



TOWN OF QUEEN CREEK, AIZONA

226TH STREET AND OCOTILLO

CHARLESTON
ESTATES

SIGNAL BUTTE RD

SPUR CROSS

E OCOTILLO RD

SUBJECT
SITE



S 226TH ST

MERIDIAN

226th/Ocotillo
Looking North



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:
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QUEEN CREEK, ARIZONA

226TH STREET AND OCOTILLO

LOCATION

Located on southeast corner of East Ocotillo Road and South 226th Street in the Town of Queen Creek (Maricopa County), Arizona.

SIZE

±4.71 acres

ASSESSOR PARCEL NUMBER

304-64-894B

ZONING

C-2 | Town of Queen Creek

PRICE

Submit

TERMS

Cash

PROPERTY TAXES

2024 Assessment: \$78.30

UTILITIES

Water/Sewer/Garbage: Town of Queen Creek

Natural Gas: City of Mesa

Electricity: SRP

Telephone/Cable: Cox



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

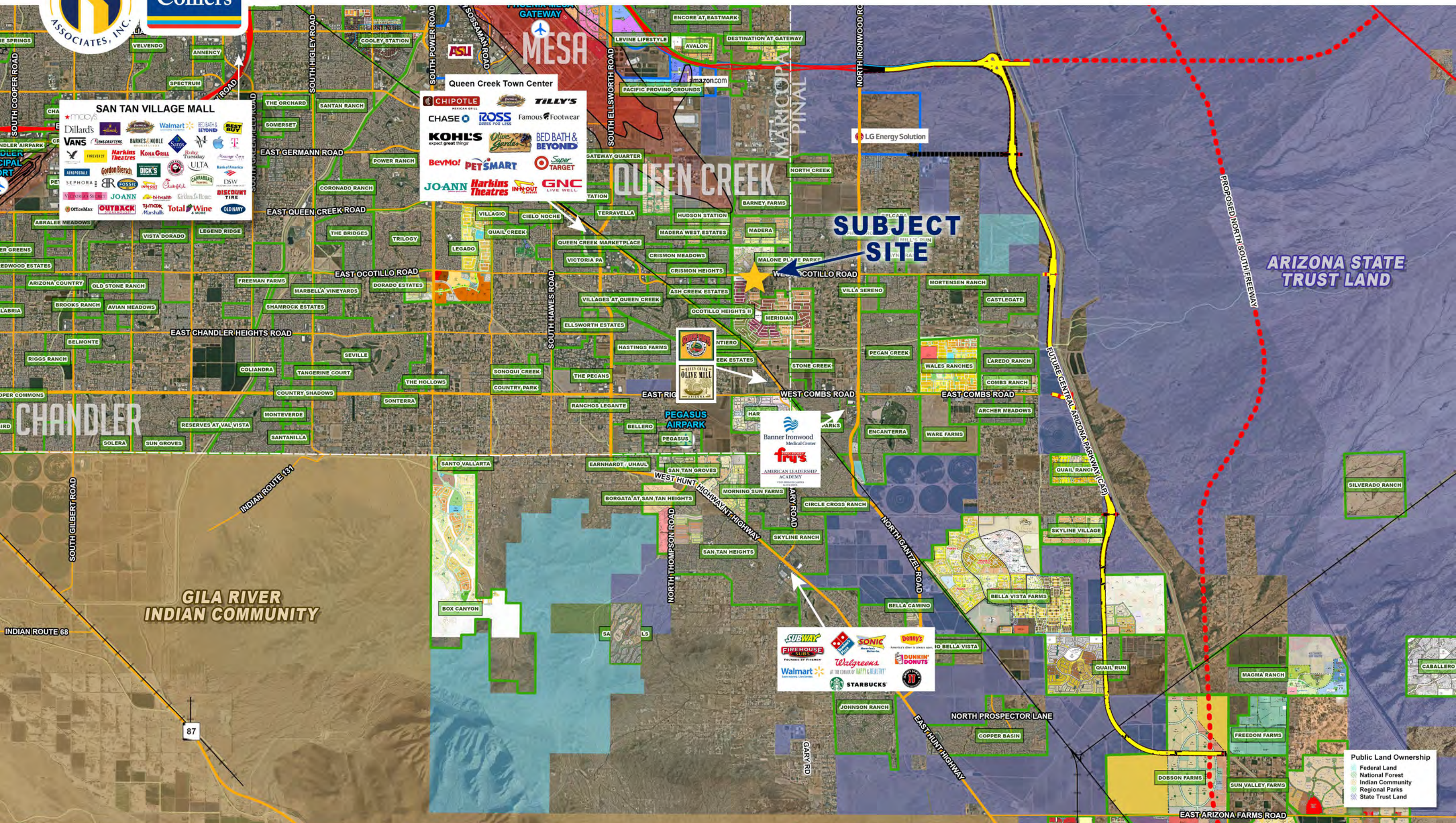
Dave & Busters
Home Depot
Kohl's Department Stores
LG Energy Solutions
Target Stores Inc.
Town of Queen Creek
Walmart

