



FOR SALE OR LEASE

# The Pecans Promenade

20000 E. Riggs Rd. , Queen Creek , AZ 85142

eXp Commercial | 16165 N 83rd Ave | Peoria, AZ 85382 |

**Michelle Pauley**

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**Nikki Bagnato**

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PROPERTY INFORMATION	3	eXp Commercial, LLC, a Delaware limited liability company operates a commercial real estate business and is an affiliate ("Affiliate") of eXp World Holdings, Inc., a Delaware corporation (together with its subsidiaries and Affiliate, "eXp"). eXp and the reported owner(s) ("Owner(s)") of the property referenced herein ("Property") present this Confidential Offering Memorandum ("Memorandum") to assist the recipient(s) ("You" or "Your") in evaluating the Property and it is intended solely for Your limited use in determining whether you desire to acquire the Property. This Memorandum contains a brief summary of selected information pertaining to the Property and should not be considered all-inclusive or permanent. The information in this Memorandum has been obtained from sources believed to be reliable, t however, eXp has not verified it and neither Owner(s) nor eXp make any guaranty, warranty or representation, express or implied, as to the accuracy or completeness of this Memorandum or the information contained herein.
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DEMOGRAPHICS	19	It is highly recommended that You independently verify each item of information contained in this Memorandum and have the same reviewed by your tax accountant, investment advisor, and/or legal counsel. This Memorandum and any ongoing or future communications You may have with eXp and/or Owner(s) and its and their respective officers, brokers, agents, affiliates or employees regarding this Memorandum or the Property does not in any way constitute or convey any guaranty, warranty or representation, express or implied, or legal, investment or tax advice to You. All assumptions, projections, estimates and/or opinions expressed or implied in this Memorandum are provided as examples only and all information is subject to change, error, omissions and/or withdrawal without notice. Any references in the Memorandum to boundary, area, height, acreage, building or premises size or square footage are approximations only and should be independently verified by You. Any references in the Memorandum to any lease or tenant information, including and without limitation to the premises, rental rates, rent escalations, common area expenses, percentage rents and lease maturities should be independently verified by You. You should conduct your own investigations and due diligence of the Property, including without limitation to environmental and physical condition inspections and reach your own conclusions regarding the suitability of the Property for investment.

eXp and Owner(s) assume no responsibility for the accuracy or completeness of any information contained in this Memorandum. eXp and Owner(s) expressly disclaim any implied or expressed warranties of merchantability, fitness for a particular purpose or non-infringement of intellectual property relating to this Memorandum. In no event shall eXp or Owner(s), and its and their respective officers, brokers, agents, affiliates or employees, be liable for any damages resulting from the reliance on or use of any information in this Memorandum, including but not limited to direct, special, indirect, consequential or incidental damages.

By accepting receipt of this Memorandum, You agree to the following: (a) This Memorandum is of a highly confidential nature; it will be held in the strictest confidence and shall be returned to eXp upon request; (b) You will not contact any property manager, contractor, employee or tenant of the Property regarding the Property or this Memorandum, without prior approval of eXp or Owner(s); and (c) You understand and agree that Affiliate represents Owner(s) and not You and (iv) this Memorandum and the information contained herein shall not be used by You in any way that is detrimental to Owner(s), or eXp. Neither eXp nor Owner(s) shall have any obligation to pay any commission, finder's fee, or any other compensation to any Broker, Agent or other person. You may provide information to persons retained by You to evaluate the Property only after first obtaining a signed Confidentiality Agreement from such persons and providing a copy of such agreement to eXp via email at [legal@exprealty.net](mailto:legal@exprealty.net).

The Owner(s) shall have no legal commitment or obligation to You or any person(s) or entity reviewing this Memorandum or making an offer to purchase, lease, or finance the Property unless and until written agreement(s) for the purchase or finance of the Property are considered satisfactory to Owner(s) in its sole and absolute discretion and have been fully executed, delivered, and approved by the Owner(s) and any conditions to the Owner's obligations therein have been fully satisfied or waived.

The Owner(s) expressly reserves the right, at its sole and absolute discretion, to reject any or all expressions of interest or offers to purchase or lease the Property, and/or to terminate discussion with You or any other person or entity at any time with or without notice, which may or may not arise as a result of review of the Memorandum.

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# 1

## PROPERTY INFORMATION

eXp Commercial | 16165 N 83rd Ave | Peoria, AZ 85382 |

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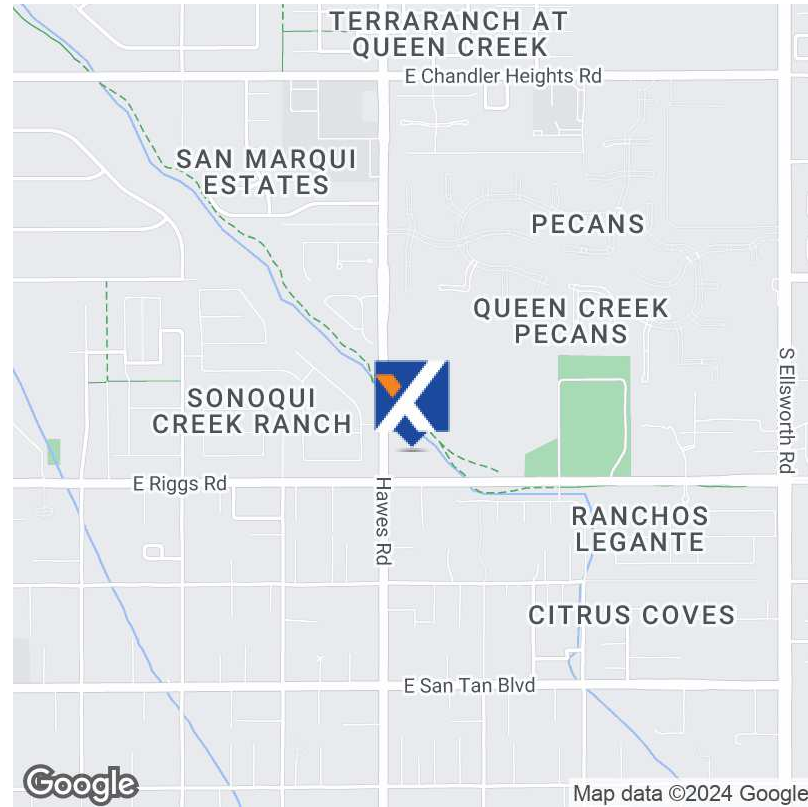
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# FOR SALE | Property Summary



## LOCATION DESCRIPTION

Introducing The Pecans Promenade! An extraordinary 7.72-acre development opportunity at the northeast corner of Riggs Road and Hawes Road in the vibrant community of Queen Creek, Arizona. Nestled in a rapidly growing area, this prime location offers a strategic intersection for a wide range of potential uses. Nestled alongside a canal with scenic views of an Equestrian horse path and bike path.

