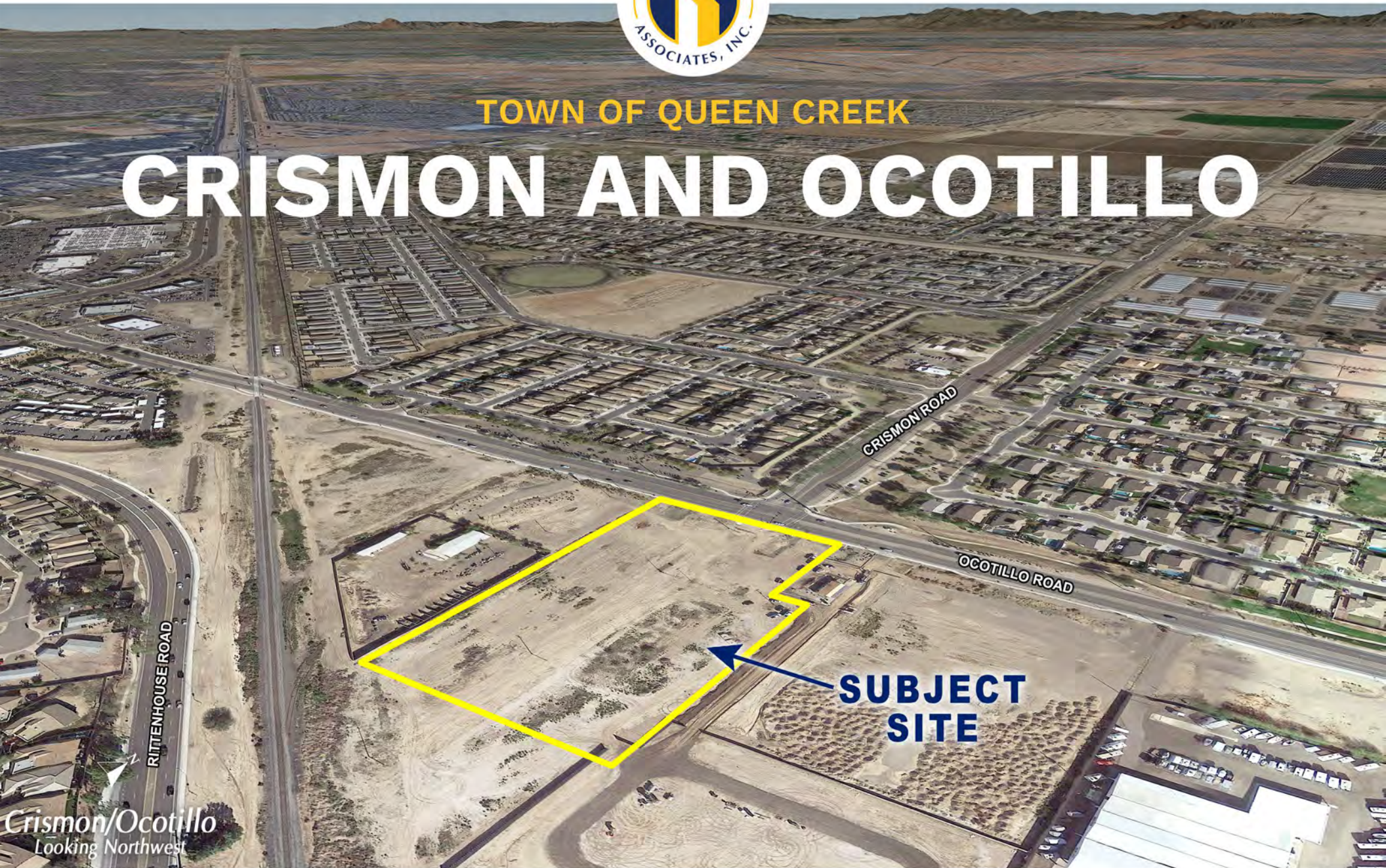




TOWN OF QUEEN CREEK

CRISMON AND OCOTILLO



Crismon/Ocotillo
Looking Northwest



PHONE 480.367.0700 / FAX 480.367.8341
www.NathanLandAZ.com

7600 East Doubletree Ranch Road, Suite 150
Scottsdale, AZ 85258



FOR MORE INFORMATION, CONTACT:
RYAN DUNCAN / ryan@nathanlandaz.com
DAN BALDWIN / dan@nathanlandaz.com

TOWN OF QUEEN CREEK, ARIZONA

CRISMON AND OCOTILLO

LOCATION

Located South of Ocotillo Road at Crismon Road in the Town of Queen Creek, Arizona.