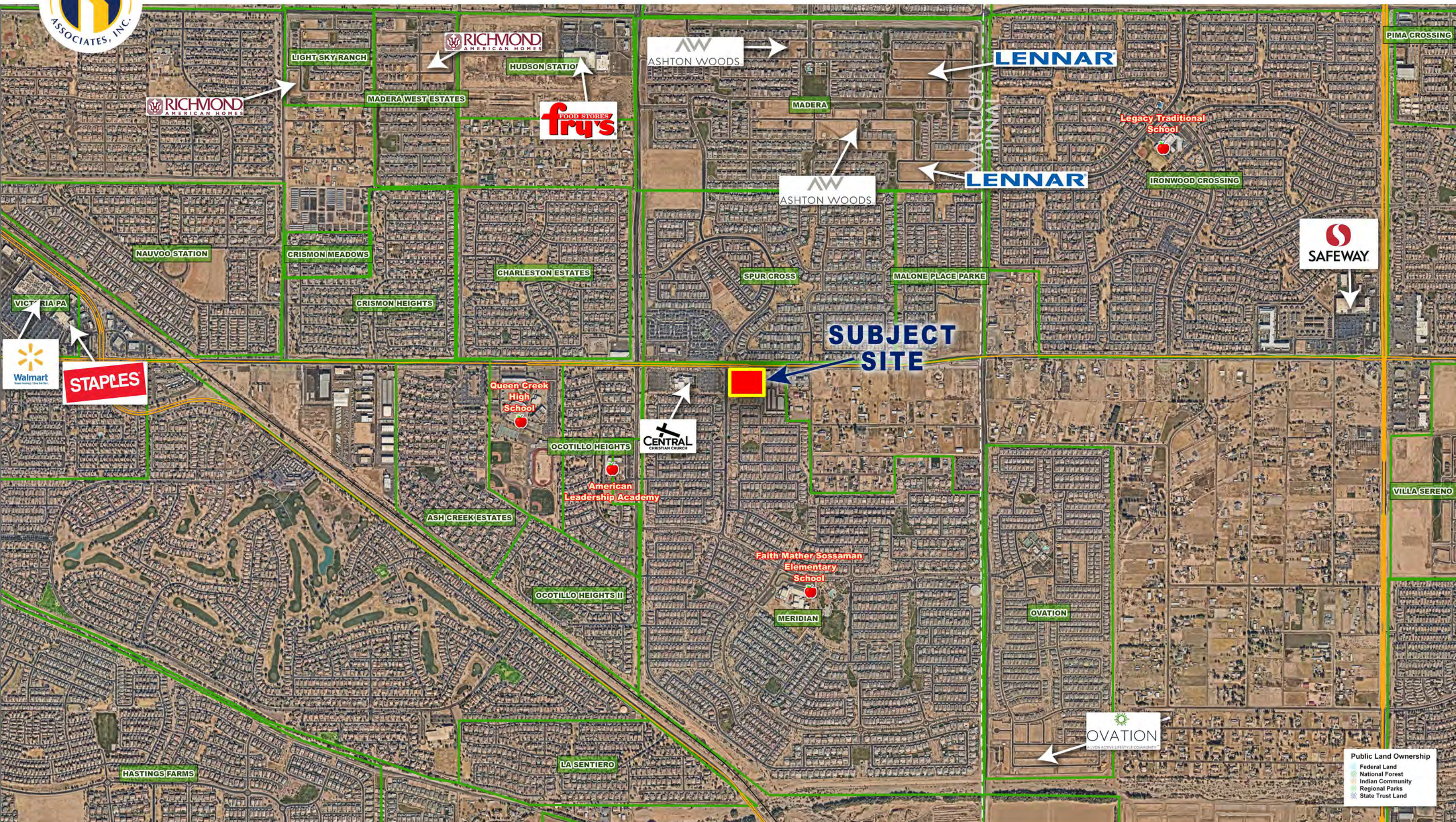
Source: *phxeastvalley.com*



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**







SUBJECT SITE

304-64-894B

S 226TH ST

TOWN OF QUEEN CREEK
LOT TIE
304-64-973
MCR: 1308-32