**Strategic Intersection:** Situated at the bustling intersection of Riggs Road and Hawes Road, this parcel commands a prime spot with excellent visibility and accessibility. The intersection's high traffic flow make it a key focal point for businesses.

**Growing Community:** Queen Creek is known for its dynamic growth and family-friendly atmosphere. The surrounding area has witnessed substantial residential and commercial development, making it an ideal location for new ventures.

The strategic location, coupled with the town's growth trajectory, sets the stage for a dynamic and successful development venture at the heart of this thriving community.

Land for Development. Utilities to edge. Compact and grade-ready

## ENVISION THE POSSIBILITIES

Welcome to Pecans Promenade, where suburban charm meets vibrant local flavor! Nestled alongside a picturesque canal adorned with scenic equestrian and bicycle paths, our unique retail and restaurant destination beckons entrepreneurs seeking the perfect backdrop for their locally owned businesses.

Immerse yourself in a community hub that celebrates individuality and craftsmanship. Pecans Promenade invites you to set up shop in a thriving suburban neighborhood, creating an inviting atmosphere for shoppers and diners alike. Picture your boutique or eatery nestled within an eclectic array of storefronts, each telling a story of passion and authenticity.

As the sun glistens on the tranquil canal, visitors can stroll, cycle, or even take a leisurely horseback ride along the waterside paths. The fusion of outdoor activities and distinctive shops fosters a sense of community, making Pecans Promenade the ideal canvas for your entrepreneurial dreams. Join us in building a local legacy at The Pecans Promenade – where every business has its unique place in the heart of a suburban haven.

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# FOR SALE | Executive Summary



## OFFERING SUMMARY

Sale Price:	Subject To Offer
Available SF:	1 Acres
Lot Size:	7.72 Acres
Price / Acre:	Negotiable
Zoning:	c-2
Market:	Phoenix MSA
Submarket:	Gateway Airport/Loop 202

## PROPERTY OVERVIEW

Introducing an extraordinary 7.72-acre development opportunity at the northeast corner of Riggs Road and Hawes Road in the vibrant community of Queen Creek, Arizona. Nestled in a rapidly growing area, this prime location offers a strategic intersection for a wide range of potential uses.

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# 2

## LOCATION INFORMATION

eXp Commercial | 16165 N 83rd Ave | Peoria, AZ 85382 |

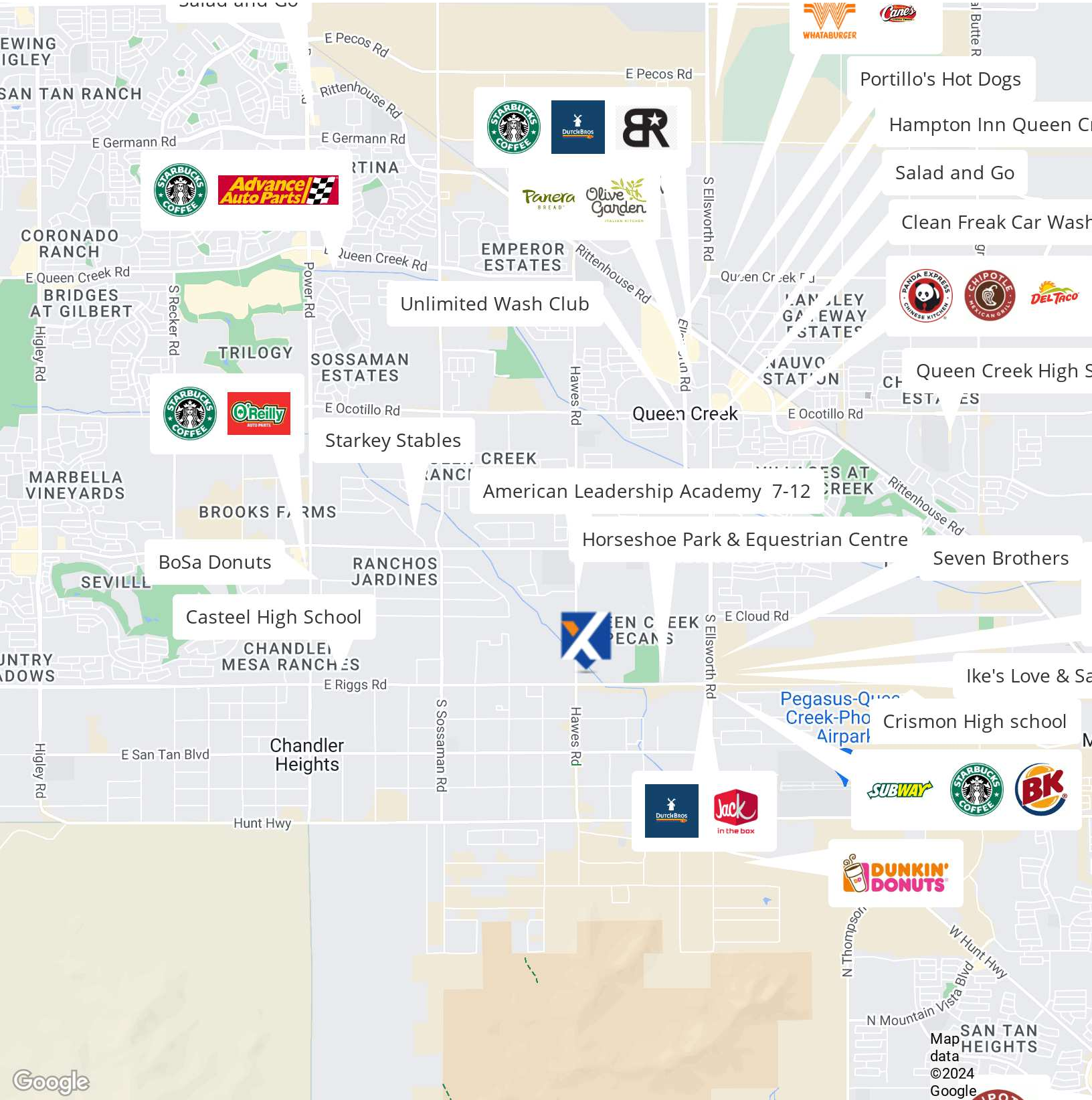
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# FOR SALE OR LEASE | Retailer and School Map



