



LAND FOR SALE

20615 E Ocotillo Road | Queen Creek, AZ 85142

 Transwestern

EXCLUSIVE ADVISORS



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Transwestern (the “Agent”) has been exclusively engaged as the sales representative for the offering of **20615 E Ocotillo Road** (the “Property”) on behalf of the Owner (the “Seller”). This Offering Memorandum is provided for information purposes only and does not represent that the operations or condition of the Property or Seller have remained unchanged since its preparation. It is the sole responsibility of prospective purchasers to independently verify and analyze all information contained herein.

Additional details and an opportunity to tour the Property will be made available to qualified and interested parties upon written request. Both the Seller and Agent expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property, and to terminate discussions with any party at any time, with or without notice. The Seller further reserves the right to modify the timing or procedures for this Offering at its sole discretion. No legal obligation shall arise on the part of the Seller or Agent unless and until a written purchase agreement has been fully negotiated, executed, and delivered by all required parties.

This Memorandum and its contents, except for information that is publicly available, are strictly confidential. By accepting this Memorandum, you agree to treat all information herein with the utmost confidentiality, refrain from reproducing or distributing it, and not disclose any of its contents to any other party except your advisors who need to review it for your potential interest in the Property—and who have agreed to maintain this same level of confidentiality. You further agree not to use this Memorandum or its contents in any manner that could be detrimental to the interests of the Seller or Agent, without prior written consent from either.

EXECUTIVE SUMMARY

Transwestern is pleased to exclusively present the opportunity to acquire the fee-simple interest in a ± 0.45 -acre ($\pm 19,800$ SF) parcel located at 20615 E. Ocotillo Road in the rapidly growing Town of Queen Creek. Currently zoned R1-43, the Seller will allow time for rezoning, entitlements, and site plan approval if desired by Buyer.

Given the location and Ocotillo Road frontage, the site is well-suited for a range of small-format retail uses, including coffee, quick-service and fast-casual restaurants, salad/healthy concepts, drive-thru or pickup-oriented users, and select neighborhood-service operators. The parcel also lends itself to a single-story, freestanding building with dedicated parking, supporting users that can operate efficiently on a compact footprint.

The property is strategically positioned just west of Ellsworth Loop Road and Downtown Queen Creek, where more than \$200 million in private investment and 230,000 square feet of commercial development are currently underway. Queen Creek is home to 91,900 residents with a projected 52% population increase over the next 10 years, and a median household income of \$155,001. With roughly 169,000 residents within five miles, this site offers a unique opportunity to deliver small-format retail that serves established neighborhoods and a fast-growing customer base.

With flexible site planning options, a buyer may pursue:

- A single-tenant drive-thru or pickup-oriented pad (coffee, QSR)
- A freestanding fast-casual or healthy-concept restaurant with patio seating
- An approximate $\pm 2,500$ – $4,000$ SF neighborhood-service building (conceptual), such as medical, dental, or personal services
- Or a small two-tenant shop building tailored to local service and food users

Existing utility service is available through SRP and the Town of Queen Creek. This property combines infill location, frontage, and market-driven demand, making it an ideal opportunity for users and developers targeting one of Phoenix's fastest-growing communities, particularly those focused on compact, convenience-oriented retail.



OFFERING DETAILS

SALE PRICE

Call For Pricing

LAND SIZE

±0.45 AC (±19,800 SF)

PARCEL

304-66-014C

ZONING

R1-43

LAND HIGHLIGHTS

LOCATION:

±0.45-acre infill parcel on Ocotillo Road in Queen Creek.

SUBMARKET DYNAMICS:

Small-format retail opportunity in a high-growth market with established residential neighborhoods nearby.

ACCESS:

Frontage on Ocotillo Road, one of the Town's primary east-west corridors.

UTILITIES:

SRP Electric, Town of Queen Creek water/sewer





QUEEN CREEK CROSSING
Costco Hobby Lobby Ashley Sleep Number
BJ's Restaurant Habit Burger Ono Hawaiian BBQ Desert Financial CU

ALDI Whataburger Dutch Bros

QUEEN CREEK JUNIOR HIGH

JACK BARNES ELEMENTARY

QUEEN CREEK RD

QC DISTRICT & QC FIESTA
Sprouts HomeGoods Red Robin
Raising Cane's Panera Bread Starbucks
Original ChopShop Hampton Inn

CANYON STATE ACADEMY

RITTENHOUSE RD

CORNERSTONE
Walmart Supercenter Harbor Freight
Petco SimonMed Imaging Over Easy

QUEEN CREEK MARKETPLACE
Target Kohl's Harkins Theatres
Trader Joe's Burlington Ross
T.J. Maxx Old Navy Ulta Beauty
PetSmart Chick-fil-A In-N-Out Burger

Banner Health Center

SITE

QUEEN CREEK LIBRARY
COMMUNITY AT QUEEN CREEK

OCOTILLO RD

DESERT MOUNTAIN PARK

OUR LADY OF GUADALUPE CHURCH

THE SWITCHYARD - NEW DEVELOPMENT
Postino Shake Shack
Snooze Bamboo Sushi

DOWNTOWN QUEEN CREEK
Old Ellsworth Brewing QuikTrip
Queen Creek Public House Circle K
Queen Creek BBQ Co. HonorHealth

QUEEN CREEK TOWN HALL

FOUNDERS' PARK

LAS COLINAS

Transwestern



QUEEN CREEK OVERVIEW



\$155K Median household income, one of the highest in Maricopa County.



