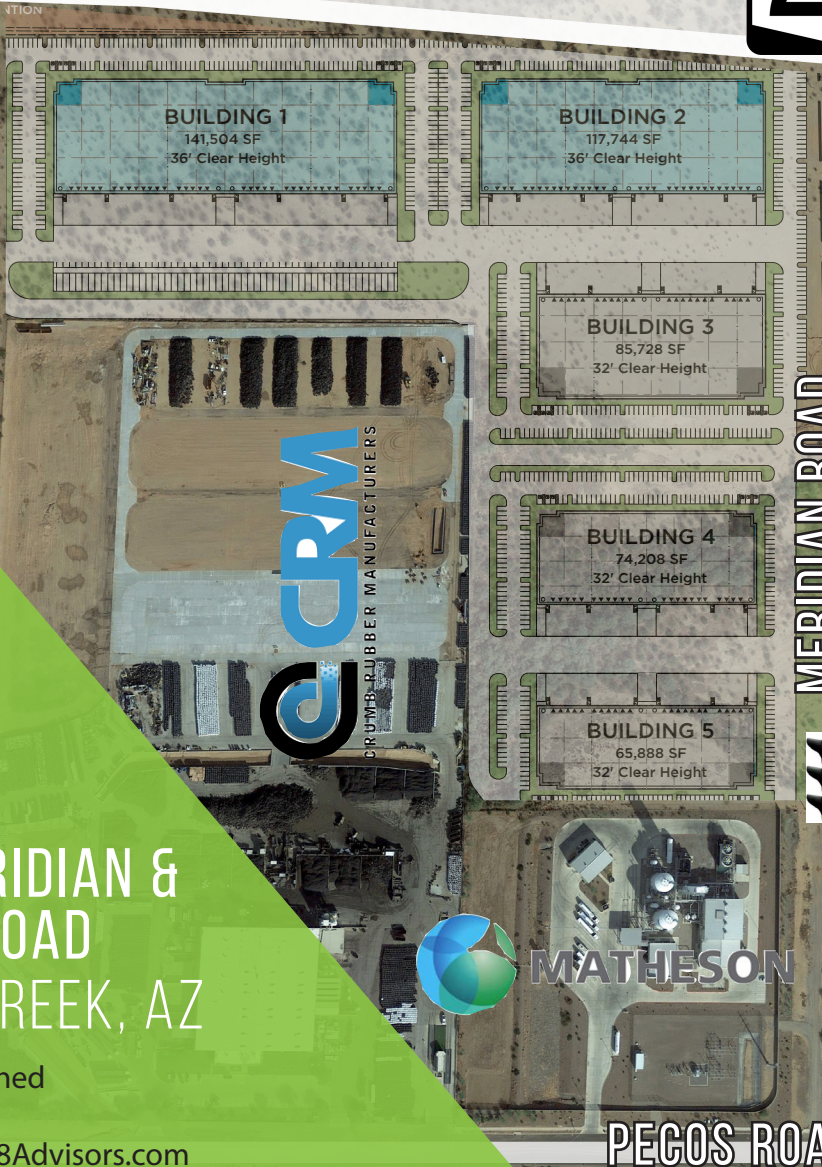


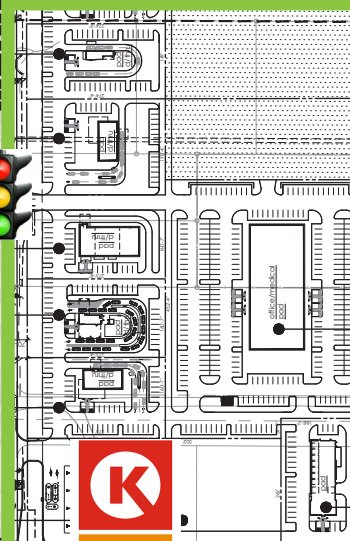
JOIN CIRCLE K! PADS FOR SALE!



CRE8
COMMERCIAL REAL ESTATE



POTENTIAL
AUTO DEALERS



STATE LAND
TOWN OF QUEEN CREEK ANNEXATION



UNION
PACIFIC

NEC MERIDIAN &
PECOS ROAD
QUEEN CREEK, AZ

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PROPERTY SUMMARY

NEC MERIDIAN & PECOS
QUEEN CREEK, AZ



PROPERTY HIGHLIGHTS

- Pads for Sale!
- Join Circle K!
- Call for Pricing
- 2 - 17 acres available zoned C2
- Meridian Road frontage and visibility
- Fully improved land with all utilities to the site, curbs, gutters and the land has been cleared.
- All roads are open and operating with Meridian Road being a major arterial that connects to SR 24.
- Projected traffic counts in the next year for Meridian Road are over 30,000 CPD.