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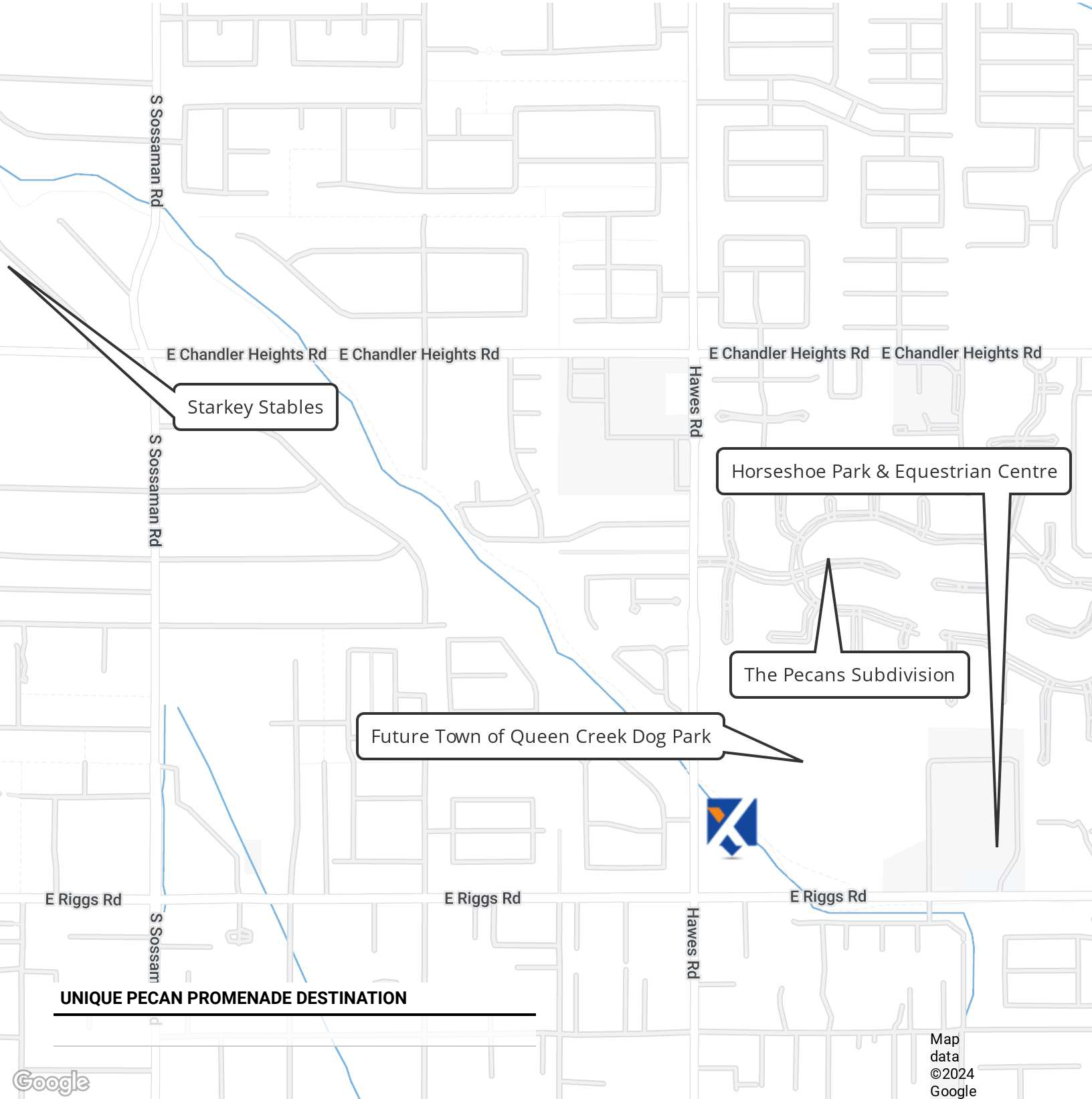
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# Strategic Canal Equestrian Accessibility



