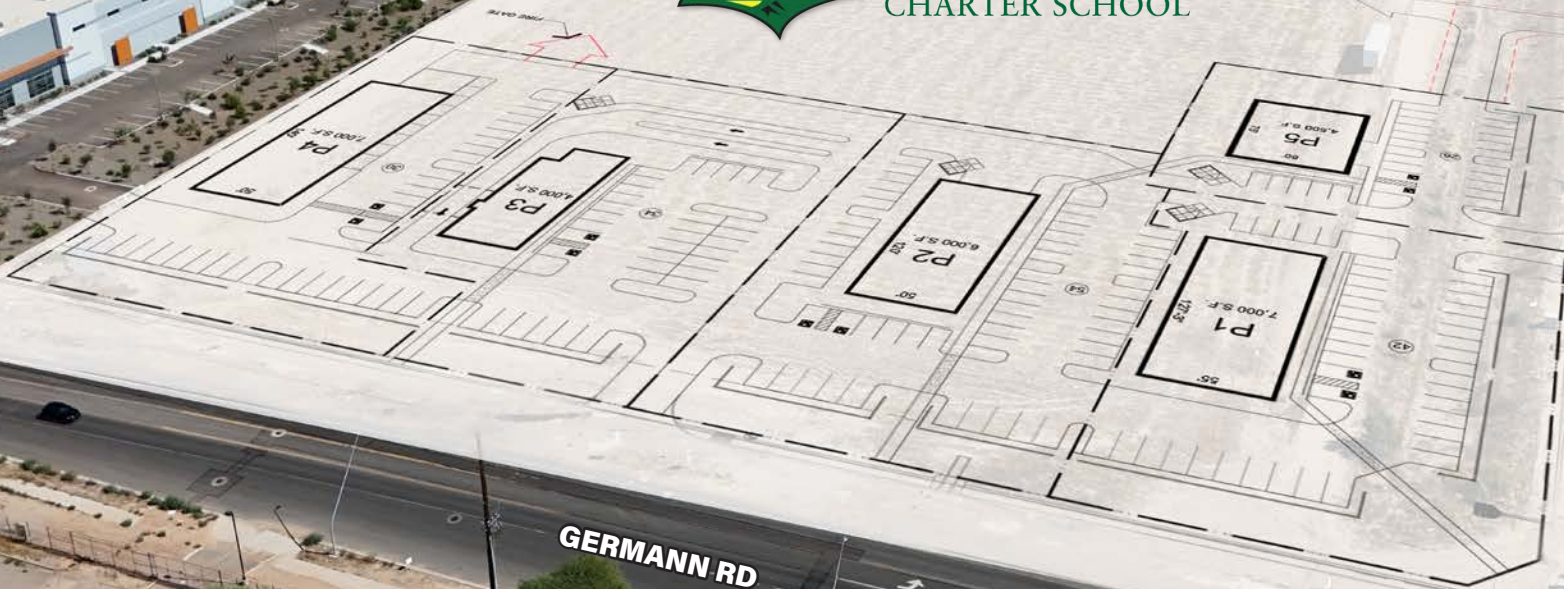




SAN TAN
CHARTER SCHOOL



SIGNAL BUTTE RD



GERMANN RD

PADS AVAILABLE



SIGNAL BUTTE RD & GERMANN RD

QUEEN CREEK, AZ



property summary

SIZES:	VARIOUS	PRICING:	CALL FOR PRICING
AVAILABLE:	PADS		

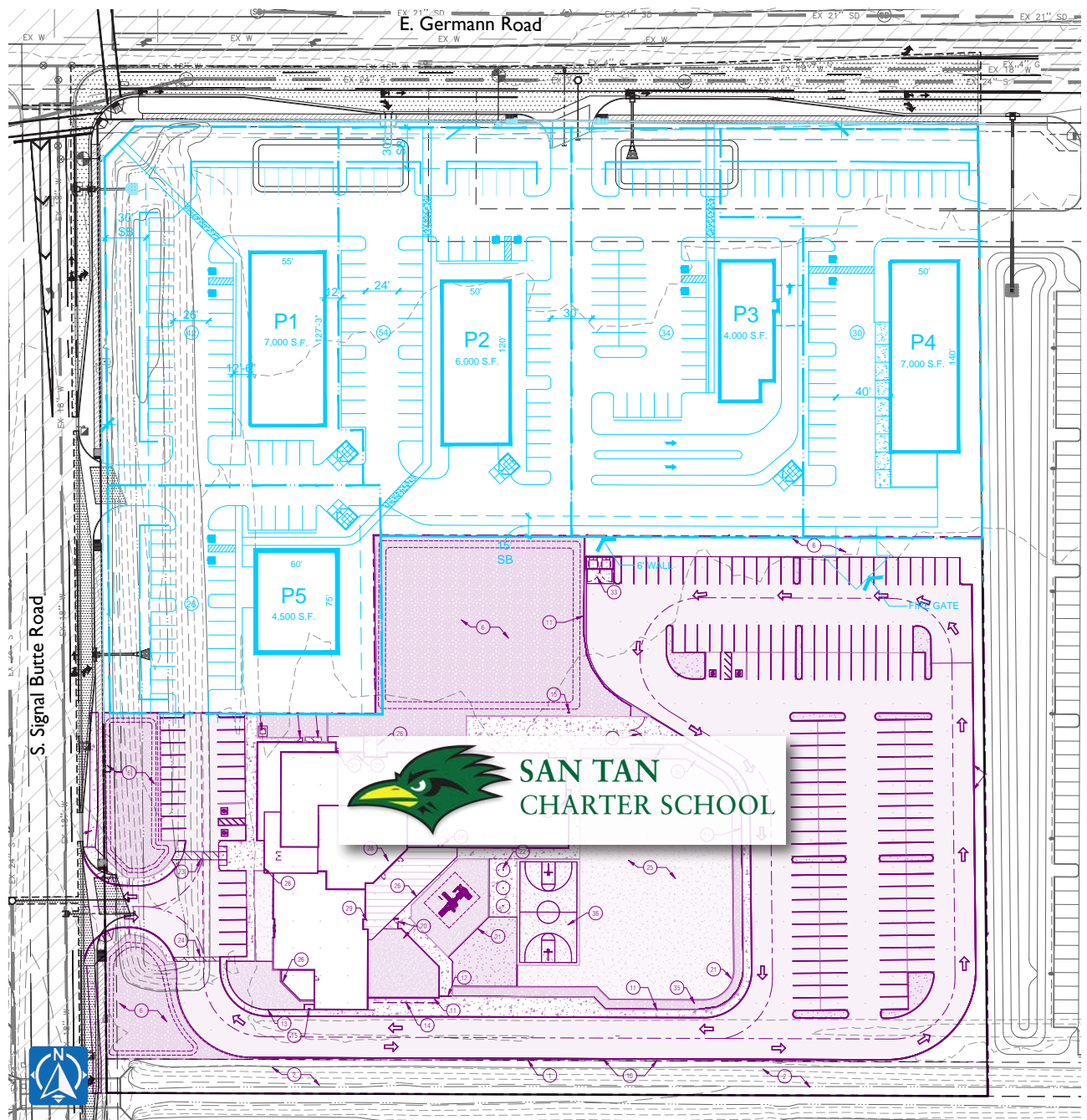
property highlights

- Signal Butte Rd now intersects with SR-24 to the Loop 202 and US 60.
- Located within the Fulton Homes – Barney Farms Master Planned Community, 1,700+ homes.
- Located just east of Legacy Sports Complex, Privately owned 320-acre multi-use family sports and entertainment complex.
- Located in one of the highest growth areas in AZ, Queen Creek has seen their population grow 2,084% since 2000.
- Phoenix-Mesa Gateway Airport Future plans include to develop the ±400-acres which will have a new terminal with gates along which will include mixed-use of retail, office and other forms of real estate.
- DSV, a major logistics and transportation company, recently broke ground with a 950,000 SF facility at Ellsworth Road and Pecos Road. The \$14.5M investment will support semiconductor customers statewide. The project underscores both retailer confidence and the accelerating commercial momentum surrounding this trade area, which continues to benefit from strong residential growth, increasing traffic counts, and expanding daytime and commuter populations.



