



SIGNAL BUTTE RD

GERMANN RD

**FOR SALE**

SITE AREA:  $\pm 579,885$  SF (13.3 AC)

$\pm 12.73$  ACRES | FOR SALE

SWC

**SIGNAL BUTTE RD &  
GERMANN RD**

QUEEN CREEK, AZ

**PCA**  
PHOENIX COMMERCIAL ADVISORS



# property summary

SIZE: ±12.73 ACRES

ZONING: C-2

AVAILABLE: FOR SALE

PRICING: CALL FOR PRICING

## property highlights

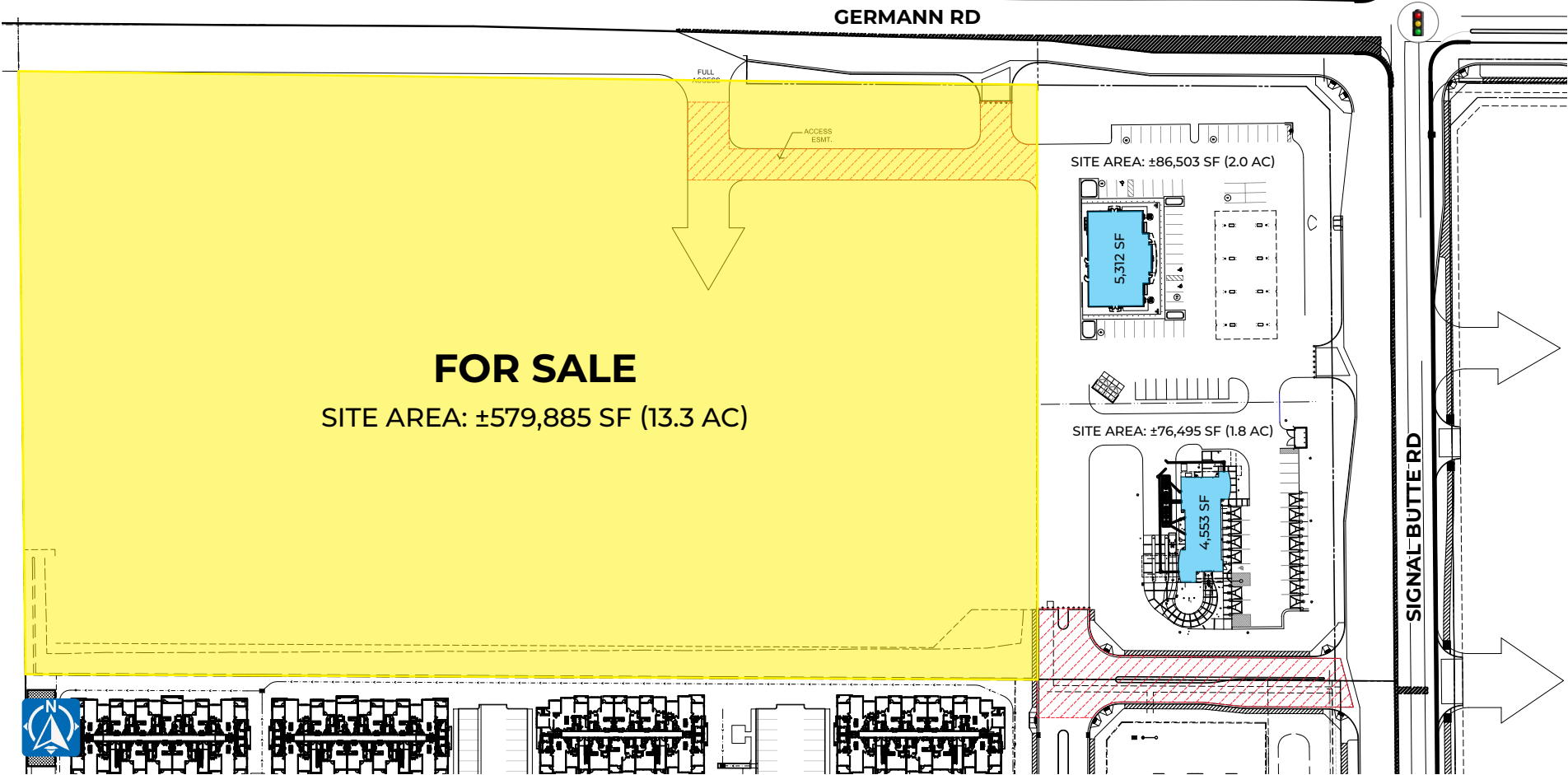
- Signal Butte Rd now intersects with SR-24 to the Loop 202 and US 60.
- Located within the Fulton Homes – Barney Farms Master Planned Community, 1,700+ homes.
- Located just east of Legacy Sports Complex, Privately owned 320-acre multi-use family sports and entertainment complex.
- Located in one of the highest growth areas in AZ, Queen Creek has seen their population grow 2,084% since 2000.
- 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