**UNIQUE PECAN PROMENADE DESTINATION**

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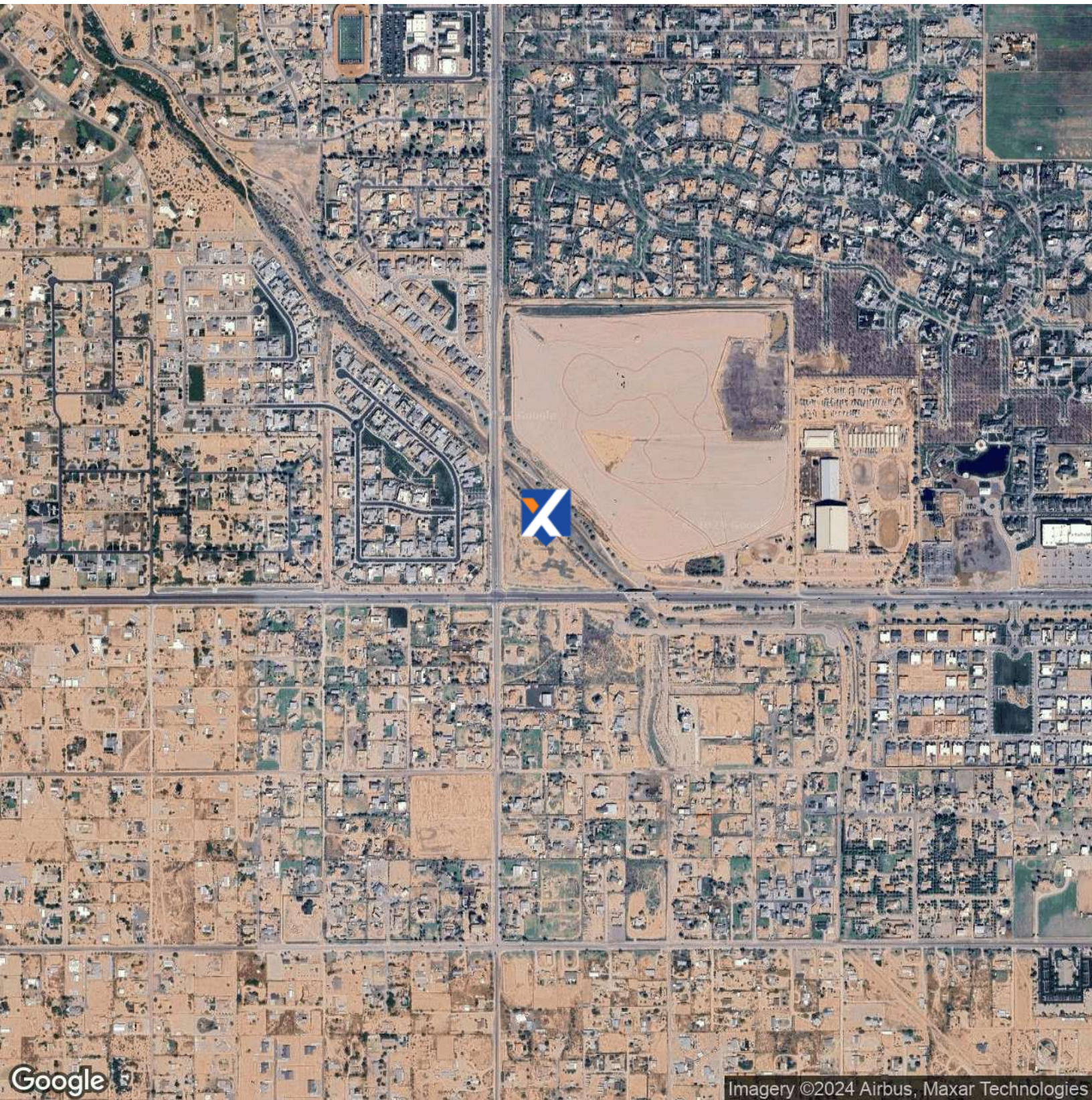
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# FOR SALE | Aerial Map



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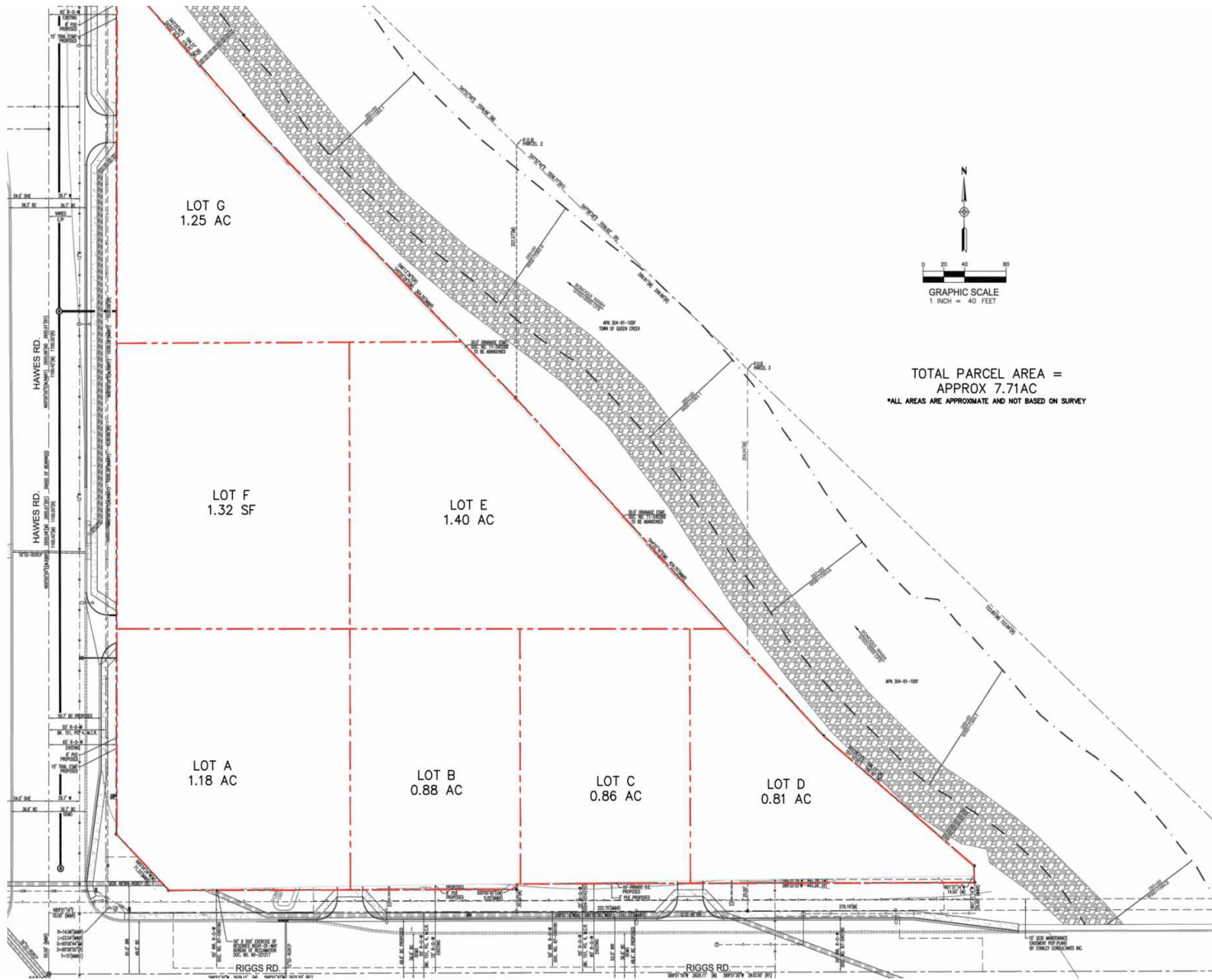
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# FOR SALE | Site Plans



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# 3

## SALE COMPARABLES

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# FOR SALE | Sale Comps



## PANERA BREAD

20670 Victoria, Queen Creek, AZ 85142

Price:	\$5,100,000	Bldg Size:	3,857 SF
Lot Size	1.08 Acres	No. Units:	1
Cap Rate:	4.80%	Year Built:	2023



