



ERIGGS RD

BELLERO ESTATES BY ELLIOT HOMES

S ELLSWORTH RD (34,529 VPD)

FUTURE MIXED-USE RETAIL



FUTURE MIXED-USE RETAIL AUTO DEALERSHIPS



E EMPIRE BLVD (17,380 VPD)



FUTURE MIXED-USE RETAIL



HUNT HWY

# ±6.63 ACRES OF COMMERCIAL LAND FOR SALE

## S OF SWC S ELLSWORTH RD & E EMPIRE BLVD | QUEEN CREEK, AZ 85142

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The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice. 03 11 26



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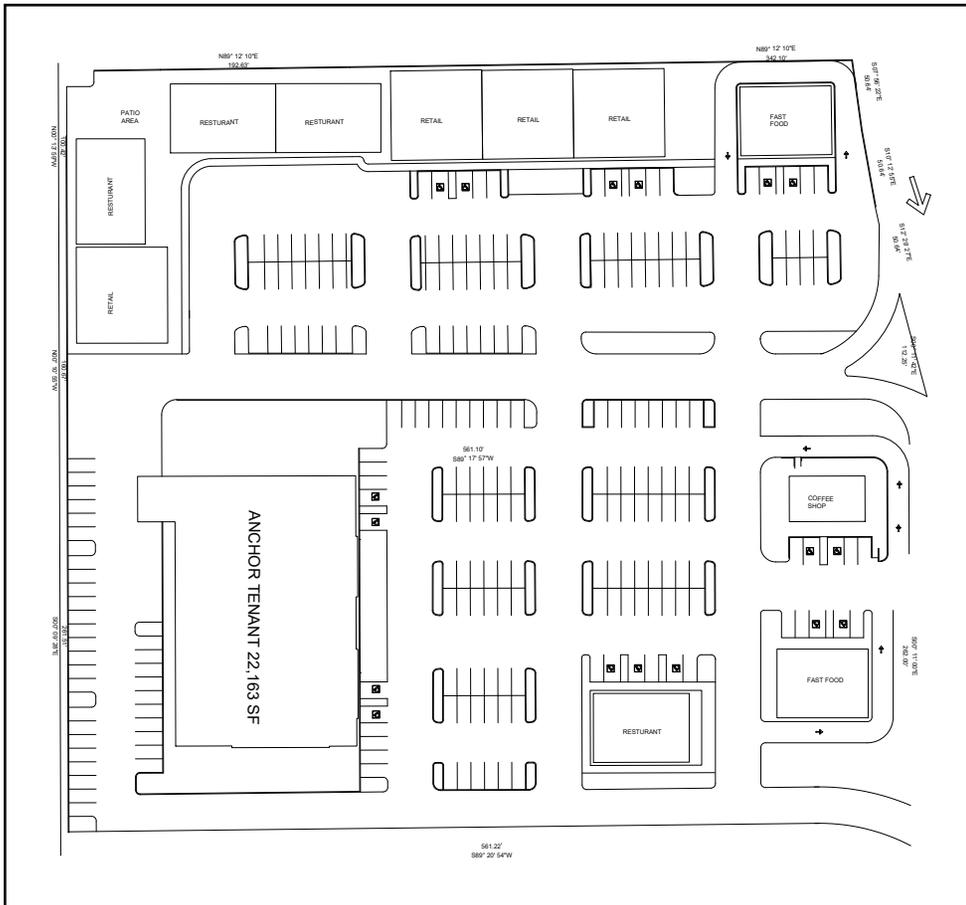
# EXECUTIVE SUMMARY

## Commercial Land Available For Sale

Property Address:	S of SWC S Ellsworth Rd & E Empire Blvd Queen Creek, AZ 85142
Property Type:	Commercial Land
Zoning:	C-2
Parcels:	509-05-0250 & 0260
<b>Sale Price:</b>	<b>Contact Agent</b>