SIZE

±6.57 Acres (±286,192 SF)

ASSESSOR PARCEL NUMBERS

304-64-861C, 863D and 863E

ZONING

Employment A | Town of Queen Creek

PRICE

Submit

TERMS

Cash

PROPERTY TAXES

2023 Assessment: \$8,308.22

DUE DILIGENCE

[CLICK HERE](#) to view

Queen Creek Employment A Zoning
Natural Gas Easement Map and
Legal Description



QUEEN CREEK QUICK FACTS



POPULATION

2023 population: **76,500**
Population growth 2010 - 2020: **63.61%**
Median age of **32**

GROWTH



Queen Creek has seen the job market **increase by 3.3%** over the last year. **Future job growth** over the next ten years is predicted to be 47.9%, which is higher than the **US average of 33.5%**.

Source: bestplaces.net



HOME OWNERSHIP

Queen Creek has the **HIGHEST RATE** of home ownership in the East Valley.

Source: ESRI Business Analyst



RANKING

Queen Creek has been named one of **Arizona's top "CITIES ON THE RISE"** in the East Valley.

Source: Nerd Wallet



KEY BUSINESS

- ARISE
- American Leadership Academy
- Banner Ironwood Medical Center
- Benjamin Franklin Charter Schools
- Canyon State Academy
- Chandler Unified School District
- Costco
- Dave & Busters
- Home Depot
- Kohl's Department Stores
- LG Energy Solutions
- Target Stores Inc.
- Town of Queen Creek
- Walmart

