

INDUSTRIAL LAND AVAILABLE FOR SALE

±1.54 ACRES IN A PRIME LOCATION
PLANNING PERMITS IN PLACE

SALE PRICE: \$1,195,000.00 (\$17.85 PSF)

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SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpi.az.com

21735 E MCCOWAN LN | QUEEN CREEK, AZ



PROPERTY SUMMARY



Prime Queen Creek Opportunity: Industrial Land Available For Sale

This ±1.54 Acre (±66,964 SF) site is strategically located in the booming Southeast Valley and is ready to meet the demands of today's market.

ADDRESS 21735 E McCowan Ln
Queen Creek, AZ 85142

LOT SIZE ±66,964 (±1.54 Acres)

APN 304-64-098

ZONING EMP-A

SALE PRICE:
\$1,195,000.00
(\$17.85 PSF)



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March 9, 2026 10:02 AM

ABOUT QUEEN CREEK

Located in the fastest-growing county in the nation, the Southeast Valley is a major business and employment center, with well-known global brands, plus homegrown firms and some of the most creative startup ventures imaginable.

Southeast Valley Demographics



1,387,996

Total Population



+1.47%

Population Growth in Past 5 Years



38.6

Median Age



\$95,454

Median Household Income



3.5%

Unemployment Rate



39%

Bachelor's Degree or Higher

3 Mile Radius Demographics



61,708

Total Population



+4.69%

Population Growth in Past 5 Years



35

Median Age



\$108,165

Median Household Income



3.5%

Unemployment Rate



42%

Bachelor's Degree or Higher

"Arizona is a growing innovation hub, geographically situated between our existing operations in Southern California and New Mexico. This will allow us to accelerate progress from conceptual design to production to final assembly at scale as we capitalize on the many advantages Mesa and the Greater Phoenix area offer."

Michael Colgazier, CEO of Virgin Galactic
on New Manufacturing Facility in Mesa, Arizona



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Legend

- Corporate Tenants
- Amenities
- Residential Developments
- Arizona State University

edgeconnect
amazon

ELLIOT ROAD TECH CORRIDOR

Google

Dynalectric
An EMCOR Company

niagara

Apple

LOOP 202

Meta

Lowe's

WARNER RD

dexcom Linc
ELECTRA MECCANICA EXRO
FUJIFILM AVX
LENNOX CAUV
Aerospace

HYUNDAI
NELLIS AUCTION

Sysco

EASTMARK
The heart & hub of the East Valley

RADIANCE
AT SUPERSTITION VISTAS

Gilbert Gateway
Town Center

GALACTIC

RAY RD

ARIZONA 24

PhxMesa Gateway Airport

Gulfstream

Cadence
AT GATEWAY

ASU Polytechnic Campus
Arizona State University

Able

SKYBRIDGE
ARIZONA

MARBY

LEAGY SPORTS

HORNE
AUTO GROUP

MITSUBISHI
CHEMICAL

FUJIFILM

MATHESON

APPLIED
Industrial Technologies

PECOS RD

PECOS ADVANCED MANUFACTURING ZONE

HYUNDAI

Lowe's

CRM

CRG

GERMANN RD

JX

ZF

LG

RITENHOUSE RD

Frontier Family Park

SITE

QUEEN CREEK
MARKETPLACE

POWER RD

SOSSAMAN RD

BOGOTILLO RD