## Property Highlights

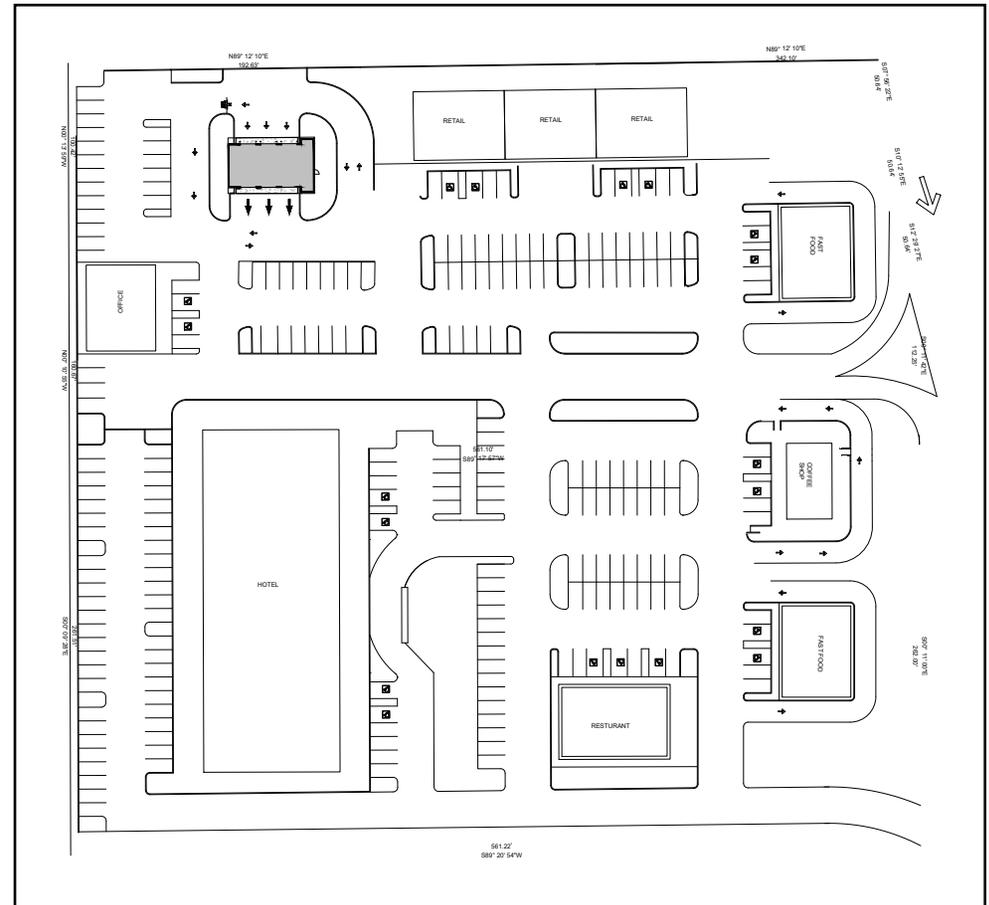
- Adjacent to Earnhardt Queen Creek, just south of Fry's, EOS Fitness, Fat Cats, and the brand new [Pecan Lake Entertainment Park](#)
- 8.1 miles to SR-24 Freeway
- ±52,000 VPD at S Ellsworth Rd & E Empire Blvd Intersection



## CONCEPTUAL SITE PLAN OPTION 1

### FEATURES:

Big-Box Retail Anchor,  
4 Restaurant Pads (3 Drive-Thrus),  
& Retail Strip Center