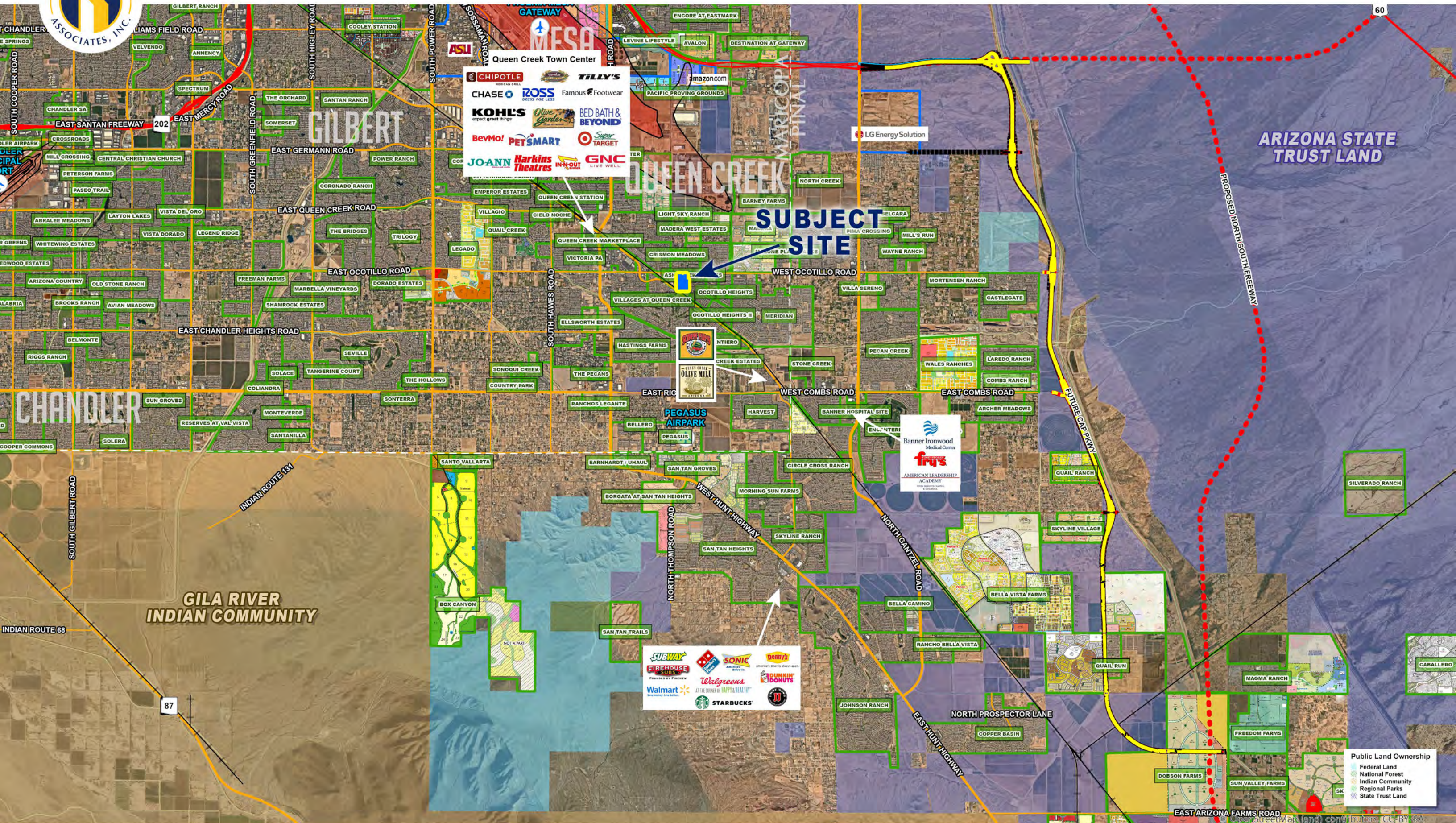
Source: phxeastvalley.com



EXCELLENT SCHOOLS

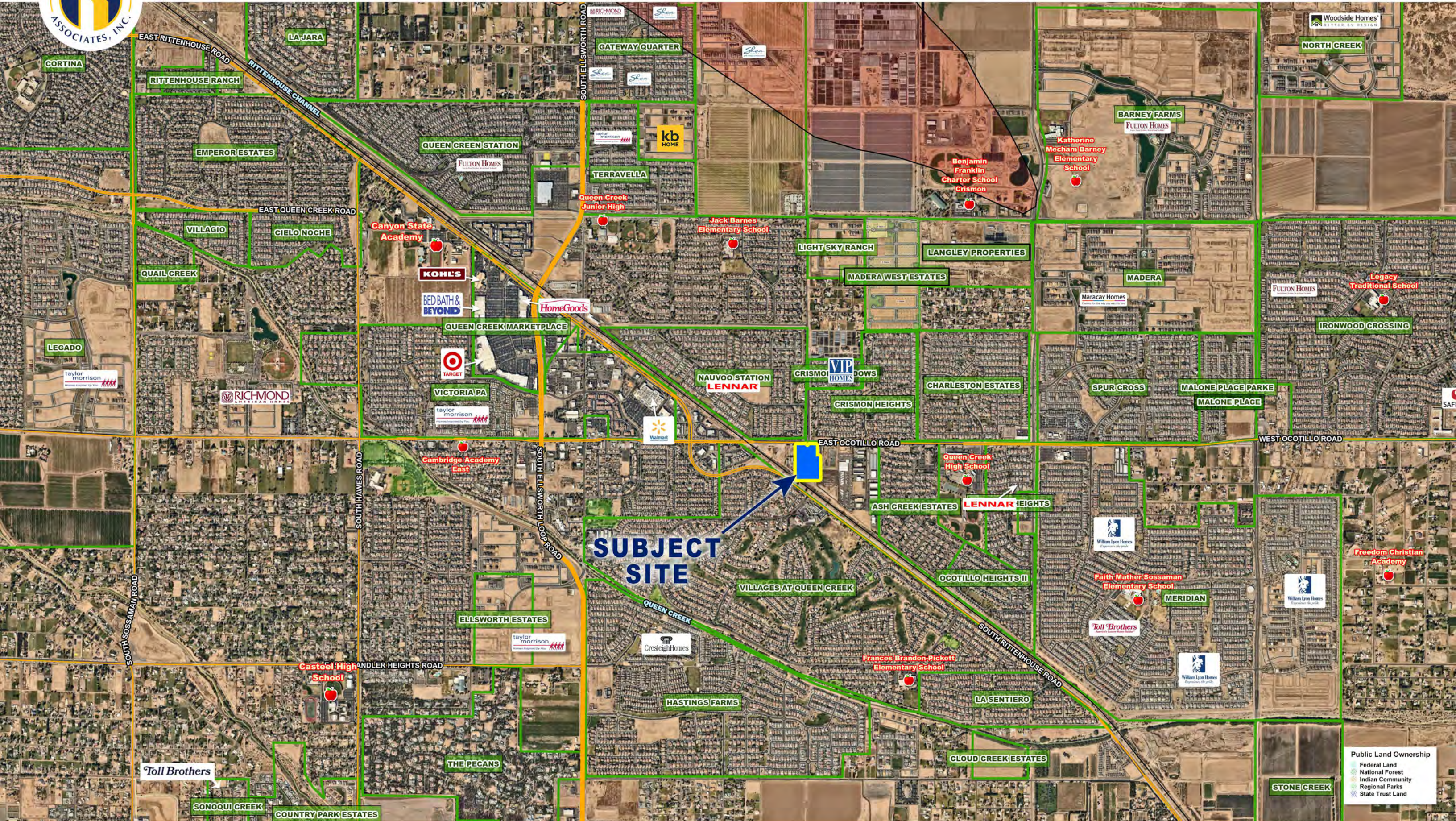
- Queen Creek High School **2,059 students**
- Newell Barney Junior High **859 students**
- American Leadership High School **2,291 students**
- Benjamin Franklin Charter School **681 students**
- Cambridge Academy **2,059 students**
- Heritage Academy **705 students**
- Ottawa University **934 students**
- East Valley Institute of Technology **681 students**







