

COMMERCIAL LAND OPPORTUNITY

(±15.52 AC)



±15.52 AC

Los Altos Road



The Offices at Power Ranch

Public Storage

SAJAD

Power Road
19,417 VPD '22

EoS FITNESS

Dignity Health

Arbys

ESPORTA

Marketplace Professional Plaza

TUTOR TIME

DUNKIN'

MIDFIRST BANK

Rymax Auto Glass

TACO BELL

BIG O TIRES

BURGER KING

O'Reilly AUTO PARTS

THE HOME DEPOT

Northwest Exterminating Pest Control Service

The Pointe at Power Marketplace Industrial Warehouses

The Shooting Range

gerber COLLISION & GLASS

CVS pharmacy

Germann Road
7,396 VPD '22

FOR SALE

Power Ranch

ENEC Germann Rd & Power Rd | Queen Creek, AZ



Commercial Land Opportunity

ENEC Germann Rd & Power Rd | Queen Creek, AZ



FOR SALE

±14.29 AC

PARCEL - 314-05-341

±1.28 AC

PARCEL - 314-05-340

C-2

Zoning

Contact Broker

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ABOUT THE PROPERTY

- Development opportunity comprised of two land parcels, 1.28 AC, and 14.29 AC adjacent to Home Depot and CVS Pharmacy
- Surrounded by significant number of national and regional retailers
- Located between the rapidly growing Queen Creek and SanTan Gilbert Submarkets
- Power Road is major North/South corridor in Southeast Valley with more than 20,000 VPD at the intersection
- Average household income over \$151,000 within 5-mile radius
- Close proximity to Phoenix-Mesa Gateway Airport, a major growing employment hub