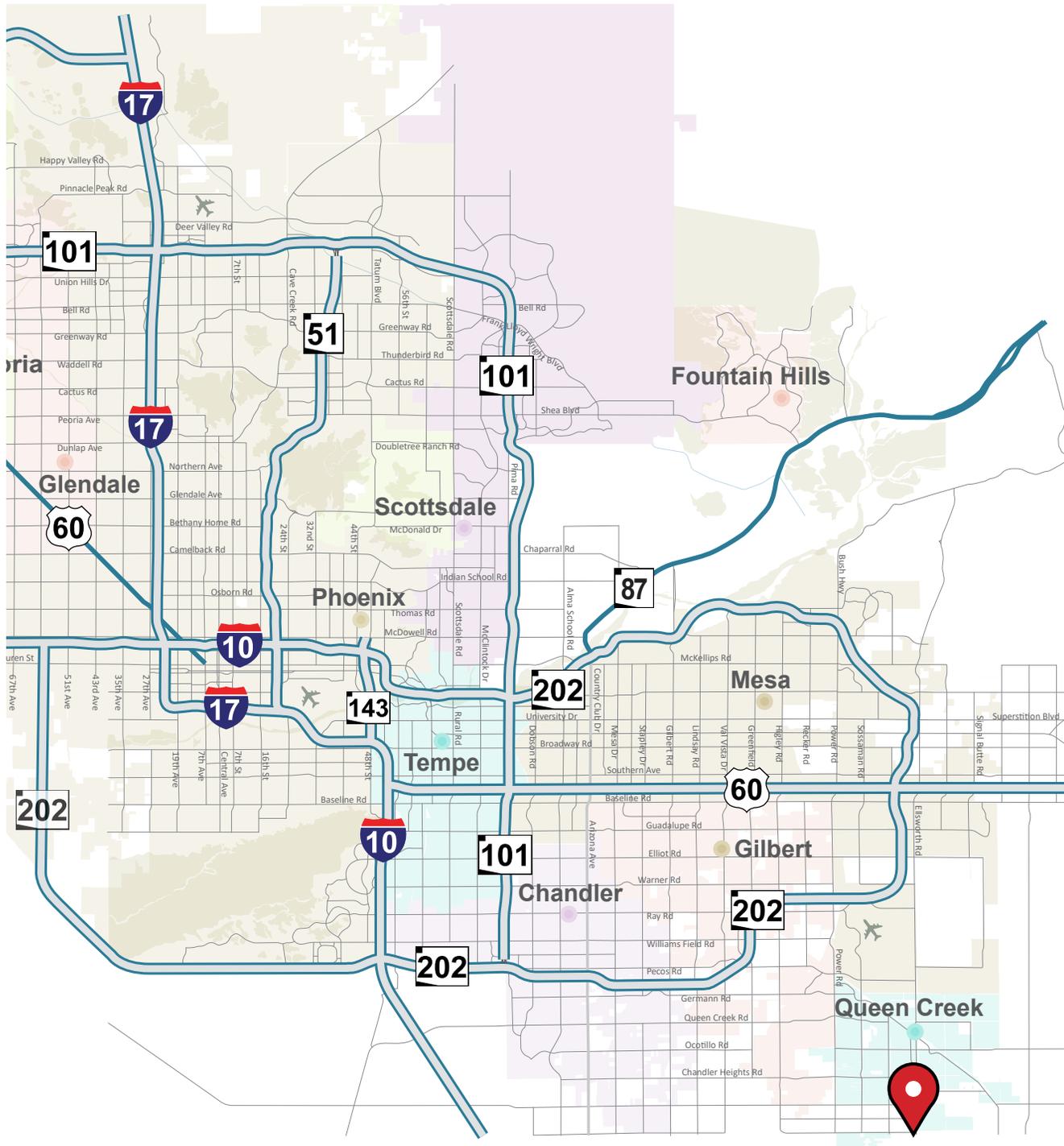


## CONCEPTUAL SITE PLAN OPTION 2

### FEATURES:

Hotel Anchor,  
4 Restaurant Pads (3 Drive-Thrus),  
Office Building, Drive-Thru Autoshop,  
& Small Retail Strip Center





# Minutes To...

## SR-24 Freeway

12 minutes



## Phoenix/Mesa Gateway Airport

14 minutes



## Phoenix Sky Harbor International Airport

40 minutes



## Phoenix

45 minutes



# Demographics

(5 mile radius)

## Population

135,490

## Median Age

35.8

## Households

41,804

## Median Household Income

\$104,615

## Employees

15,090

## Education

32% Bachelor's/Grad./Prof. Degree

# The Phoenix East Valley Means Business and Others are Taking Notice:

The PHX East Valley is synonymous with smart development.

So what has our region been up to lately?

The PHX East Valley has been growing exponentially. During the past year, dozens of companies have relocated or expanded in the region, bringing thousands of jobs with them.