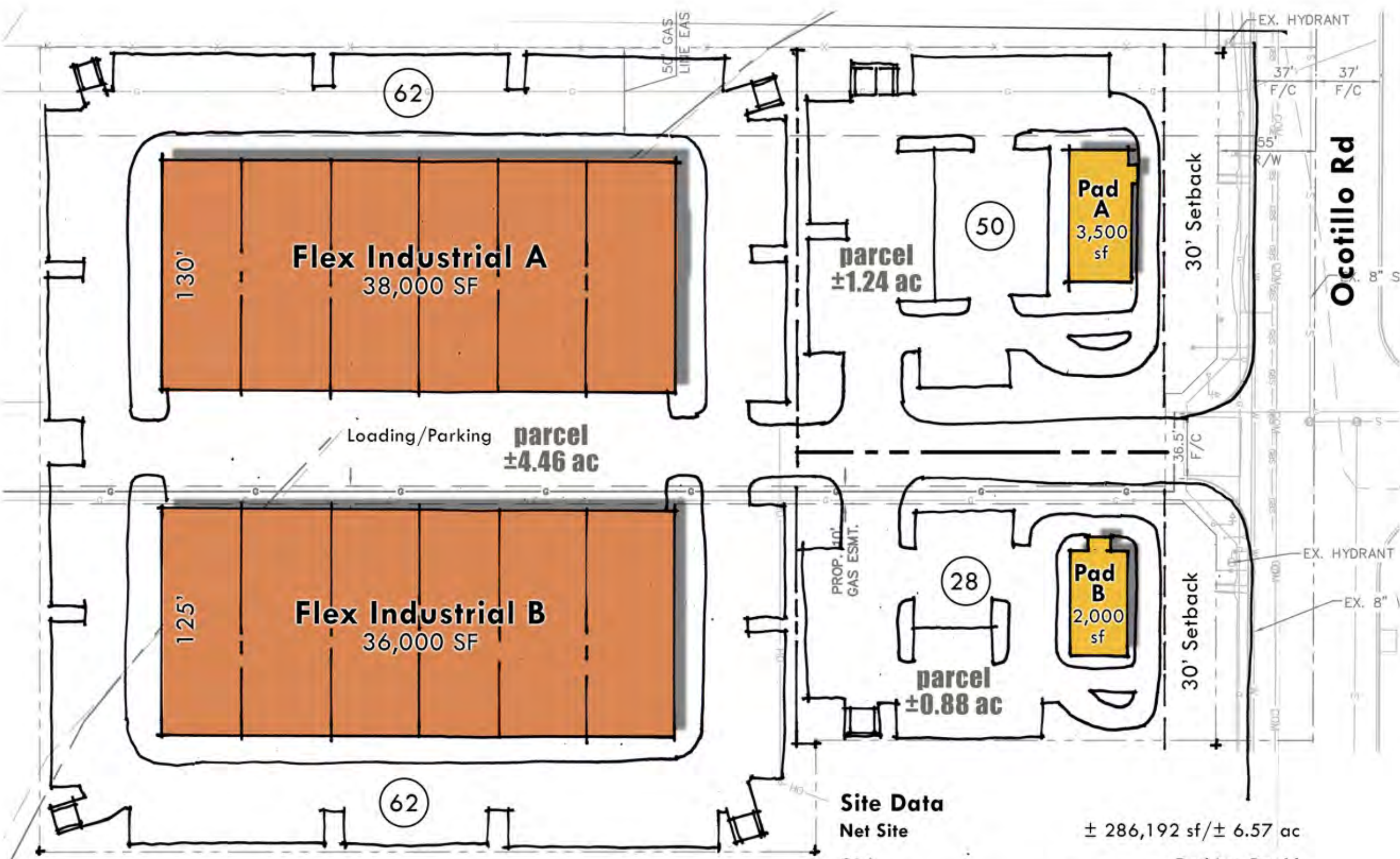
CRISMON ROAD AND OCOTILLO ROAD / SOUTHEAST VALLEY SUBMARKET





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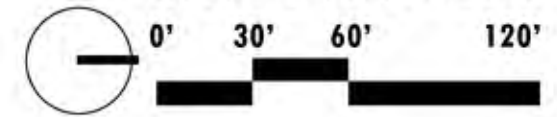
Crismon Rd