## BRAKES PLUS

SEC Ellsworth Loop Road & Ocotillo Road, Queen Creek, AZ 85142

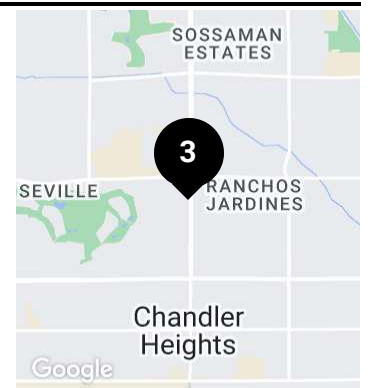
Price:	\$2,760,000	Bldg Size:	5,100 SF
Lot Size	1.13 Acres	No. Units:	1
Cap Rate:	5.25%	Year Built:	2022



## O'REILLY

23980 S Power Rd, Queen Creek, AZ 85142

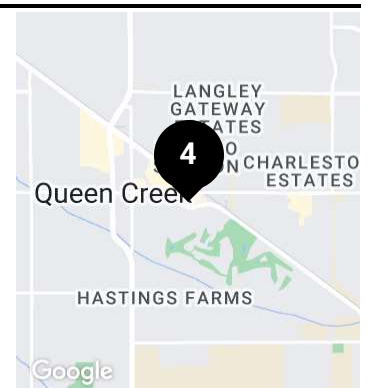
Price:	\$2,920,000	Bldg Size:	7,040 SF
Lot Size	0.75 Acres	No. Units:	1
Cap Rate:	5.43%	Year Built:	2007



## SHOPPES AT INDIGO TRAILS

21258 E Rittenhouse Rd, Queen Creek, AZ 85142

Price:	\$2,700,000	Bldg Size:	12,500 SF
Lot Size	2.16 Acres	Cap Rate:	7.54%
Year Built:	2007		



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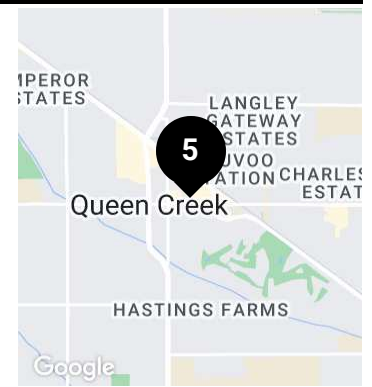
# FOR SALE | Sale Comps



## HERITAGE SQUARE

E Heritage Loop Rd - Heritage Town Square, Queen Creek, AZ 85142

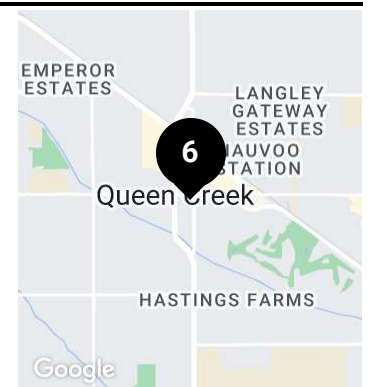
Price: \$1,450,000 Lot Size: 0.58 Acres  
 Year Built: 2024



## 2220 S ELLSWORTH RD

2220 S Ellsworth Rd, Queen Creek, AZ 85142

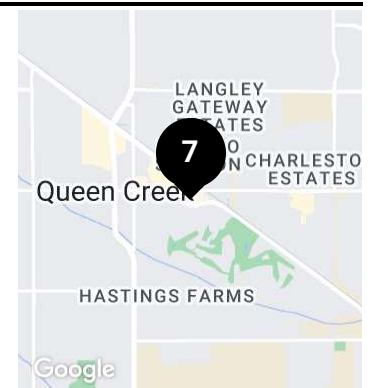
Price: \$2,500,000 Bldg Size: 2,584 SF  
 Lot Size: 0.38 Acres No. Units: 1  
 Year Built: 1985



## 21258 E RITTENHOUSE RD - SHOPS A & B

21258 E Rittenhouse Rd - Shops A & B, Queen Creek, AZ 85142

Price: \$2,700,000 Bldg Size: 12,500 SF  
 Lot Size: 2.16 Acres Cap Rate: 7.54%  
 Year Built: 2007



**Michelle Pauley**

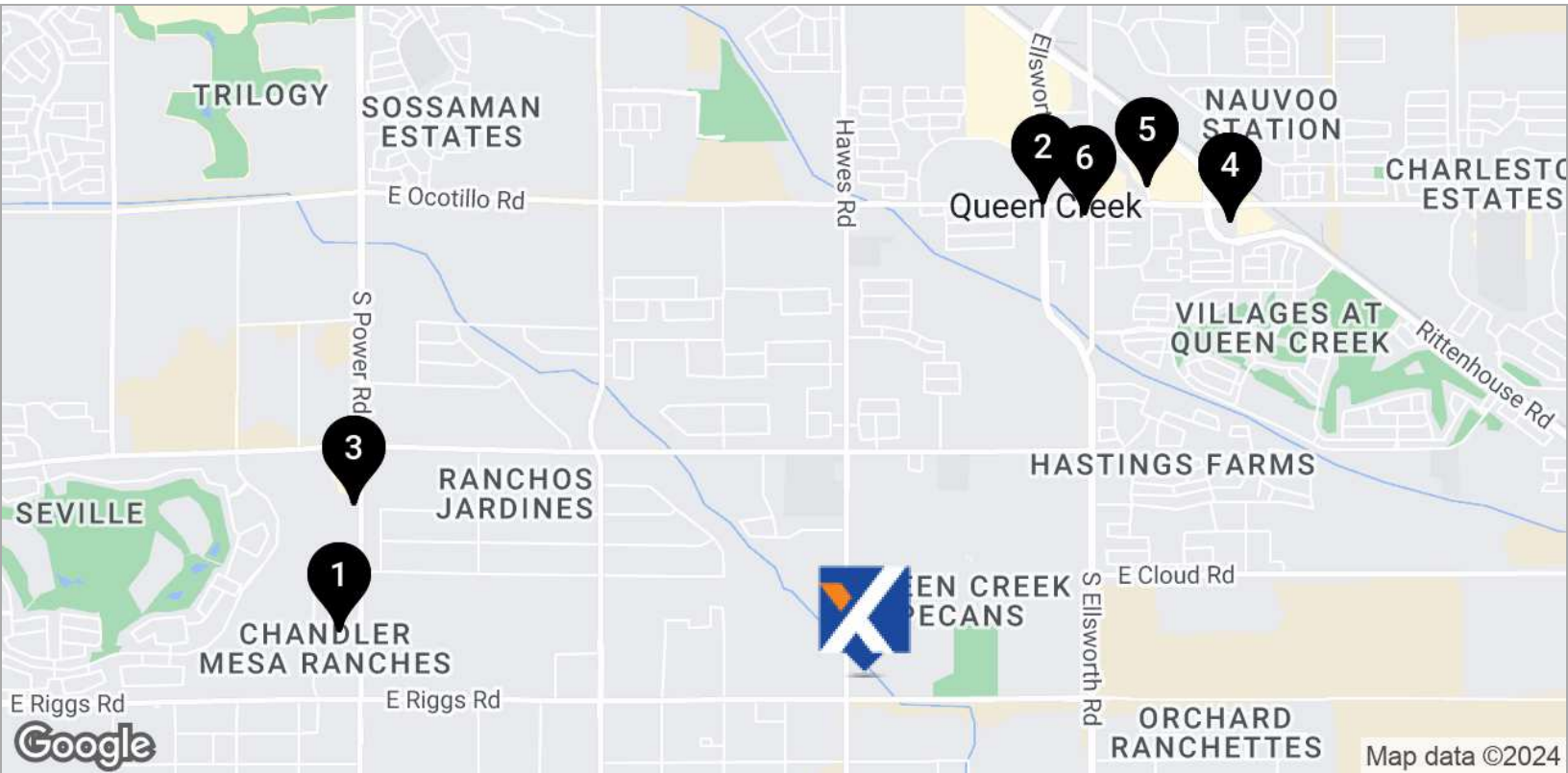
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# FOR SALE | Sale Comps Map & Summary