NEARBY RETAILERS

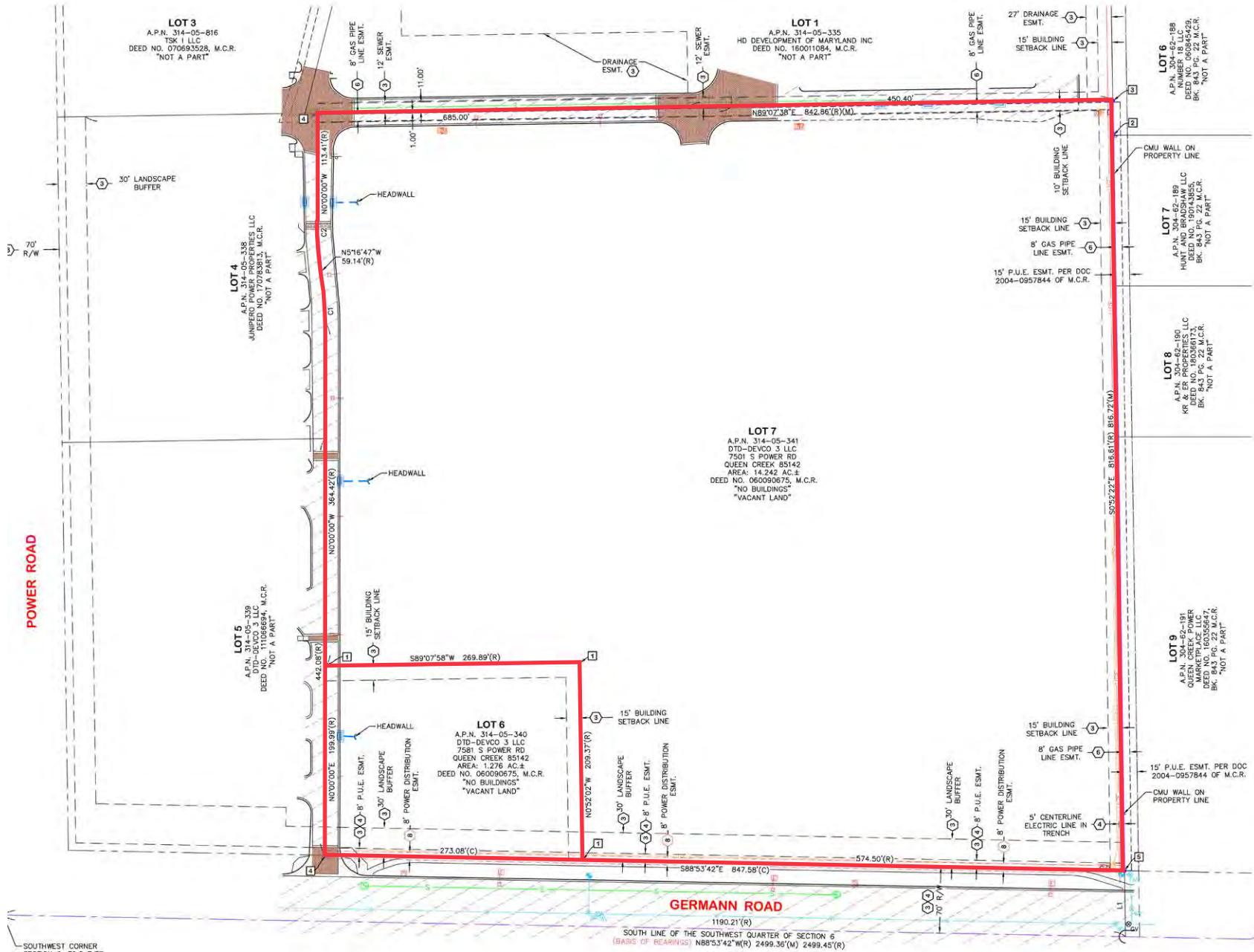


Commercial Land Opportunity

ENEC Germann Rd & Power Rd | Queen Creek, AZ



SITE SURVEY



Commercial Land Opportunity

ENEC Germann Rd & Power Rd | Queen Creek, AZ



DEMOGRAPHIC HIGHLIGHTS (2024)

1 MILE

13,723	13,937	\$143,566	10,273
2024 Population	2029 Population	Avg Household Income	Daytime Population

3 MILES

85,355	89,328	\$157,957	64,971
2024 Population	2029 Population	Avg Household Income	Daytime Population

5 MILES

216,354	231,349	\$159,185	174,288
2024 Population	2029 Population	Avg Household Income	Daytime Population

TRAFFIC COUNTS (2022)