Ocotillo Rd

OPTION A

Ranchland Holdings III, LLC

Crismon Road at Ocotillo
Queen Creek, Arizona



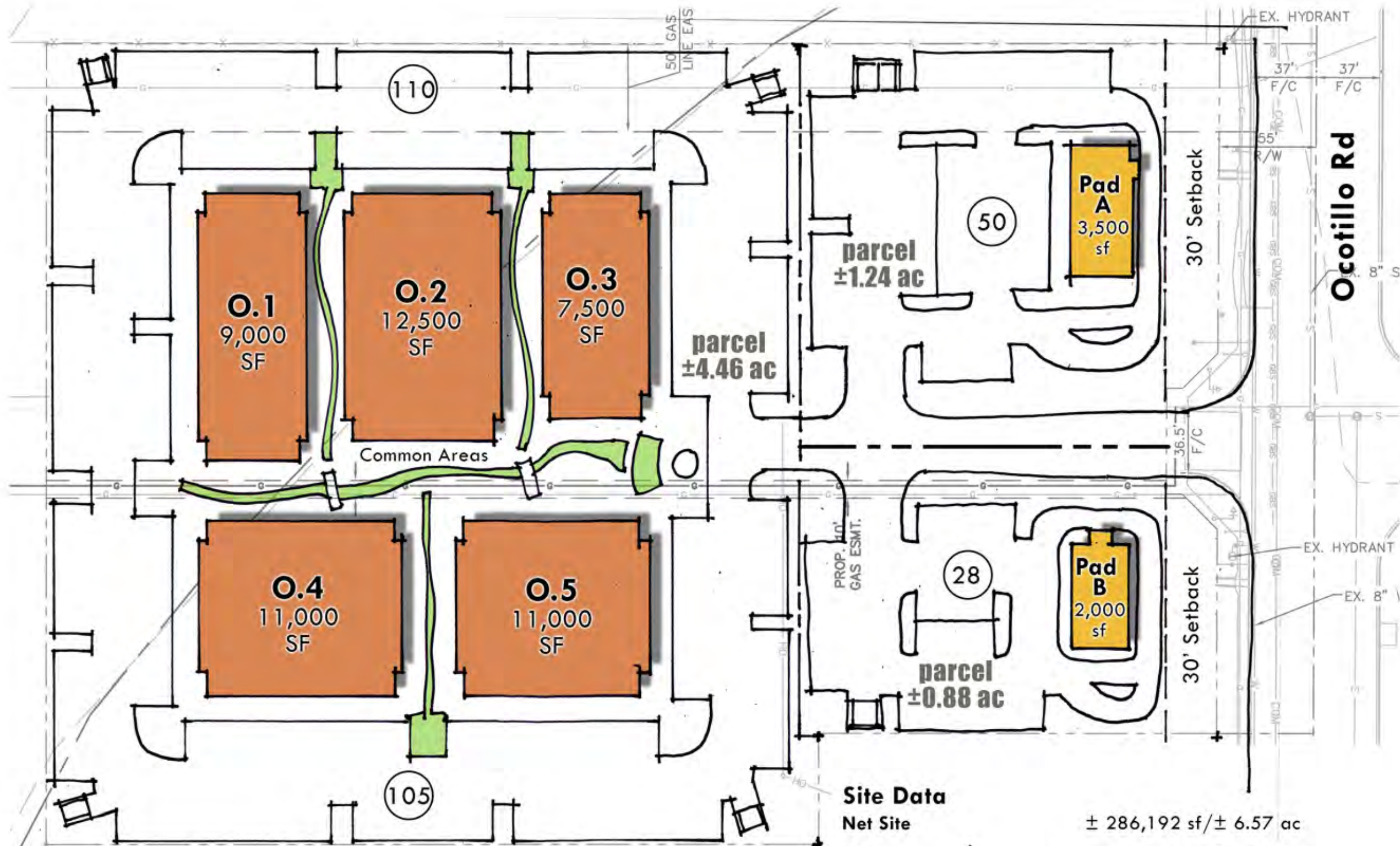
Site Data			
Net Site	± 286,192 sf / ± 6.57 ac		
GLA		Parking Req'd	
Pads (food)	± 5,500 sf	(1/50(.70))	77 sp
Flex Industrial	±74,000 sf	(1/1K +.3X150)	58 sp
Totals	±79,500 sf		135 sp
Lot Coverage	± 28 %		
Parking Provided	202 sp		
Parking Ratio	± 2.5/1000		

Disclaimer:
The information provided herein is based solely upon background site information provided by others. No warrants are granted for the accuracy of this data and information provided herein shall not be relied upon for due diligence or any business transactions. Actual property conditions may vary. Any existing easements for utilities, access and other purposes are not fully known and may require litigation to achieve the represented uses and configurations.



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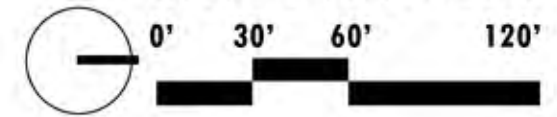
Crismon Rd