	NAME/ADDRESS	PRICE	LOT SIZE	BLDG SIZE	NO. UNITS	CAP RATE
★	<b>The Pecans Promenade</b> 20000 E. Riggs Rd. Queen Creek, AZ	Subject To Offer	7.72 Acres	-	-	-
1	<b>Panera Bread</b> 20670 Victoria Queen Creek, AZ	\$5,100,000	1.08 Acres	3,857 SF	1	4.80%
2	<b>Brakes Plus</b> SEC Ellsworth Loop Road & Ocotillo Road Queen Creek, AZ	\$2,760,000	1.13 Acres	5,100 SF	1	5.25%
3	<b>O'Reilly</b> 23980 S Power Rd Queen Creek, AZ	\$2,920,000	0.75 Acres	7,040 SF	1	5.43%
4	<b>Shoppes at Indigo Trails</b> 21258 E Rittenhouse Rd Queen Creek, AZ	\$2,700,000	2.16 Acres	12,500 SF	-	7.54%
5	<b>Heritage Square</b> E Heritage Loop Rd - Heritage Town Square Queen Creek, AZ	\$1,450,000	0.58 Acres	-	-	-
6	<b>22020 S Ellsworth Rd</b> 22020 S Ellsworth Rd Queen Creek, AZ	\$2,500,000	0.38 Acres	2,584 SF	1	-
7	<b>21258 E Rittenhouse Rd - Shops A &amp; B</b> 21258 E Rittenhouse Rd - Shops A & B Queen Creek, AZ	\$2,700,000	2.16 Acres	12,500 SF	-	7.54%

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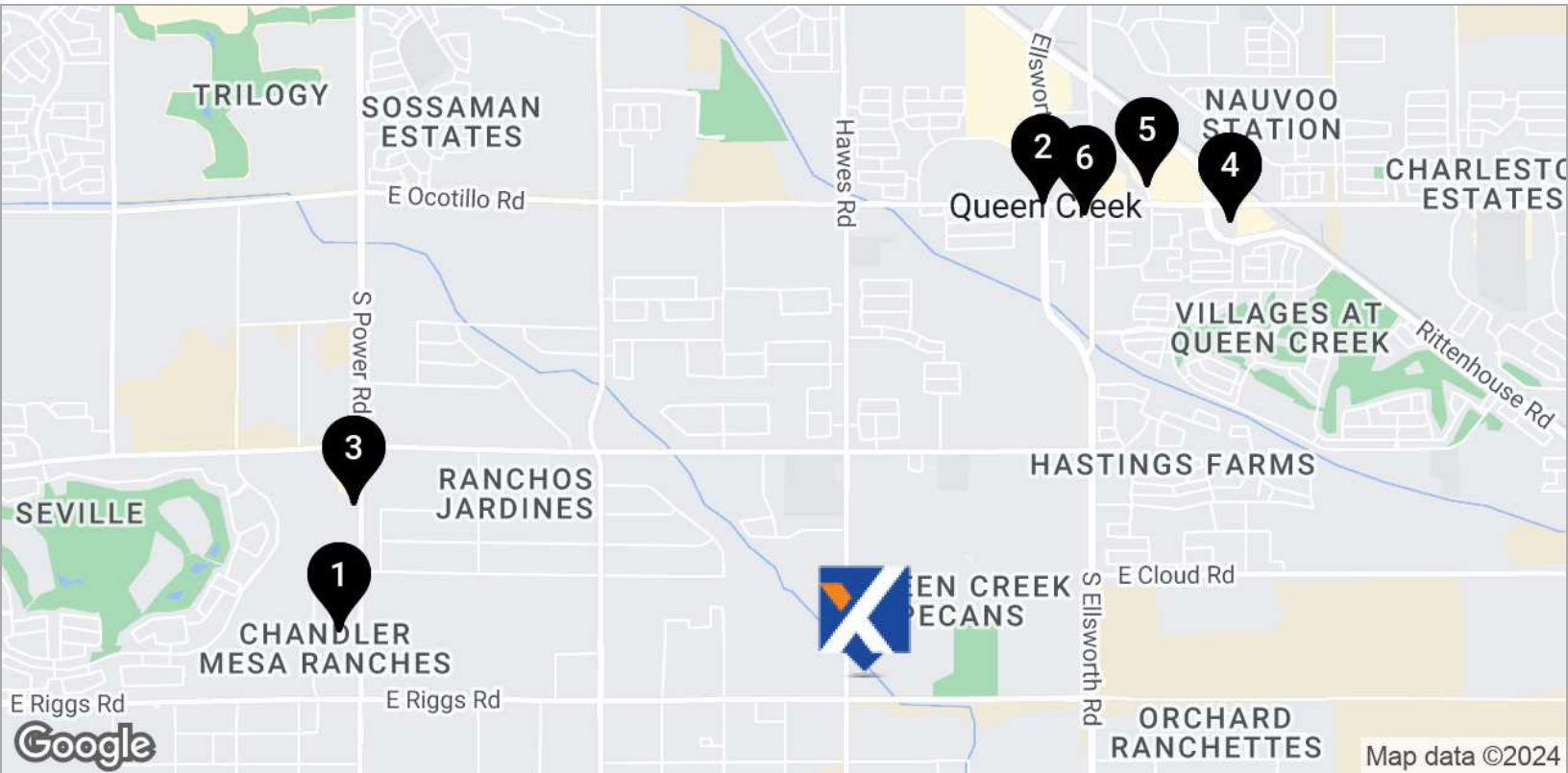
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# FOR SALE | Sale Comps Map & Summary



