

DOWNTOWN QUEEN CREEK LAND OPPORTUNITY

CRE8
ADVISORS

Crismon Road

Ocotillo Road (11,236 CPD)

Subject Property
4 Acres

21433 E. OCOTILLO RD
QUEEN CREEK, AZ

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PROPERTY SUMMARY

21433 E. OCOTILLO ROAD
QUEEN CREEK, AZ



PROPERTY HIGHLIGHTS

- Downtown Queen Creek Land Opportunity
- Call for Pricing
- 4 Acres Available for Purchase
- Proposed Development for Office, Medical or Industrial
- All Utilities stubbed to the site
- Excellent location with frontage on Ocotillo Road and surrounded by many national retailers and shopping centers.
- Located in a major growth corridor!
- Excellent demographics with in the trade area and an average household income of \$161,343 within 5 miles.

PROPERTY DEMOGRAPHICS

	<u>1 MILE</u>	<u>5 MILE</u>	<u>10 MILE</u>
2025 Population:	12,919	62,437	535,983
2030 Population	13,743	68,384	583,670
# of Households:	3,960	18,335	171,183
Average Household Income:	\$134,858	\$161,343	\$139,016

PROPERTY SUMMARY

ASKING PRICE:	Call for Pricing
LAND AREA:	3.99 Acres
APN:	304-65-993
ZONING:	EMP-A (Light Industrial)

IMMEDIATE AREA OVERVIEW

21433 E. OCOTILLO ROAD
QUEEN CREEK, AZ



RETAILER AERIAL

21433 E. OCOTILLO ROAD
 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.



The logo for CRE8 Advisors features the letters 'CRE8' in a bold, sans-serif font. The 'C', 'R', and 'E' are black, while the '8' is a vibrant green. Below this, the word 'ADVISORS' is written in a smaller, black, all-caps, sans-serif font.

CRE8 ADVISORS

For Additional details contact the team
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