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)

Exclusive Listing Agents:

Tyson Breinholt
D 480.966.7513
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tbreinholt@cpiaz.com

Cliff Jenkins
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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

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21735 E McCowan Ln Queen Creek, AZ 85142

LOT SIZE

±66,964 (±1.54 Acres)

APN

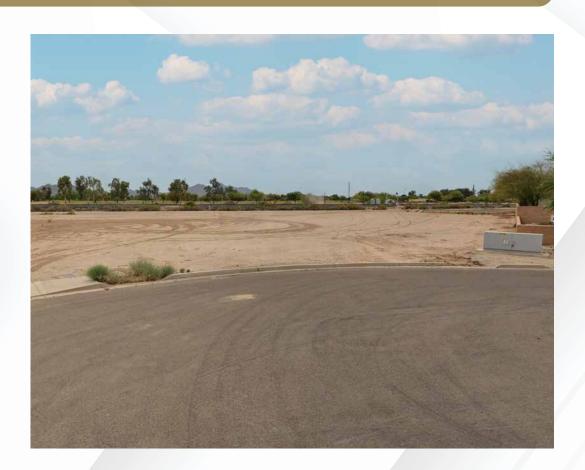
304-64-098

ZONING

EMP-A

\$1,195,000.00

(\$17.85 PSF)





COMMERCIAL PROPERTIES INC.

Locally Owned, Globally Connected, CORFAC

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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



1,387,996Total 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



61,708Total Population



+4.69%
Population Growth in Past 5 Years



35 Median



\$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







