



LAND FOR SALE

SWC ELLSWORTH ROAD & SUPERSTITION DRIVE

QUEEN CREEK, ARIZONA



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PROPERTY OVERVIEW

PROPERTY DETAILS

Location:	SWC Ellsworth Road & Superstition Drive Queen Creek, AZ
Land Area:	Parcel A: 5.13 Acres Parcel B: 2.75 Acres
Parcel Number:	304-62-052A 304-62-080A
Zoning:	R1-43, Town of Queen Creek
General Plan:	Rural
Property Taxes (2018):	Parcel A - \$2,853.80 Parcel B - \$2,226.86
School Districts:	Queen Creek Unified School District
Price:	Submit

UTILITIES

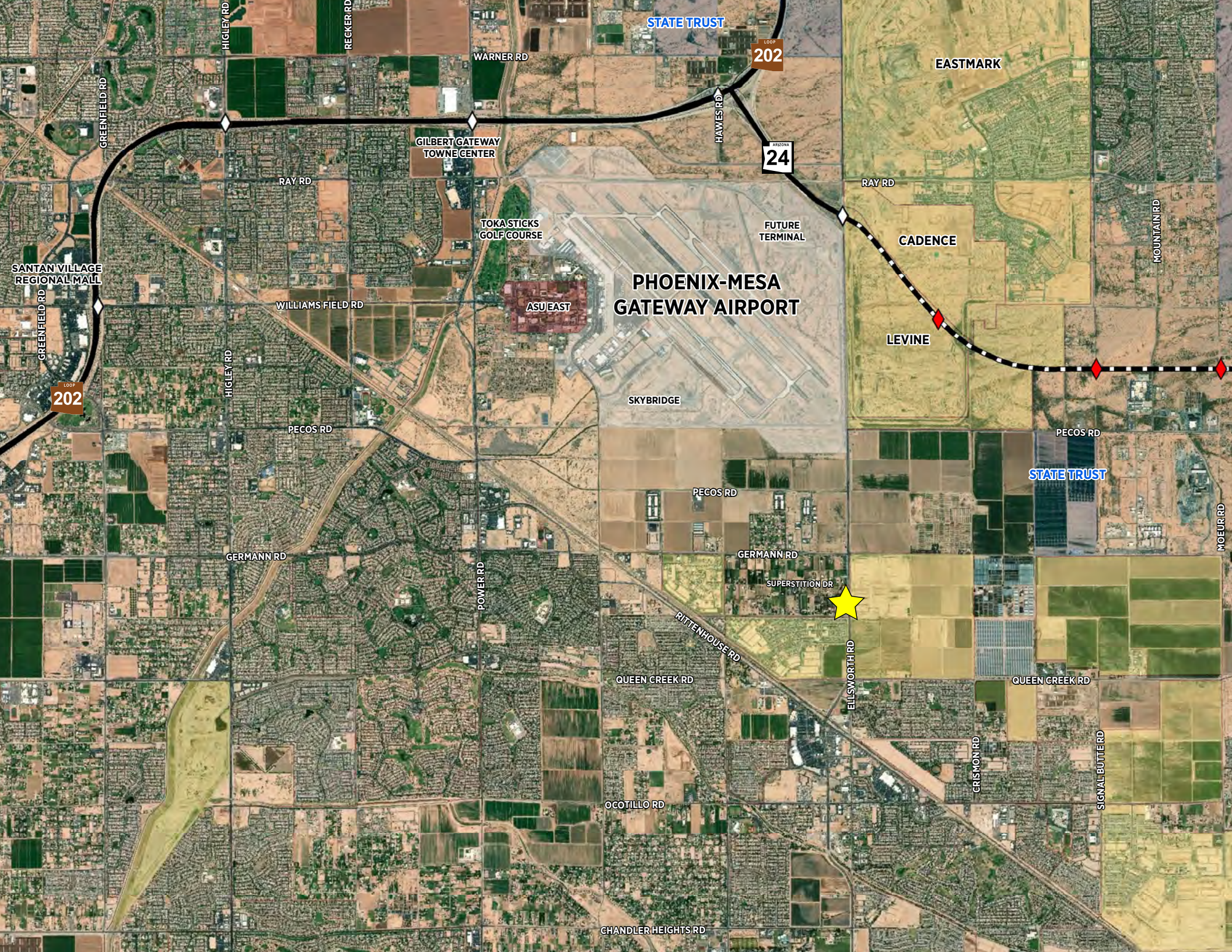
Water:	Town of Queen Creek
Sewer:	Septic
	24" sewer line in Ryan Road (0.2 miles south of site)

COMMENTS

- Over 1,500 homes planned or built at Gateway Quarter, Terravella and Queen Creek Station
- Shops at Terravella (NEC Ellsworth Rd & Queen Creek Rd) - ±45,000 sq ft retail center anchored by ALDI
- Queen Creek Crossing (NWC Ellsworth Rd & Queen Creek Rd) - ±350,000 sq ft of retail and restaurants
- Ellsworth Rd Traffic counts - 47,580 vpd
- Loop 202 & SR-24 interchange is located 2.5 miles north of the Property
- Site is located 1 mile south of Phoenix-Mesa Gateway Airport

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2018 POPULATION	998	36,237	122,897
2018 AVERAGE HOUSEHOLD INCOME:	\$97,010	\$111,053	\$102,661



STATE TRUST

LOOP 202

EASTMARK

WARNER RD

HAWES RD

ARIZONA 24

GILBERT GATEWAY TOWNE CENTER

RAY RD

RAY RD

TOKA STICKS GOLF COURSE

FUTURE TERMINAL

CADENCE

SANTAN VILLAGE REGIONAL MALL

PHOENIX-MESA GATEWAY AIRPORT

ASU EAST

LEVINE

WILLIAMS FIELD RD

SKYBRIDGE

PECOS RD

PECOS RD

STATE TRUST

GERMANN RD

GERMANN RD

SUPERSTITION DR



RITTENHOUSE RD

QUEEN CREEK RD

QUEEN CREEK RD

OCOTILLO RD

ELLSWORTH RD

CRISMON RD

SIGNAL BUTTER RD

CHANDLER HEIGHTS RD

HIGLEY RD

RECKER RD

GREENFIELD RD

HIGLEY RD

POWER RD

MOUNTAIN RD

MOEUR RD



±5.1 ACRES

±2.8 ACRES

204TH ST

SUPERSTITION DR

RYAN RD

ELLSWORTH RD

±47,580 VPD

±540'

±390'

±410'

±560'

±560'

±220'

±220'

±560'

60

60

LOOP 202

24



PhxMesa Gateway Airport

SKYBRIDGE

FUTURE EAST TERMINAL

EASTMARK



CADENCE

LEVINE

SUNBELT

SUNBELT

SUNBELT

SUNBELT

GERMANN ROAD

SITE

SUPERSTITION DRIVE

ELSMORTH ROAD

GATEWAY QUARTER
532 LOTS
U/C

SITE

±47,580 VPD

QUEEN CREEK STATION
677 UNITS

TERRAVELLA
360 LOTS
U/C