PROPERTY DEMOGRAPHICS

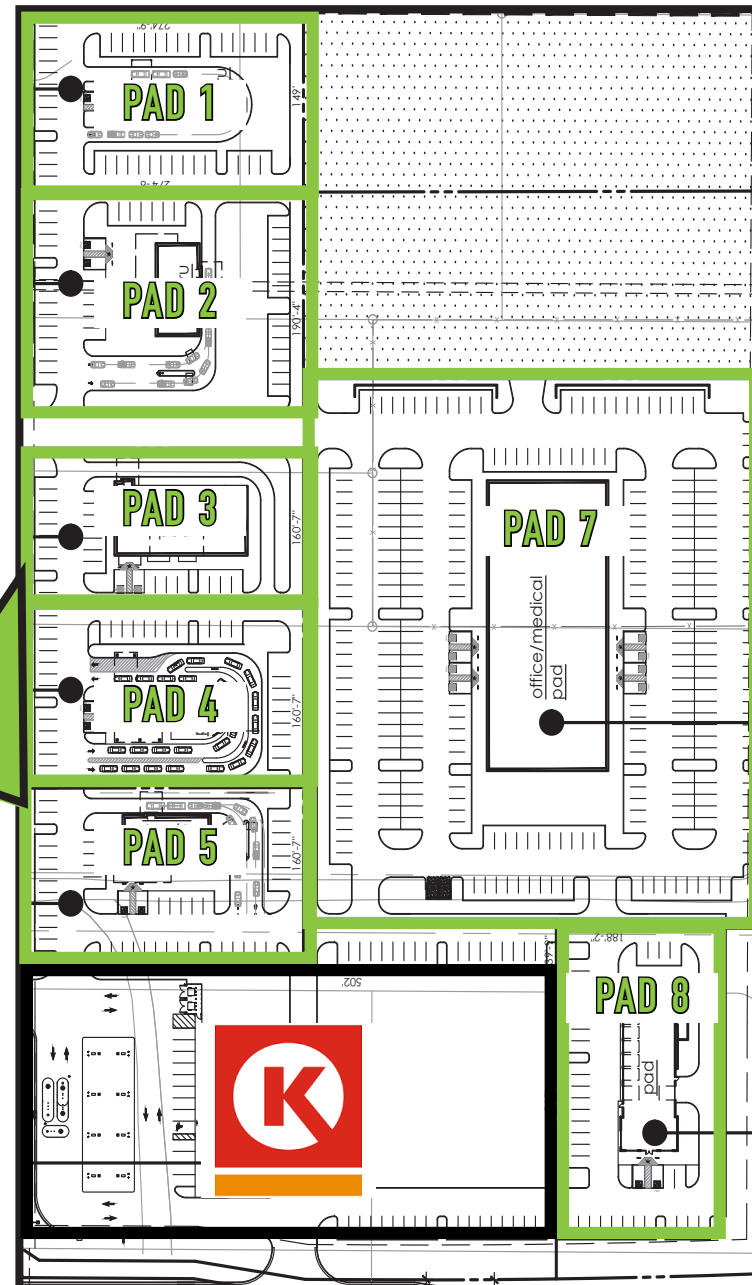
	3 MILE	5 MILE	10 MILE
2023 Population:	28,872	112,859	549,343
2028 Population:	35,720	136,119	649,847
2023 Total Households:	8,752	35,799	194,882

PROPERTY SUMMARY

ASKING PRICE:	CALL FOR PRICING
PADS:	1 - 5 ACRES
LAND AREA:	+/- 17 ACRES
ZONING:	C2
LOCATION:	MERIDIAN ROAD TO PECOS ROAD

PARCEL MAP

NEC MERIDIAN & PECOS
QUEEN CREEK, AZ



- PAD 1
.94 Acres with Drive-thru
- PAD 2
1.19 Acres with Drive-thru
- PAD 3
.86 Acres with Drive-thru
- PAD 4
.98 Acres with Drive-thru
- PAD 5
1.01 Acres with Drive-thru
- PAD 6
CIRCLE K - Under Contract
- PAD 7
4.94 Acres
- PAD 8
1.29 Acres

AERIAL MAP

NEC MERIDIAN & PECOS
QUEEN CREEK, AZ



The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantees, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. CRE8 is independently owned and operated.



For Additional details contact the team
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