

N
↑

16 Acres For Sale!

Hard Corner at
Meridian & Germann Road
Queen Creek | AZ



Future Industrial

16.13 Acres
For Sale!

Meridian Road

Germann Road

ROMMIE MOJAHED
Director of Sales & Leasing
(602) 702.4663
rommie.mojahed@svn.com

LINDSEY DULLE
Advisor
(602) 317.7713
lindsey.dulle@svn.com

SVN
DESERT COMMERCIAL ADVISORS

Town of Queen Creek Overview

Site Highlights:

- Hard Corner Land Ready to be Rezoned!
- Located on the NEC of Meridian & Germann Road
- Call For Pricing!
- 3 Parcels totalling 16.13 Acres
- The General Plan calls for Light Industrial
- All utilities, curbs and gutters are to the site.
- Frontage on Meridian and easily accessible from the new State Route 24
- State Route 24 now open with full diamond access on Meridian Road!
- Projected traffic counts on Meridian Road: 30,000 CPD

APN's:

- 104 08 0490 = 7.73 acres
- 104 08 0480 = 4.2 acres
- 104 08 0047 = 4.2 acres

Site Demographics

DEMOGRAPHICS	3 Mile	5 Mile	10 Mile
2022 Population:	28,872	112,859	549,343
2027 Population:	35,720	136,119	649,847
2022 Total Households:	8,752	35,799	194,882
Average Household Income:	\$124,675	\$120,257	\$99,765

Source: Costar

Drive Time to Site



