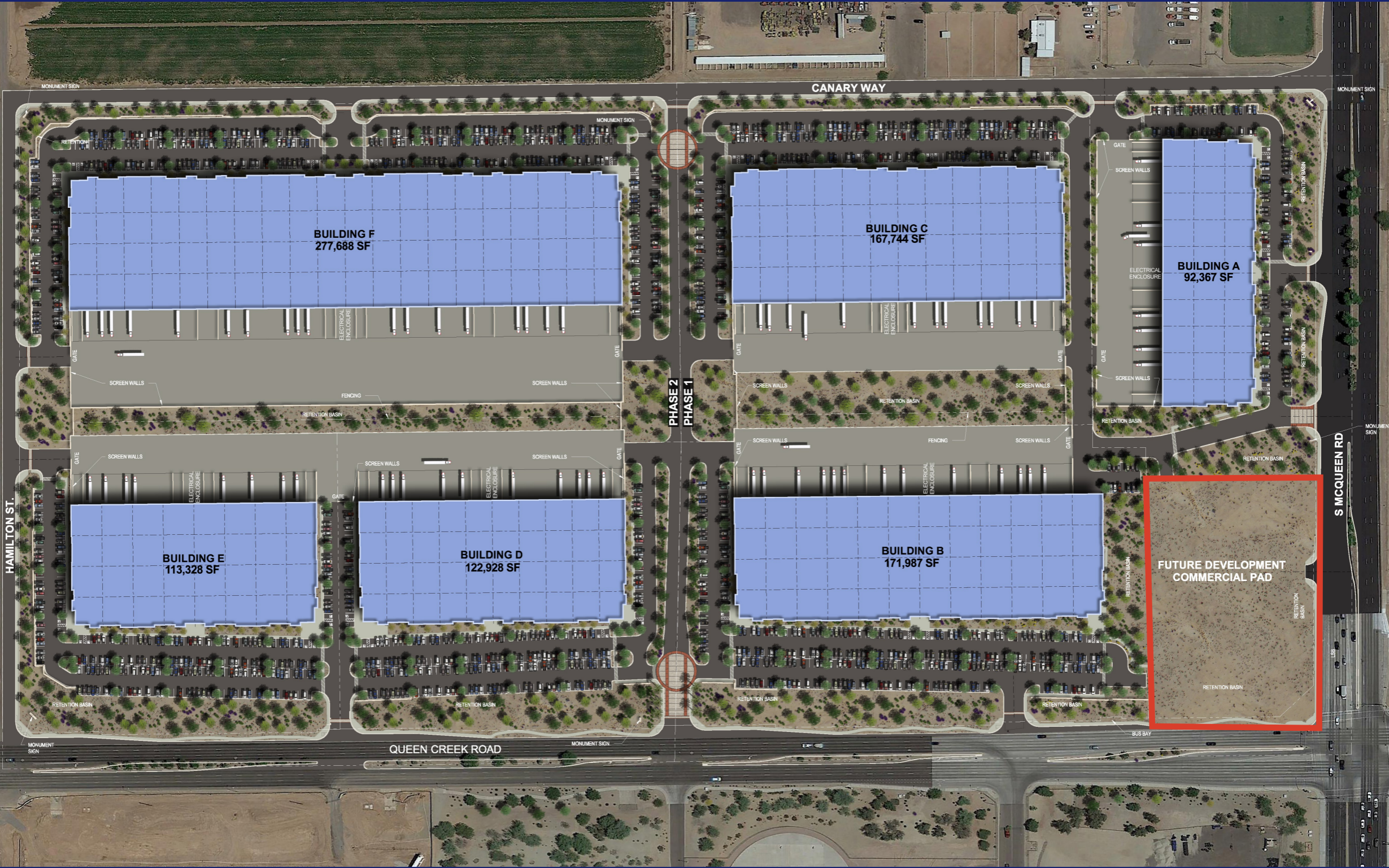
FUTURE
DEVELOPMENT
COMMERCIAL
PAD

QUEEN CREEK ROAD

SCHRADER FARMS BUSINESS PARK CHANDLER, ARIZONA



SCALE 1"=40'-0"



BUILDING F
277,688 SF

BUILDING C
167,744 SF

BUILDING A
92,367 SF

BUILDING E
113,328 SF

BUILDING D
122,928 SF

BUILDING B
171,987 SF

**FUTURE DEVELOPMENT
COMMERCIAL PAD**

CANARY WAY

QUEEN CREEK ROAD

HAMILTON ST.

S MCQUEEN RD.

PHASE 2
PHASE 1

MONUMENT SIGN

MONUMENT SIGN

MONUMENT SIGN

MONUMENT SIGN

MONUMENT SIGN

MONUMENT SIGN

LSB

LSB

LSB

LSB

LSB

LSB

LSB

LSB

LSB

LSB

LSB

LSB

LSB

LSB

LSB

LSB

SCREEN WALLS

RETENTION BASIN

SCREEN WALLS

SCREEN WALLS

SCREEN WALLS

RETENTION BASIN

SCREEN WALLS

FENCING

SCREEN WALLS

RETENTION BASIN

RETENTION BASIN

SCREEN WALLS

ELECTRICAL ENCLOSURE

SCREEN WALLS

ELECTRICAL ENCLOSURE

SCREEN WALLS

SCREEN WALLS

ELECTRICAL ENCLOSURE

ELECTRICAL ENCLOSURE

GATE

SCREEN WALLS

SCREEN WALLS

RETENTION BASIN

RETENTION BASIN

RETENTION BASIN

RETENTION BASIN

RETENTION BASIN

RETENTION BASIN

RETENTION BASIN

RETENTION BASIN

RETENTION BASIN

RETENTION BASIN

RETENTION BASIN

RETENTION BASIN

RETENTION BASIN

GATE

GATE

GATE

GATE

RETENTION BASIN

GATE

GATE

GATE

GATE

GATE

RETENTION BASIN

RETENTION BASIN

MONUMENT SIGN

MONUMENT SIGN

MONUMENT SIGN

BUS BAY

Demographics >>

	1 mile	3 miles
Population	4,725	99,660
Households	1,643	33,398
Median Age	38.50	36.40
Median HH Income	\$116,158	\$114,233
Daytime Employees	882	33,303
Population Growth '22 - '27	↑ 13.12%	↑ 11.39%
Household Growth '22 - '27	↑ 13.02%	↑ 11.23%

Traffic >>

Collection Street	Cross Street	Traffic Vol	Last Mea...	Distance
East Queen Creek ...	S McQueen Rd E	6,928	2022	0.06 mi
South McQueen R...	E Queen Creek Rd S	16,290	2022	0.06 mi
E Queen Creek Rd	S McQueen Rd E	10,641	2022	0.06 mi
S McQueen Rd	E Queen Creek Rd S	29,370	2022	0.10 mi
East Queen Creek ...	Consolidated E	8,615	2022	0.13 mi
East Queen Creek ...	Consolidated NE	17,614	2022	0.16 mi
South McQueen R...	Consolidated S	13,650	2022	0.21 mi
S McQueen Rd	Consolidated S	14,992	2022	0.21 mi
E Queen Creek Rd	S Airport Blvd W	10,527	2022	0.22 mi
South McQueen R...	Consolidated N	15,891	2022	0.28 mi