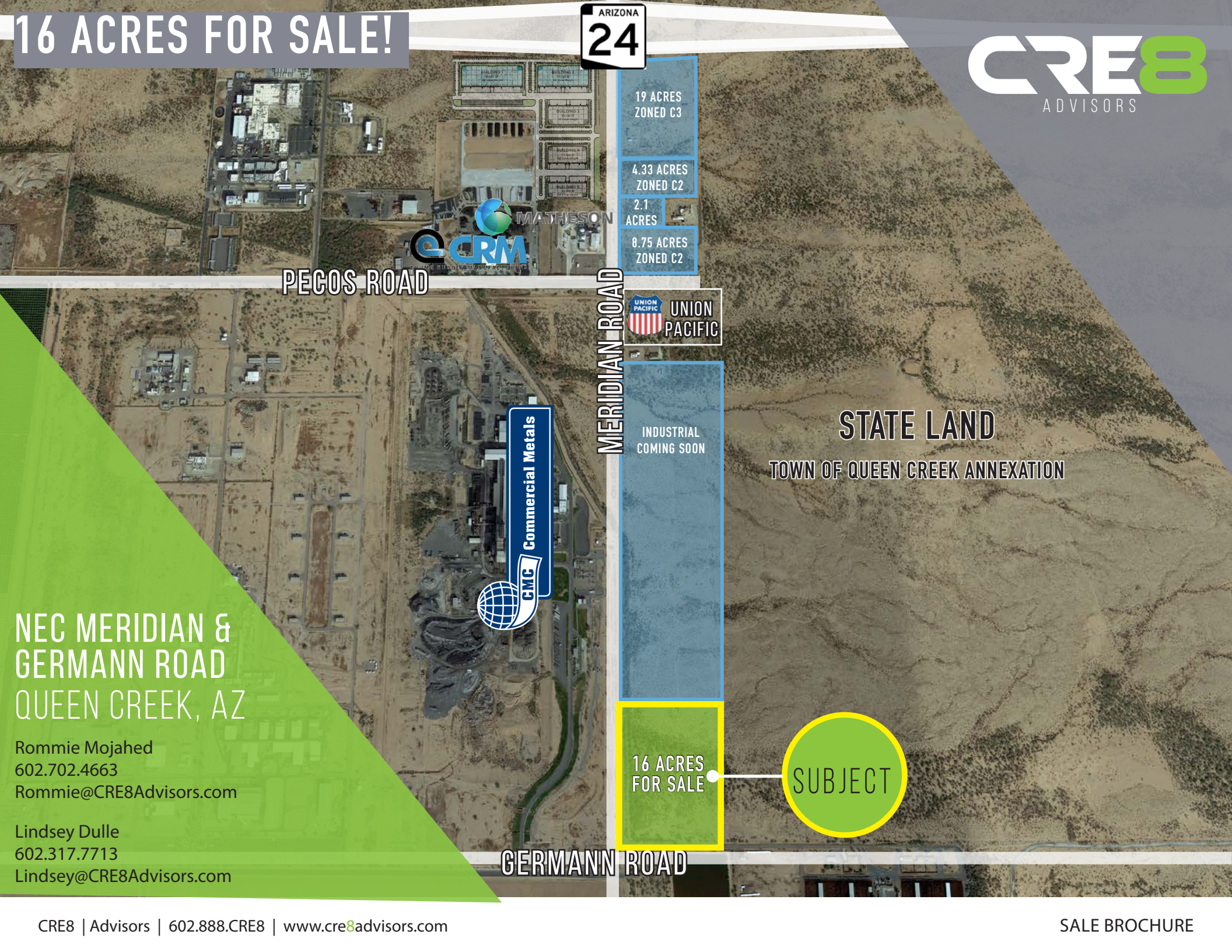


16 ACRES FOR SALE!

ARIZONA
24



19 ACRES
ZONED C3
4.33 ACRES
ZONED C2
2.1
ACRES
8.75 ACRES
ZONED C2



PEGOS ROAD

MERIDIAN ROAD



STATE LAND

TOWN OF QUEEN CREEK ANNEXATION

INDUSTRIAL
COMING SOON

Commercial Metals
CMC



16 ACRES
FOR SALE

SUBJECT

GERMANN ROAD

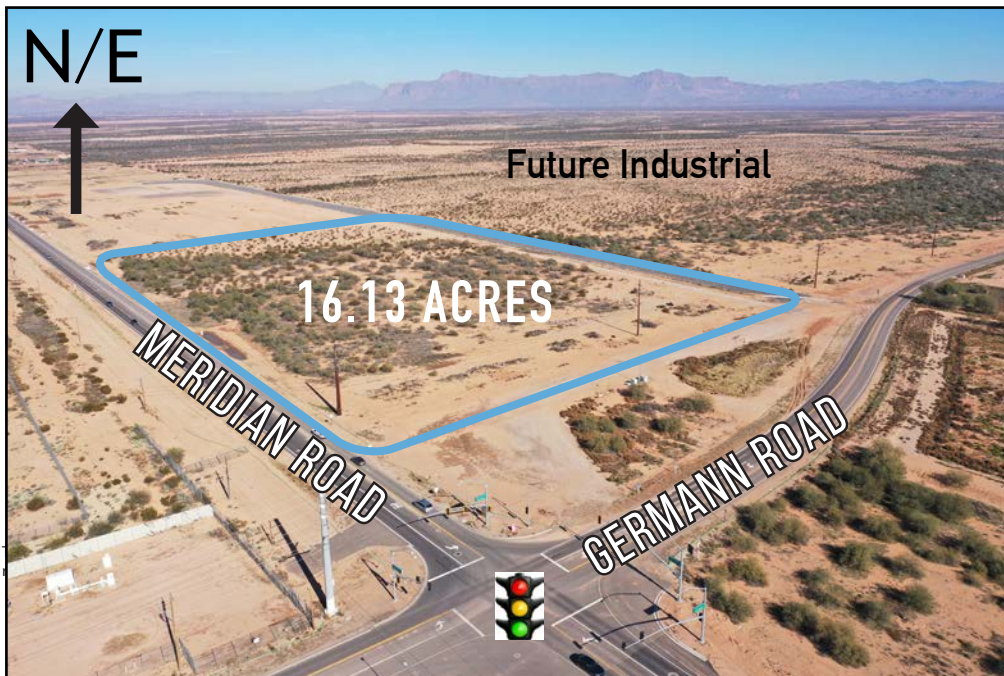
NEC MERIDIAN &
GERMANN ROAD
QUEEN CREEK, AZ

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Lindsey@CRE8Advisors.com

PROPERTY SUMMARY

NEC MERIDIAN & GERMANN
QUEEN CREEK, AZ



PROPERTY HIGHLIGHTS

- Call for Pricing
- Hard corner ready to be rezoned
- Located on the NEC of Meridian & Germann Road
- 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 which has full diamond access.
- Projected traffic counts on Meridian Road: 30,000 COD

PROPERTY DEMOGRAPHICS

	<u>3 MILE</u>	<u>5 MILE</u>	<u>10 MILE</u>
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
Med Household Income:	\$124,675	\$120,257	\$99,765

PROPERTY SUMMARY

ASKING PRICE:	CALL FOR PRICING
LAND AREA:	16 ACRES
ZONING:	LIGHT INDUSTRIAL
APN:	104-08-0490, 104-08-0480 & 104-08-0047

AERIAL MAP

NEC MERIDIAN & GERMANN
QUEEN CREEK, AZ



D·R·HORTON
America's Builder

EASTMARK
The heart & hub of the East Valley.

SUPERSTITION VISTAS

STATE LAND
LG
650 ACRES

SUBJECT

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.



COMMERCIAL REAL ESTATE

For Additional details contact the team
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