

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.cpiaz.com

21735 E MCCOWAN LN | QUEEN CREEK, AZ



PROPERTY SUMMARY

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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
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LOT SIZE	±66,964 (±1.54 Acres)
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APN	304-64-098
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ZONING	EMP-A
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SALE PRICE:
\$1,195,000.00
(\$17.85 PSF)



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November 18, 2025 4:22 PM

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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