Ocotillo Rd

OPTION B

Ranchland Holdings III, LLC

Crismon Road at Ocotillo
Queen Creek, Arizona

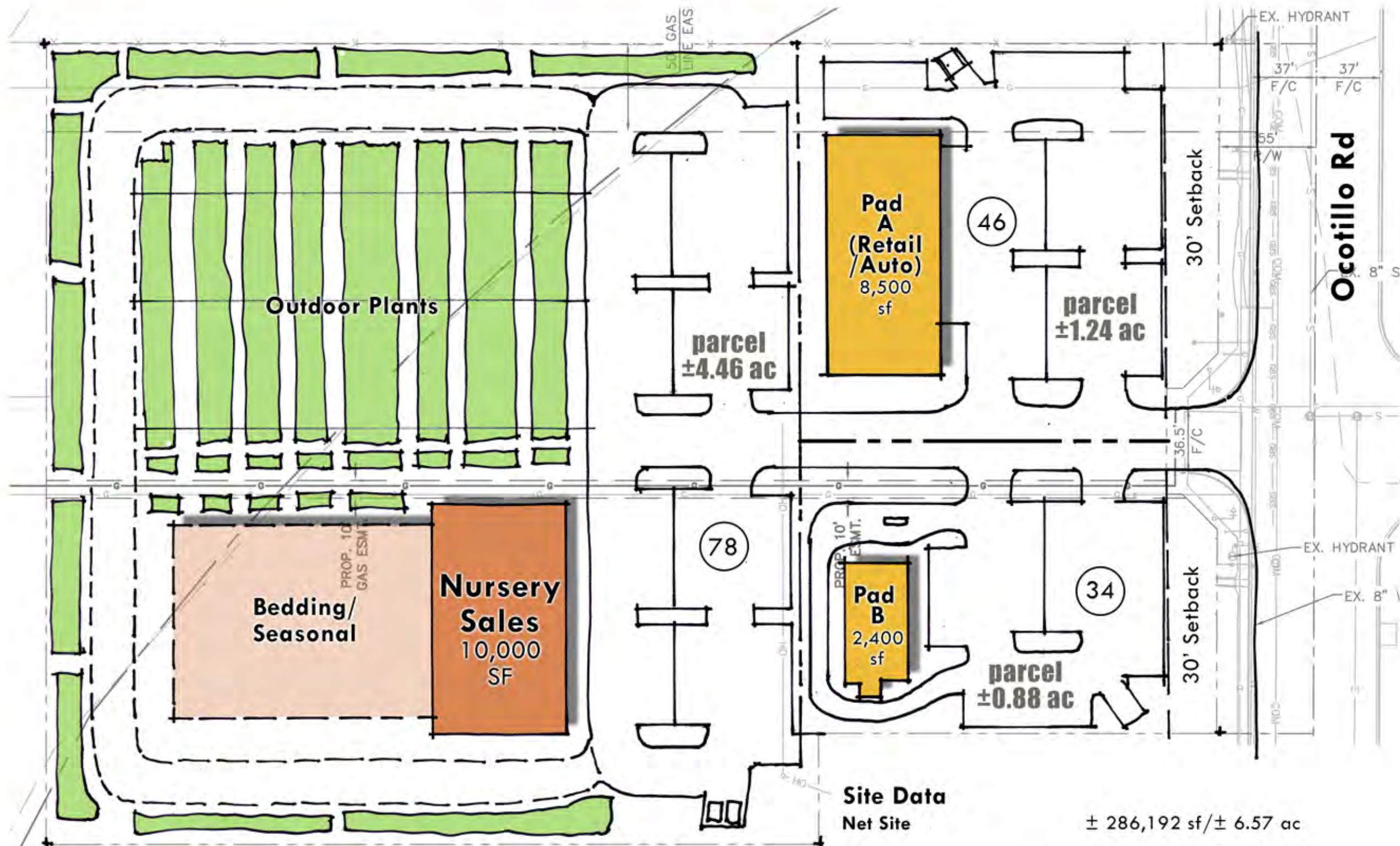


Site Data		
Net Site	± 286,192 sf / ± 6.57 ac	
GLA		Parking Req'd
Pads (food)	± 5,500 sf	(1/50(.70)) 77 sp
Office Plaza	± 51,000 sf	(1/350) 146 sp
Totals	± 56,500 sf	223 sp
Lot Coverage	± 20 %	
Parking Provided	293 sp	
Parking Ratio	± 5.2/1000	

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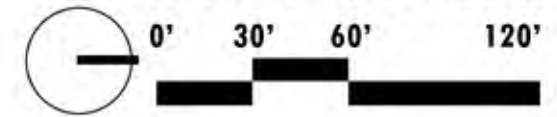
Crismon Rd