located nearby

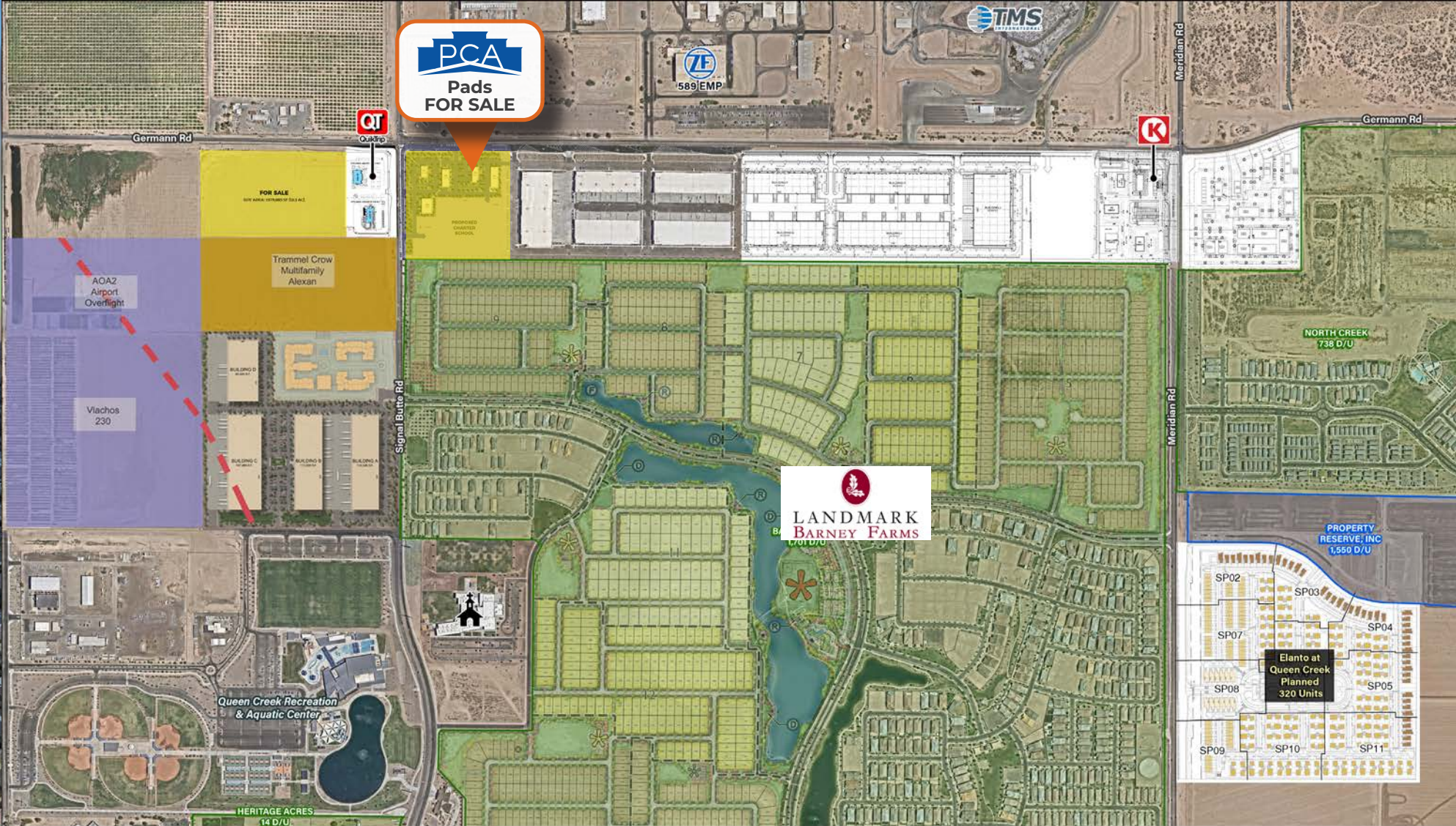
site plan



Tenant	SF
P1	±7,000
P2	±6,000
P3	±4,000
P4	±7,000
P5	±4,500



zoom aerial



wide aerial

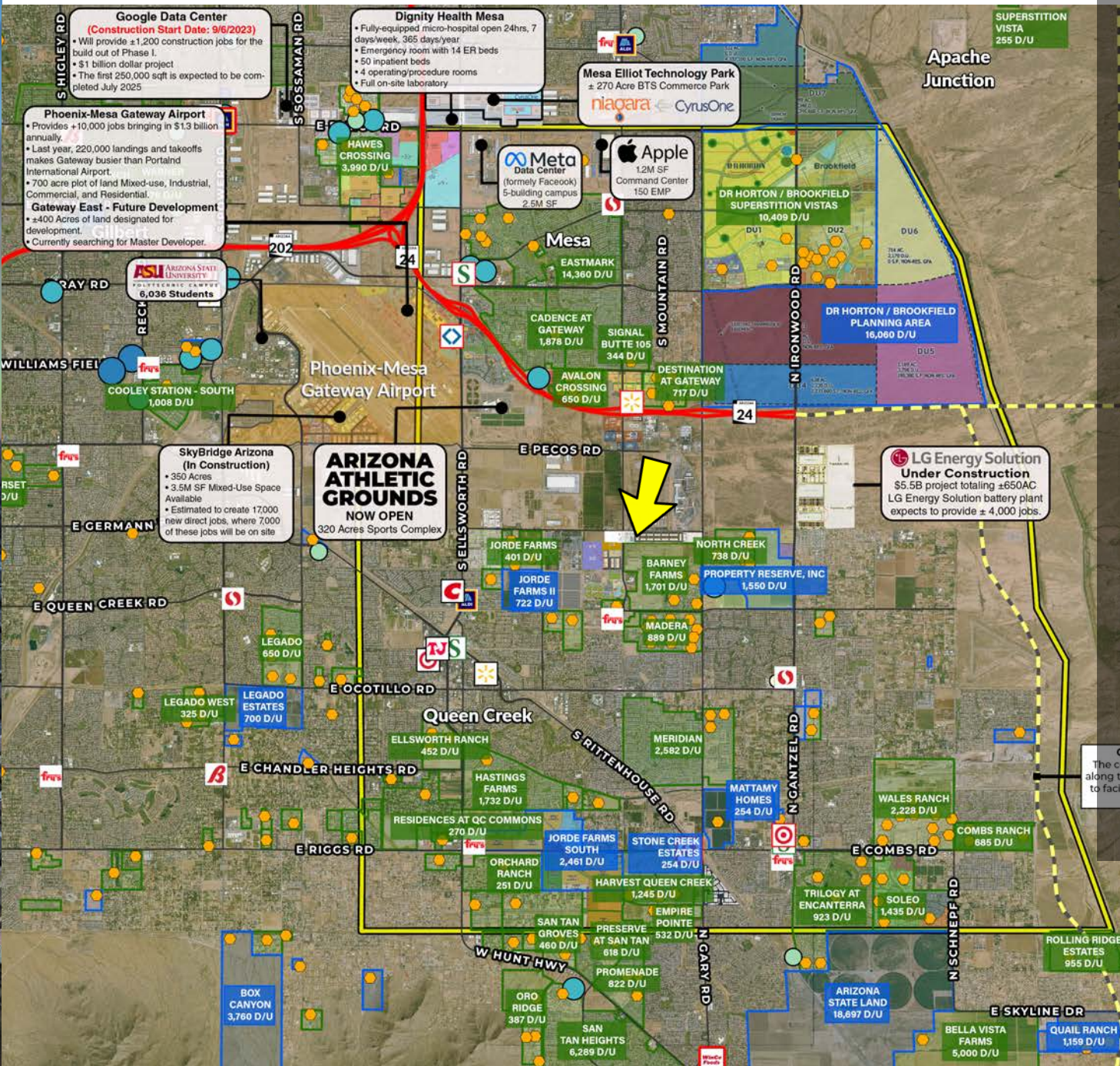


LG Energy
 (Phase 1 Under C...
 \$5.5B project tot...
 LG Energy Solutio...
 expects to provid...



trade area

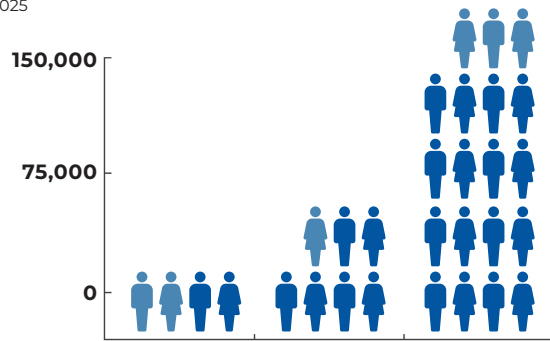
Q4 2024



Multi-Family Activity *PCA does not guarantee the accuracy/completeness (estimate)	Trade Area
Under Construction or Proposed Units	3,064
Zonda Housing Data Q4-2024	Trade Area
QUARTERLY AND ANNUAL OVERVIEW	
Quarterly Starts	768
Quarterly Closings	731
Annual Starts	3,303
Annual Closings	3,201
Housing Inventory	2,058
Vacant Developed Lots	4,305
PROJECT(S) BY STATUS	
Active / Available	6,363
Future	13,978
Total Active / Future Units	20,341
Demographic Profile 2024 ESRI Estimates	Trade Area
2024 Total Population	144,028
2029 Total Population	162,283
5 yr. % Growth	12.67%
Total Housing Units	48,461
Average Household Size	3.22
Median HH Income	\$124,110
Median Age	35.1
DAYTIME POPULATION	
Total	111,651
Employees	33,837
Residents	77,814