7,396 VPD	21,244 VPD
Germann Rd	Power Rd



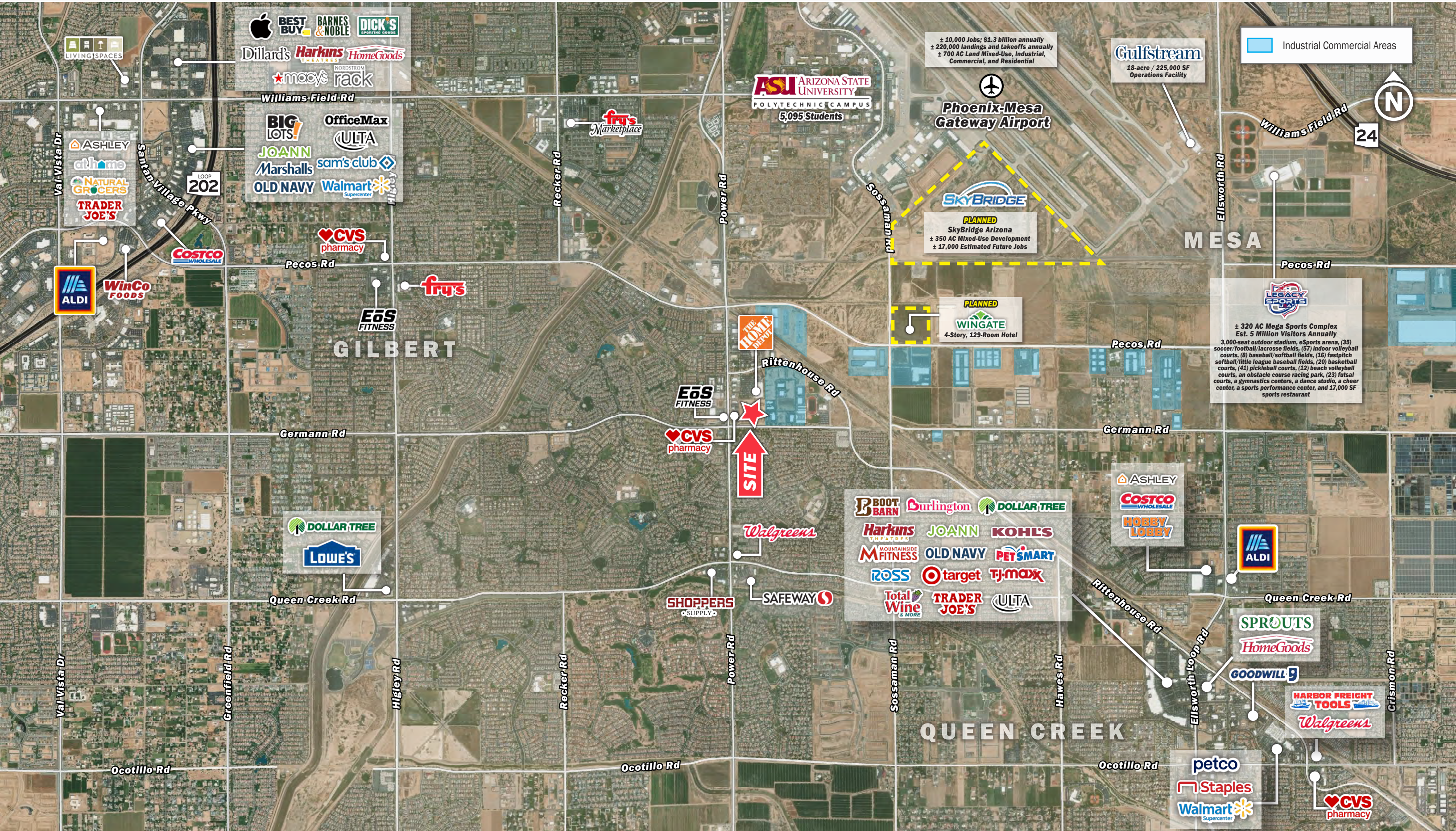
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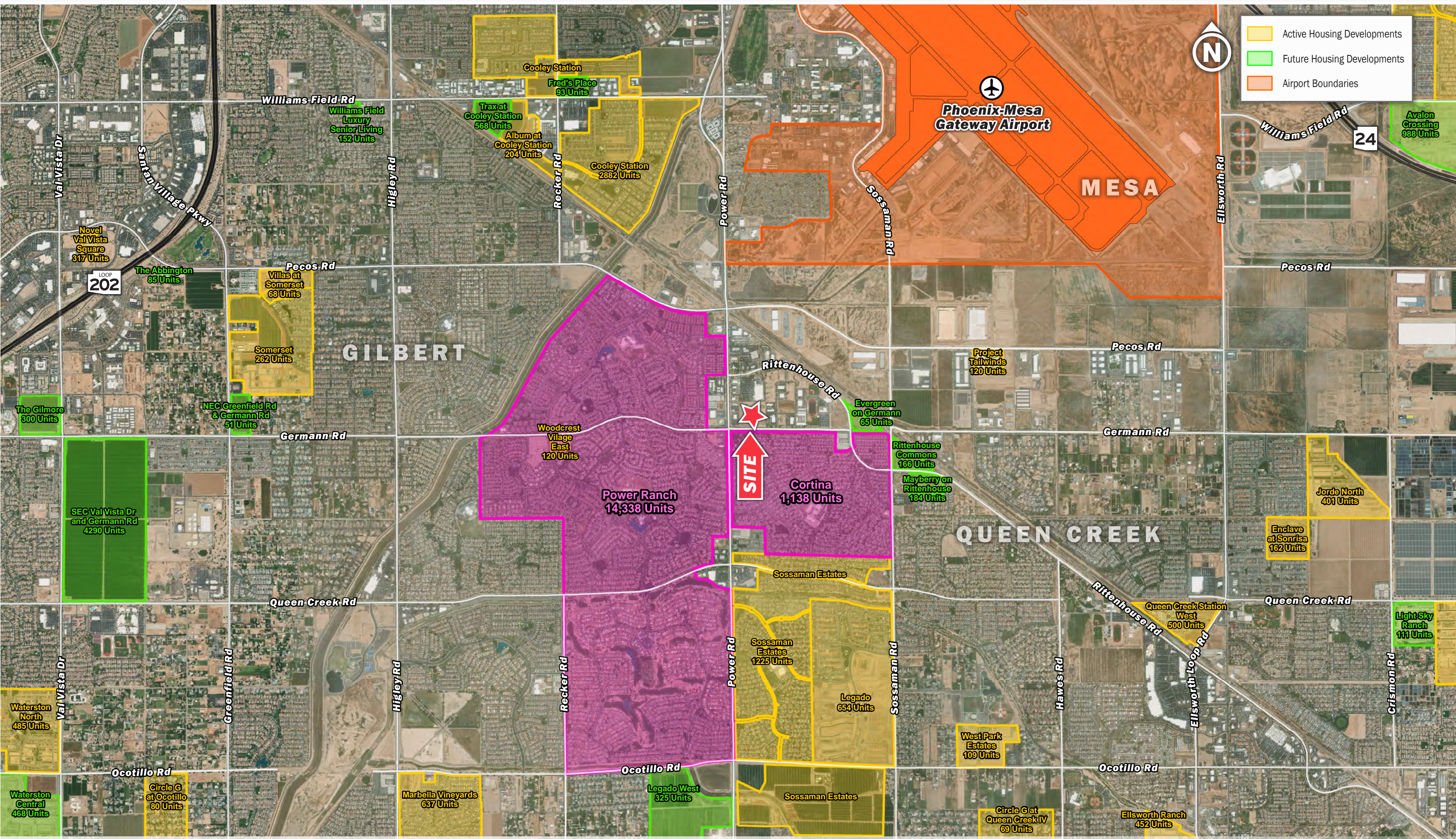
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Commercial Land Opportunity - Housing Developments

ENEC Germann Rd & Power Rd | Queen Creek, AZ





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