



Future Industrial

# 16 Acres For Sale!

Hard Corner at  
Meridian & Germann Road  
Queen Creek | AZ

Meridian Road

Germann Road

16.13 Acres  
For Sale!

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

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





# 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