Among them:

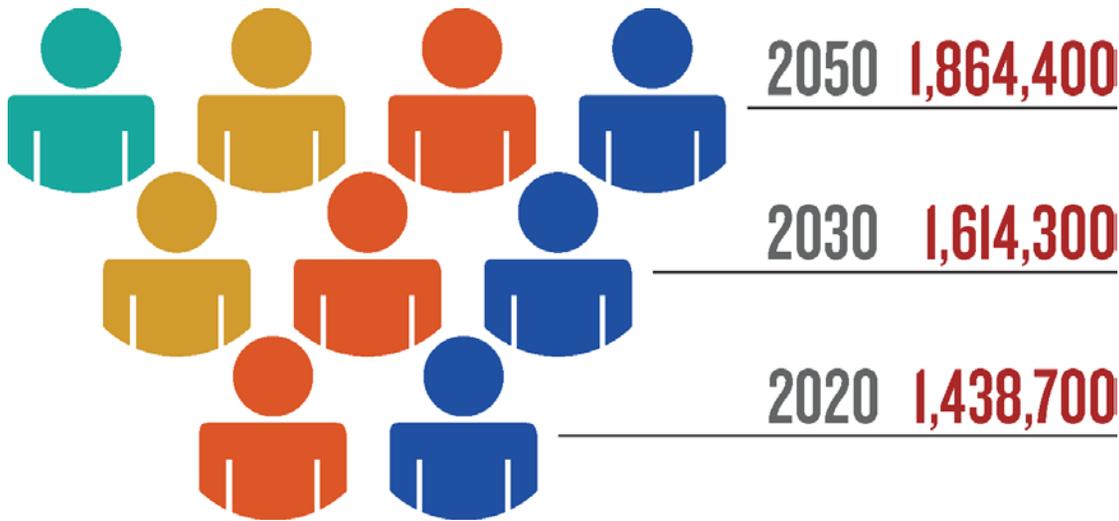
- Able Aerospace. Mesa
- Adhere Health. Gilbert
- Amazon, Chandler, Mesa, Tempe
- ARCH Global Precision. Chandler
- ArmorWorks, Chandler
- AT&T. Mesa
- Banner Ocotillo Medical Center, Chandler and Queen Creek
- BD Peripheral Intervention, Tempe
- Bright Health Plan, Tempe
- CarMax. Tempe
- CAVU Aerospace, Mesa
- Clarivate Analytics, Chandler
- Commercial Metals Company, Mesa
- Compound Photonics. Chandler
- Comtech, Chandler
- CVS Health, Chandler
- Dexcom. Mesa
- Isola. Chandler
- Dignity Health, Chandler
- Dignity Health/Kindred Healthcare. Gilbert
- Dignity Health/Phoenix Children's Hospital, Gilbert
- Door Dash, Tempe
- Douglas Allred Company, Chandler
- Fountain Hills Medical Center. Fountain Hills
- Gila River Hotels and Casinos. Gila River
- (HEROS) Helicopter Engine Repair and Overhaul Service, Chandler
- HonorHealth Primary and Urgent Care, Fountain Hills
- Insight, Chandler
- JP Morgan Chase. Tempe
- LASER COMPONENTS Detector Group, Chandler
- Local Motors, Chandler
- Marwest Enterprises, Mesa
- MOOG Space and Defense, Gilbert
- Northrop Grumman. Chandler. Gilbert
- Norton Lifelock, Tempe
- Offerpad. Chandler
- Open Door. Tempe
- Park University. Gilbert
- Rinchem, Chandler
- Silicon Valley Bank. Tempe
- Times Microwave Systems, Mesa
- Toyota Financial Services. Chandler
- Urbix Resources, Mesa
- VB Cosmetics, Inc., Chandler
- WageWorks, Mesa
- Zovio, Chandler



# Grow with the East Valley

The economic growth and superior quality of life found in the PHX East Valley didn't just happen overnight. From thriving cultural opportunities to amazing recreation areas with an ideal climate, the PHX East Valley has developed into the place where individuals want to work, live and play.

The PHX East Valley is a region with substantial growth and endless opportunity. More than 1.4 million people reside here, and the region is expected to grow to nearly 1.9 million residents by 2050. Our population is young — the median age of our residents is 38 — and collectively, the region has access to more than 1 million workers. The region is also a magnet for jobs, and economists predict that the region will add an estimated 400,000 new positions in the next 30 years.



**36.9**  
MEDIAN AGE  
Maricopa County