Ocotillo Rd

OPTION C

Ranchland Holdings III, LLC

Crismon Road at Ocotillo
 Queen Creek, Arizona

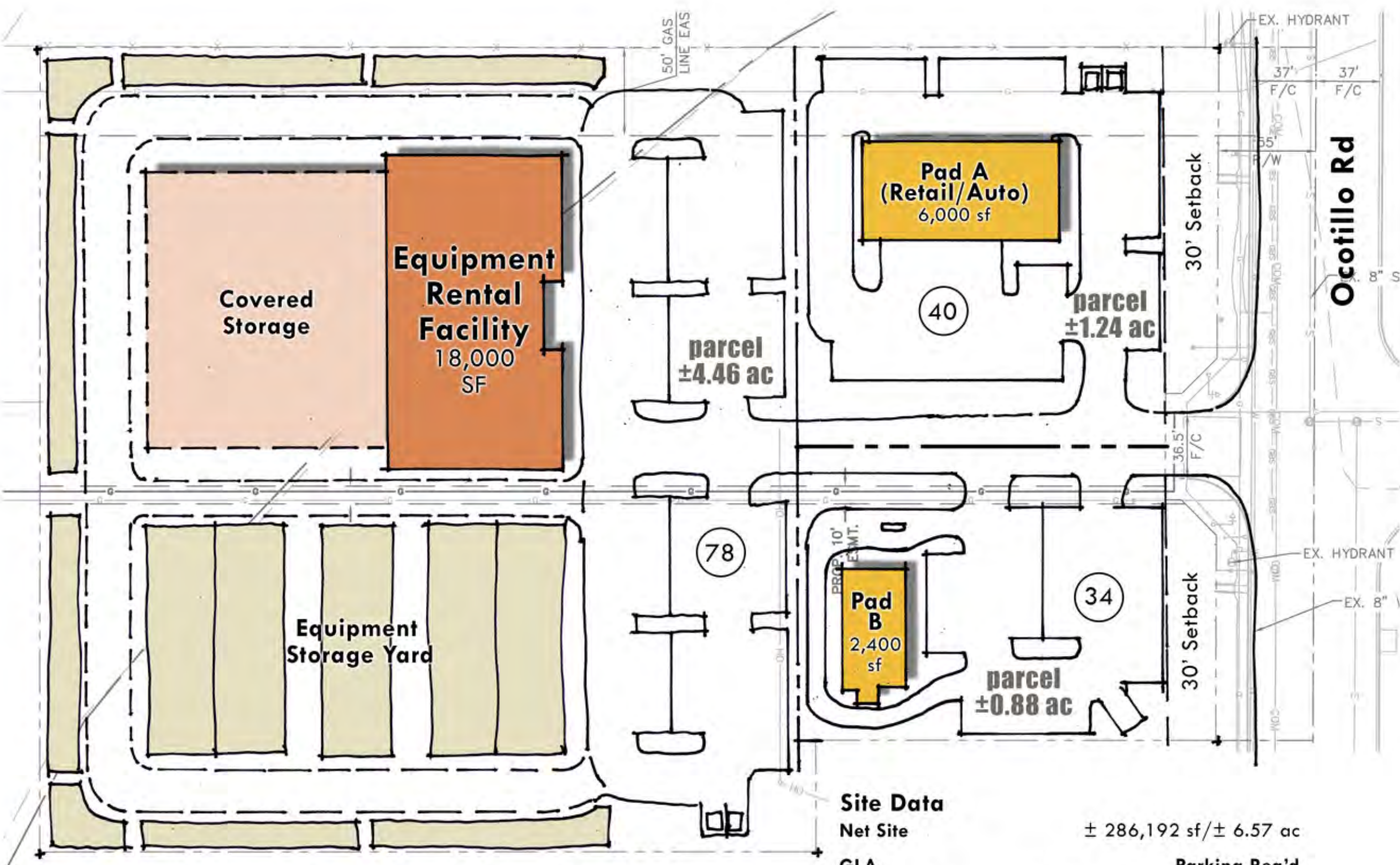


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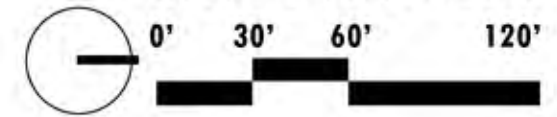
Crismon Rd

Ocotillo Rd

OPTION D

Ranchland Holdings III, LLC

Crismon Road at Ocotillo
Queen Creek, Arizona



Site Data			
Net Site	± 286,192 sf / ± 6.57 ac		
GLA		Parking Req'd	
Pad (food)	± 2,400 sf	(1/50(.70))	34 sp
Retail/Auto	± 6,000 sf	(1/300)	20 sp
Rental Facility	± 18,000 sf	(1/300)	60 sp
Totals	± 26,400 sf		114 sp
Lot Coverage	± 9 %		
Parking Provided	152 sp		
Parking Ratio	± 7.5/1000		

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