# site plan

AVAILABLE IN ESCROW

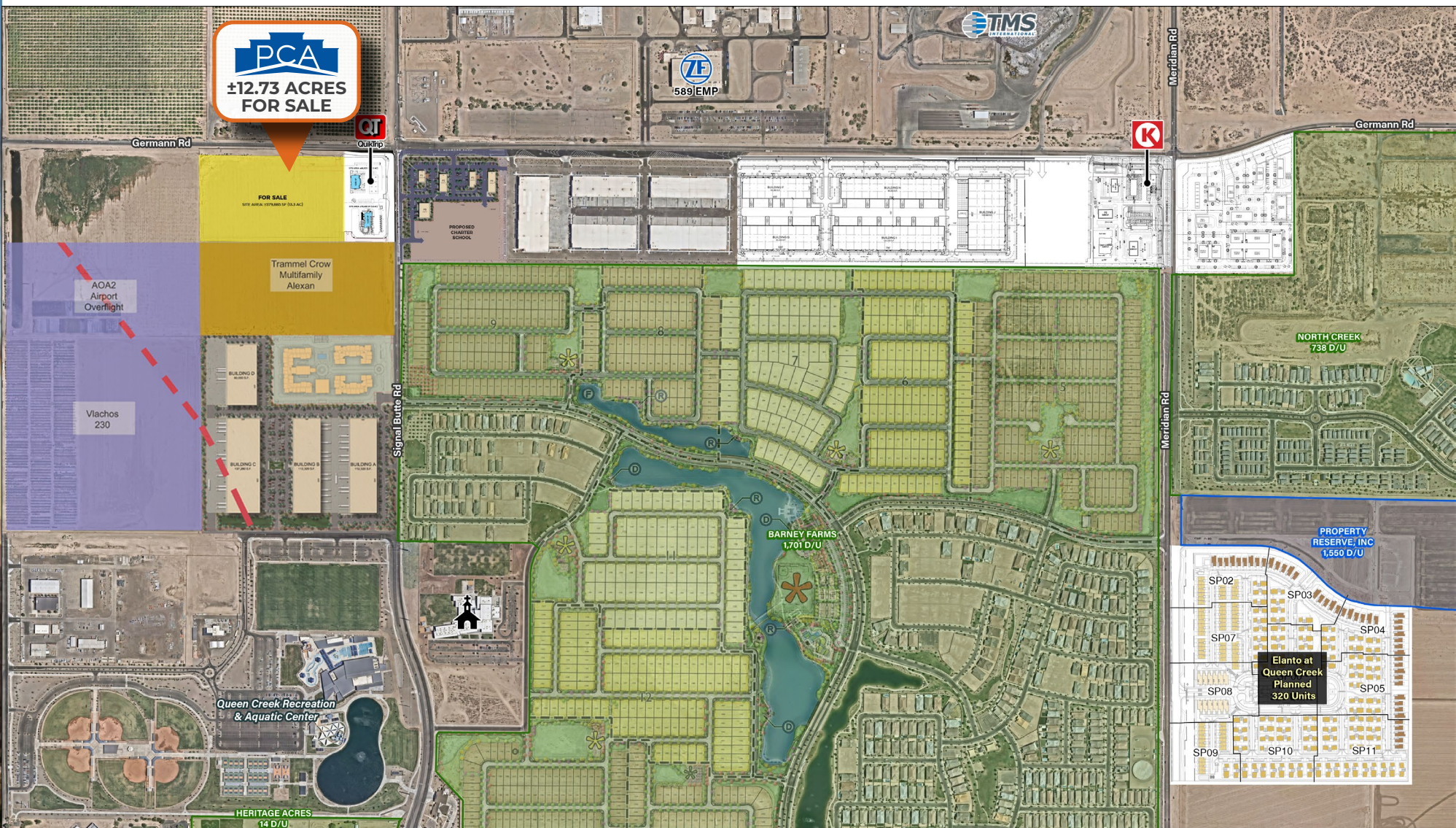


Tenant	SF
Store	±5,312
Pad	±4,533
Land	±579,885





# zoom aerial





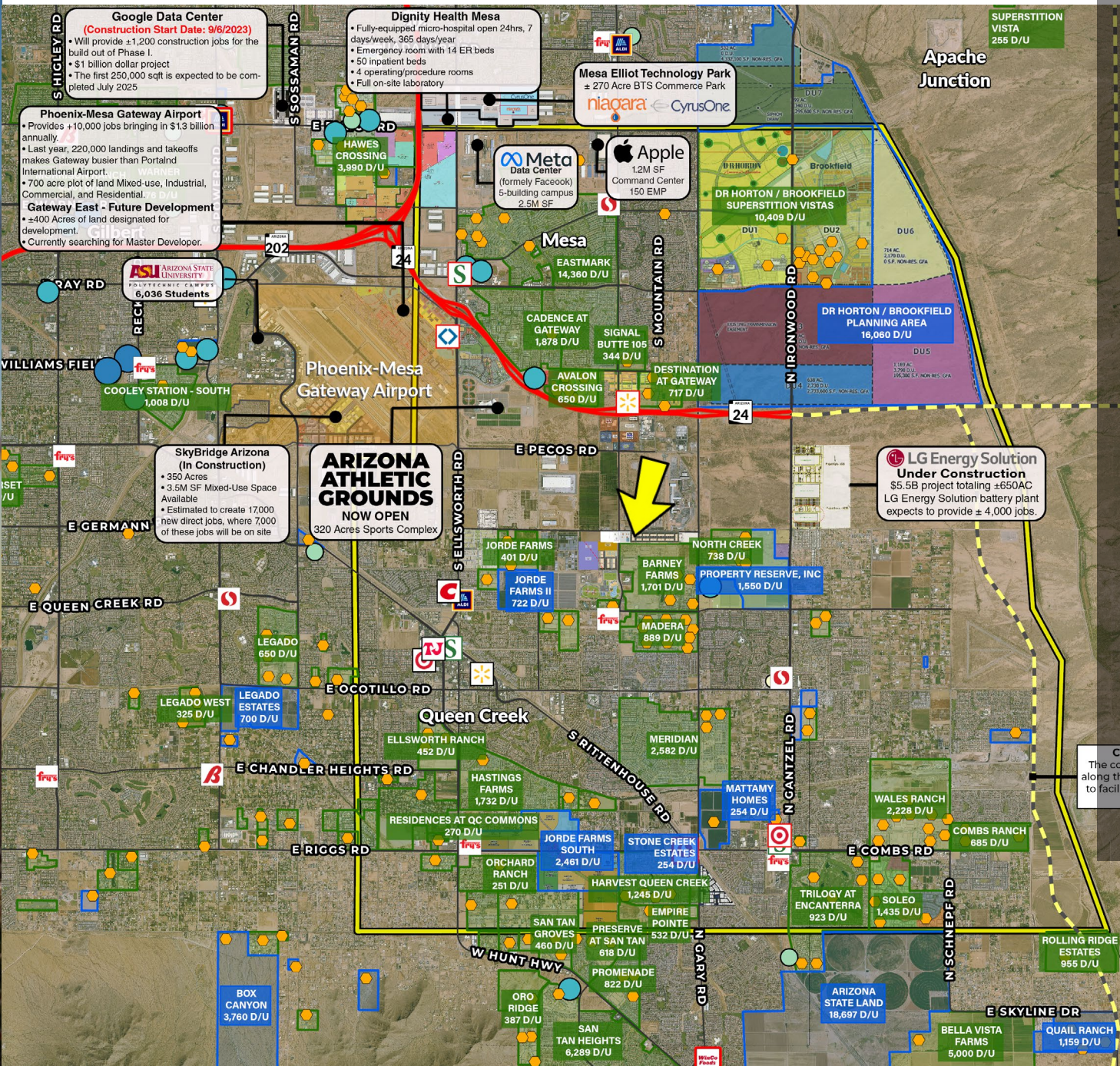
# wide aerial





# trade area

Q4 2024



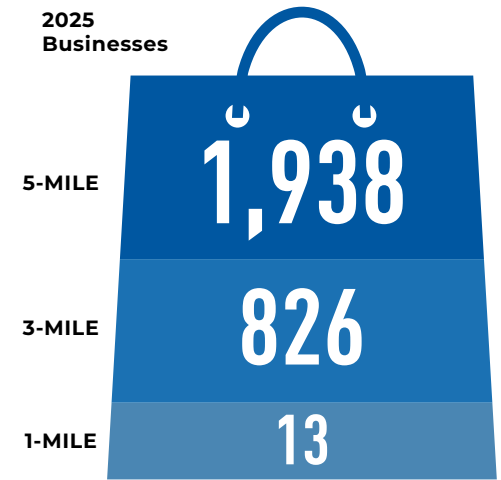