demographics overview

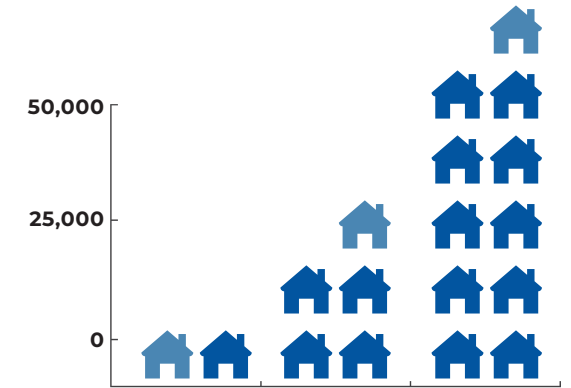
ESRI 2025



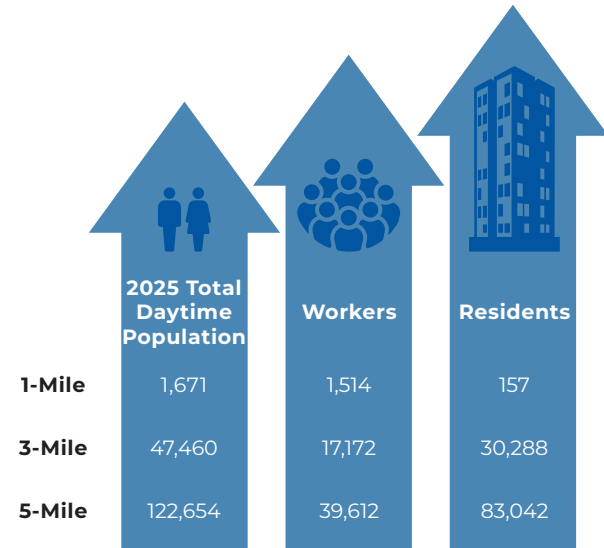
	1-Mile	3-Mile	5-Mile
2024 Total Population	301	56,035	153,760
2029 Total Population	688	66,607	173,666



	Median HH Income	Average HH Income	Per Capita Income
1-Mile	\$182,737	\$247,910	\$77,505
3-Mile	\$146,929	\$183,908	\$58,105
5-Mile	\$139,554	\$173,721	\$53,183

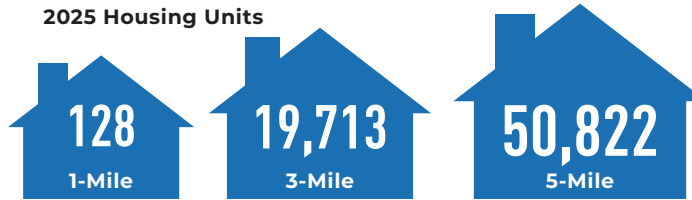


	1-Mile	3-Mile	5-Mile
2025 Households	91	17,993	47,200
2030 Households	209	21,605	53,955

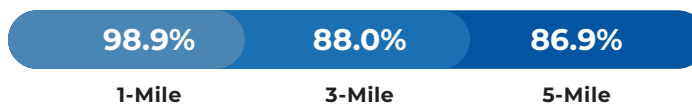


	2025 Total Daytime Population	Workers	Residents
1-Mile	1,671	1,514	157
3-Mile	47,460	17,172	30,288
5-Mile	122,654	39,612	83,042

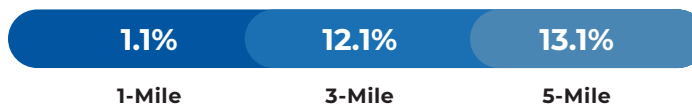
2025 Housing Units



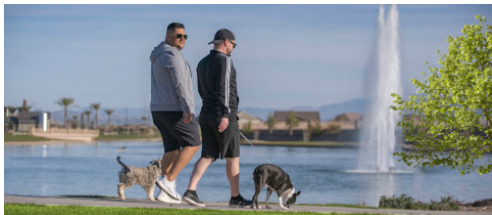
Owner Occupied



Renter Occupied



2025 Businesses



welcome to the community



Queen Creek is a lovely place to live, there are many mountains nearby to go hiking, horseback riding, and so much more. Queen Creek offers small town charm with all of the amenities that you could ever need, and is within driving distance to downtown Phoenix. It's a perfect place for families to settle down. In fact, there are four different school districts located within Queen Creek! So families have plenty of options of where to move to in Queen Creek based on their school preferences. Frontier Family Park/ Queen Creek Recreation and Aquatic Center to be featured as well. 2024 opening. The Recreation & Aquatic Center will be located at the new Frontier Family Park, a new 85-acre park with a variety of amenities. Slated to open by in early 2024, the park will feature an inclusive play area, five-acre fishing lake, lighted ball fields, picnic areas, splash pad, basketball and volleyball courts. New amenities include 24 pickleball courts and a 1.5-mile multiuse path that will span the perimeter of the park.





SR-24

**PADS
AVAILABLE**



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