NAME/ADDRESS	PRICE	LOT SIZE	BLDG SIZE	NO. UNITS	CAP RATE
<b>AVERAGES</b>	<b>\$2,875,714</b>	<b>1.18 ACRES</b>	<b>7,264 SF</b>	<b>1</b>	<b>6.11%</b>

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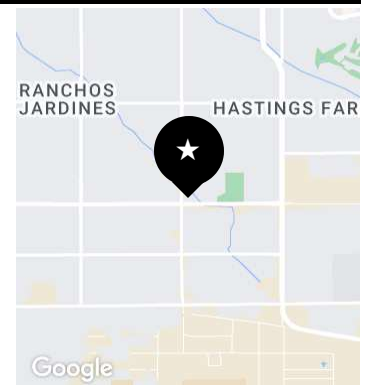
# FOR SALE | Lease Comps



## ★ THE PECANS PROMENADE

20000 E. Riggs Rd. , Queen Creek , AZ 85142

Lease Rate      \$44.00 - 68.00 /SF/yr      Lease Type:      NNN  
Space Size:      43,560 SF      Lease Term:      Negotiable

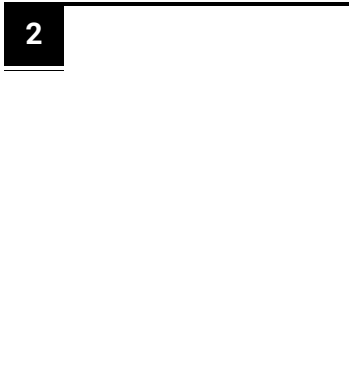


1

## PANERA BREAD

20670 Victoria, Queen Creek, AZ 85142

Lease Rate      \$63.52 /SF/yr      Lease Term:      180 months  
No. Units:      1

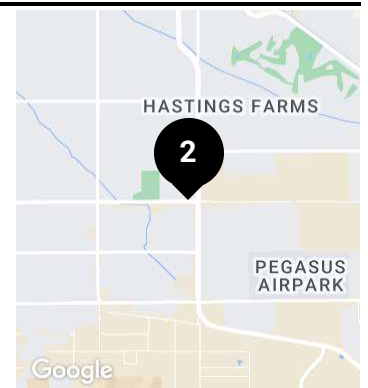


2

## DUTCH BROS - LEASE DETAILS NOT PROVIDED

20710 E Riggs Rd, Queen Creek, AZ 85142

No. Units:      1



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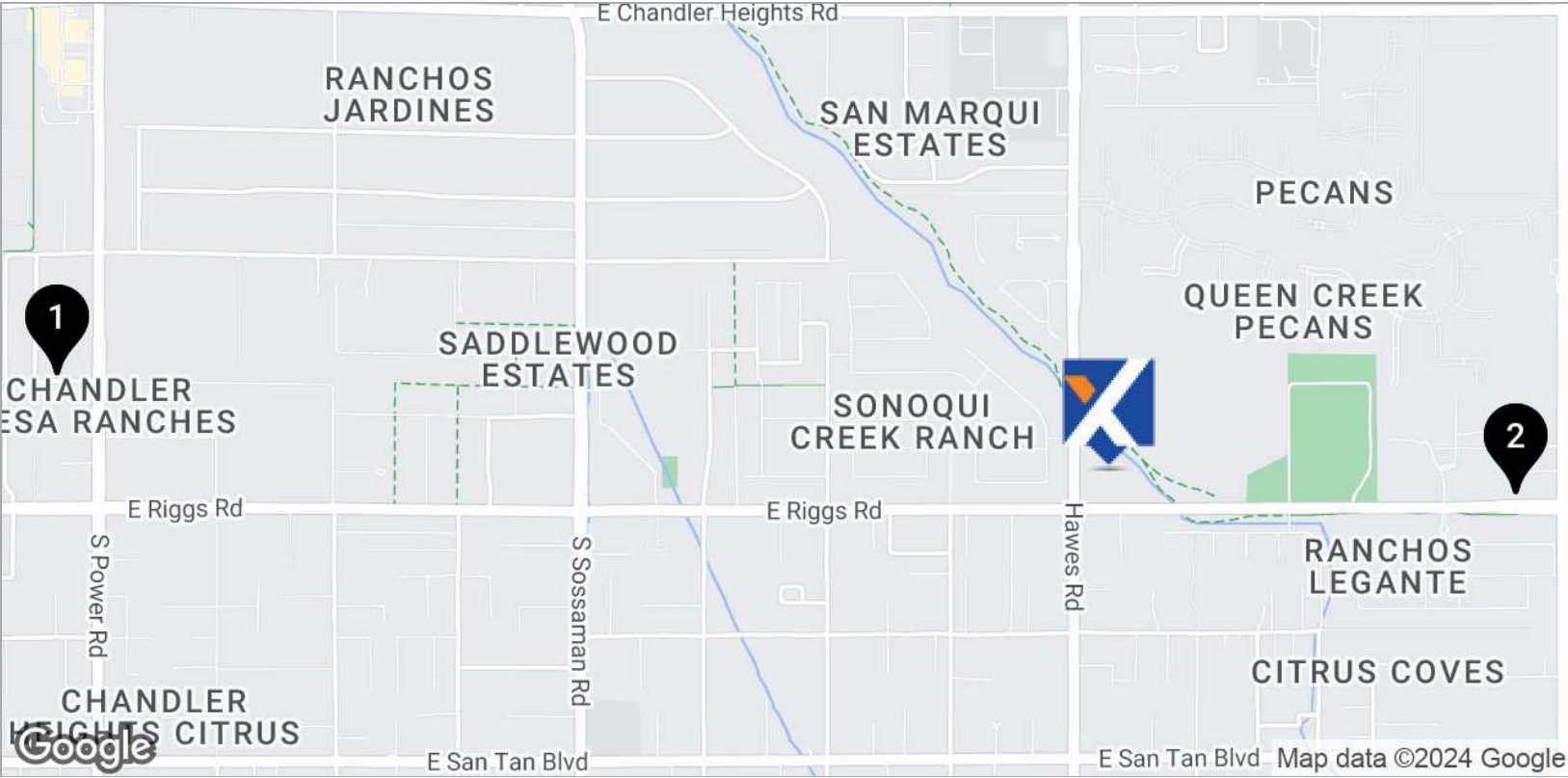
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# FOR SALE | Lease Comps Map & Summary