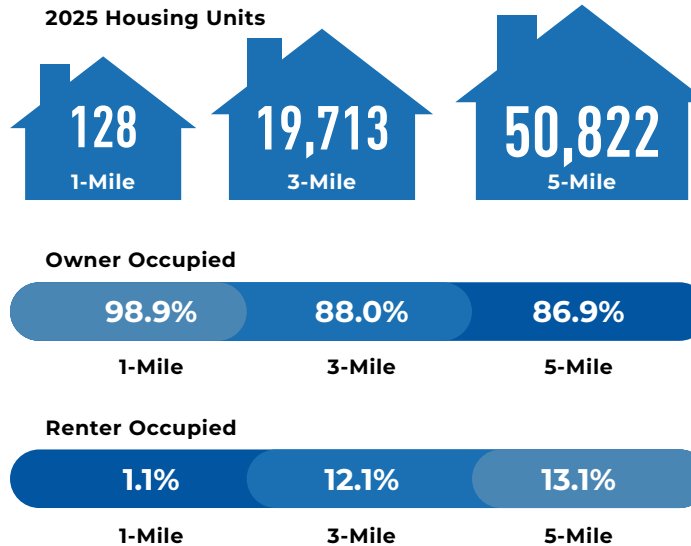
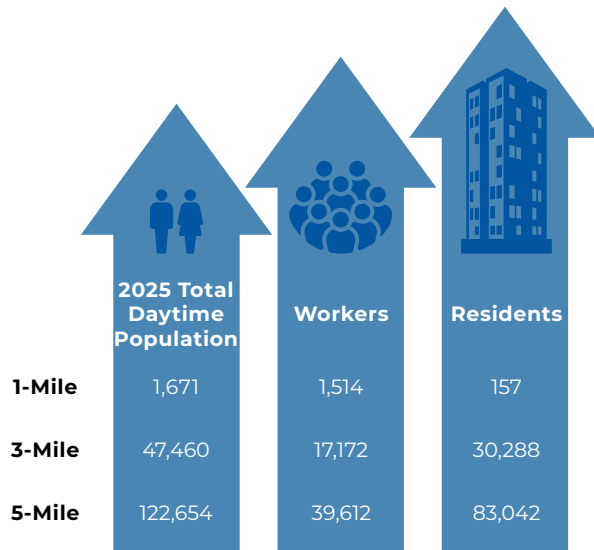
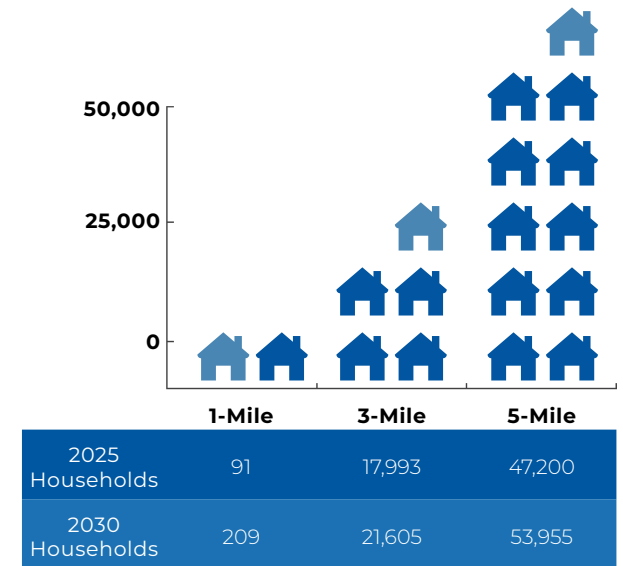
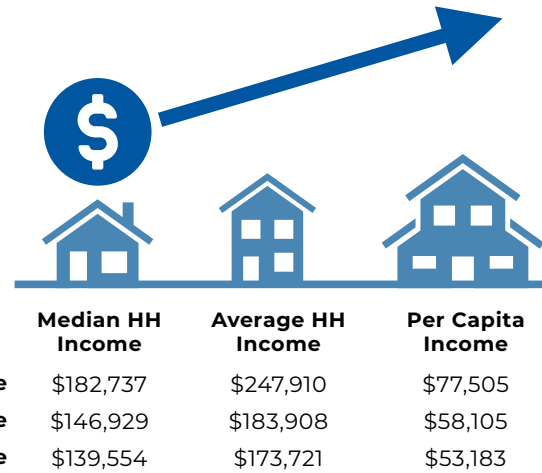
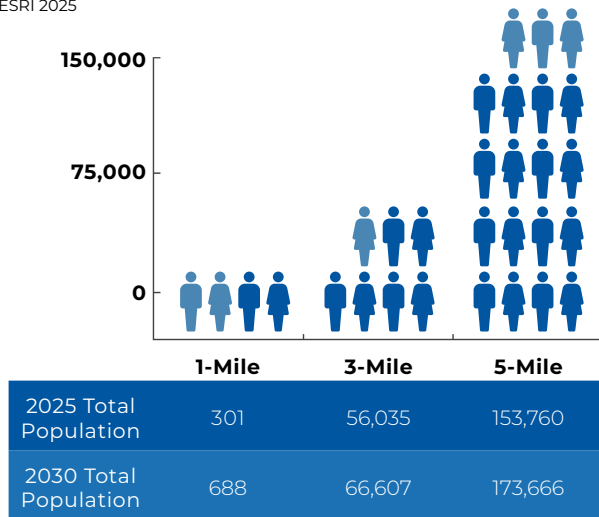
Multi-Family Activity *PCA does not guarantee the accuracy/completeness (estimate)	Trade Area
Under Construction or Proposed Units	3,064
Zonda Housing Data Q4-2024	Trade Area
QUARTERLY AND ANNUAL OVERVIEW	
Quarterly Starts	768
Quarterly Closings	731
Annual Starts	3,303
Annual Closings	3,201
Housing Inventory	2,058
Vacant Developed Lots	4,305
PROJECT(S) BY STATUS	
Active / Available	6,363
Future	13,978
<b>Total Active / Future Units</b>	<b>20,341</b>
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





# 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.







SR-24

±12.73 ACRES  
FOR SALE



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