77% of Queen Creek residents over age 25 have some college or a college degree.

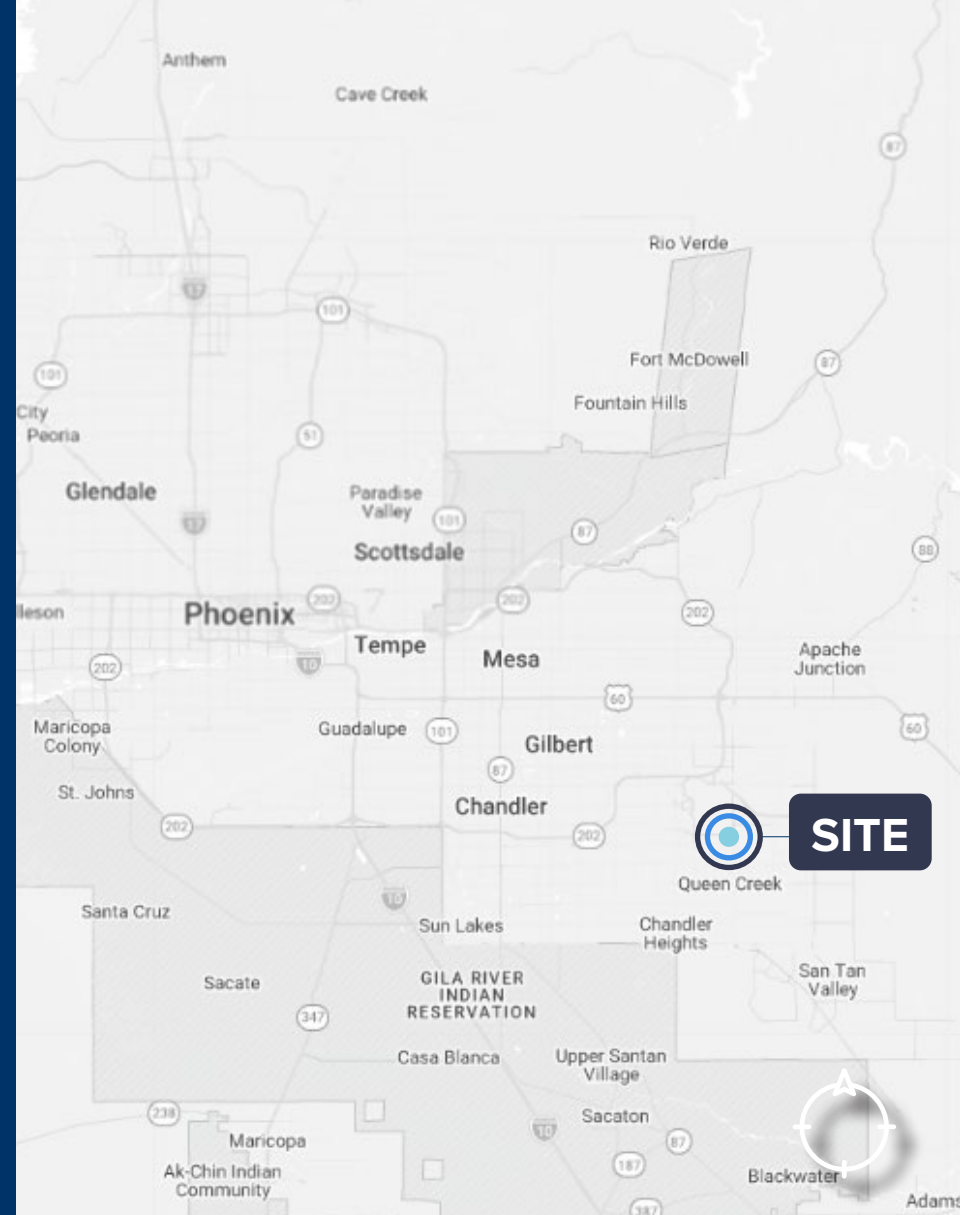
5 Colleges and universities offer degrees at the Community at Queen Creek, including Rio Salado College, Chandler-Gilbert Community College, & Ottawa University



52% projected population growth over the next 10 years. Queen Creek is home to 91,900 residents today.



57% of the Queen Creek population is of workforce age.



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