	NAME/ADDRESS	LEASE TYPE	SPACE SIZE	LEASE TERM	LEASE RATE	NO. UNITS
★	<b>The Pecans Promenade</b> 20000 E. Riggs Rd. Queen Creek , AZ	NNN	43,560 SF	Negotiable	-	-
1	<b>Panera Bread</b> 20670 Victoria Queen Creek, AZ	-	-	180 months	\$63.52 /SF/yr	1
2	<b>Dutch Bros - Lease details not provided</b> 20710 E Riggs Rd Queen Creek, AZ	-	-	-	-	1
<b>AVERAGES</b>			<b>NAN SF</b>	<b>180 MONTHS</b>	<b>\$63.52 /SF/YR</b>	<b>1</b>

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## DEMOGRAPHICS

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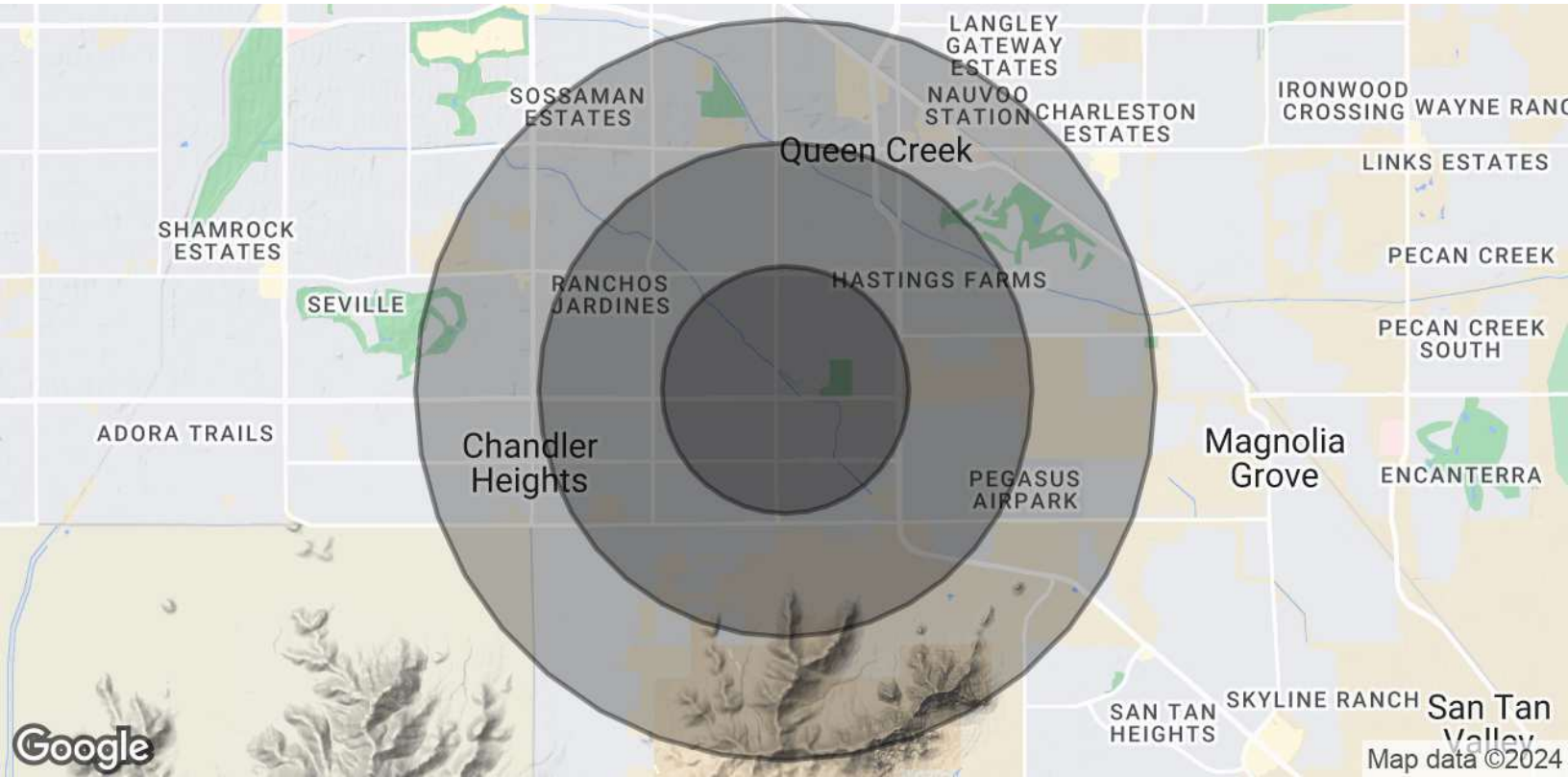
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# FOR SALE | Demographics Map & Report



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	3,075	12,097	33,432
Average Age	40.1	42.0	39.2
Average Age (Male)	40.6	37.6	37.9
Average Age (Female)	38.3	44.2	39.4
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	983	4,051	11,408
# of Persons per HH	3.1	3.0	2.9
Average HH Income	\$107,536	\$112,645	\$111,328
Average House Value	\$478,757	\$419,015	\$381,107

2020 American Community Survey (ACS)

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