

Proposed Development | Queen Creek Land

21433 E Ocotillo Road, Queen Creek, AZ 85142



- Land Available E/SEC Ocotillo Road & Rittenhouse Road
- Proposed Development for Office, Medical, or Industrial
- Up to 57,900 SF of Buildable Area
- +/- 3.98 Acres Available for Purchase
- Purchase Price: \$2,774,816.00 (\$16.00 PSF)
- Water, Sewer, and Power stubbed at Site
- Zoned: EMP-A (Office & Industrial Park)
- APN: 304-65-019Y & 304-65-019Z
- Located in fast-growing Queen Creek
- Surrounded by Major Retail (Target, Walmart, Harkins)
- Near Cornerstone and Queen Creek Marketplace
- High Visibility with Frontage on Ocotillo Road
- Traffic Count of +/- 25,000 VPD

www.menlocre.com/property

Mark Haslip MBA | SIOR | CCIM

Vice President

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Grafton Milne, SIOR, CCIM

Designated Broker

grafton@menlocre.com

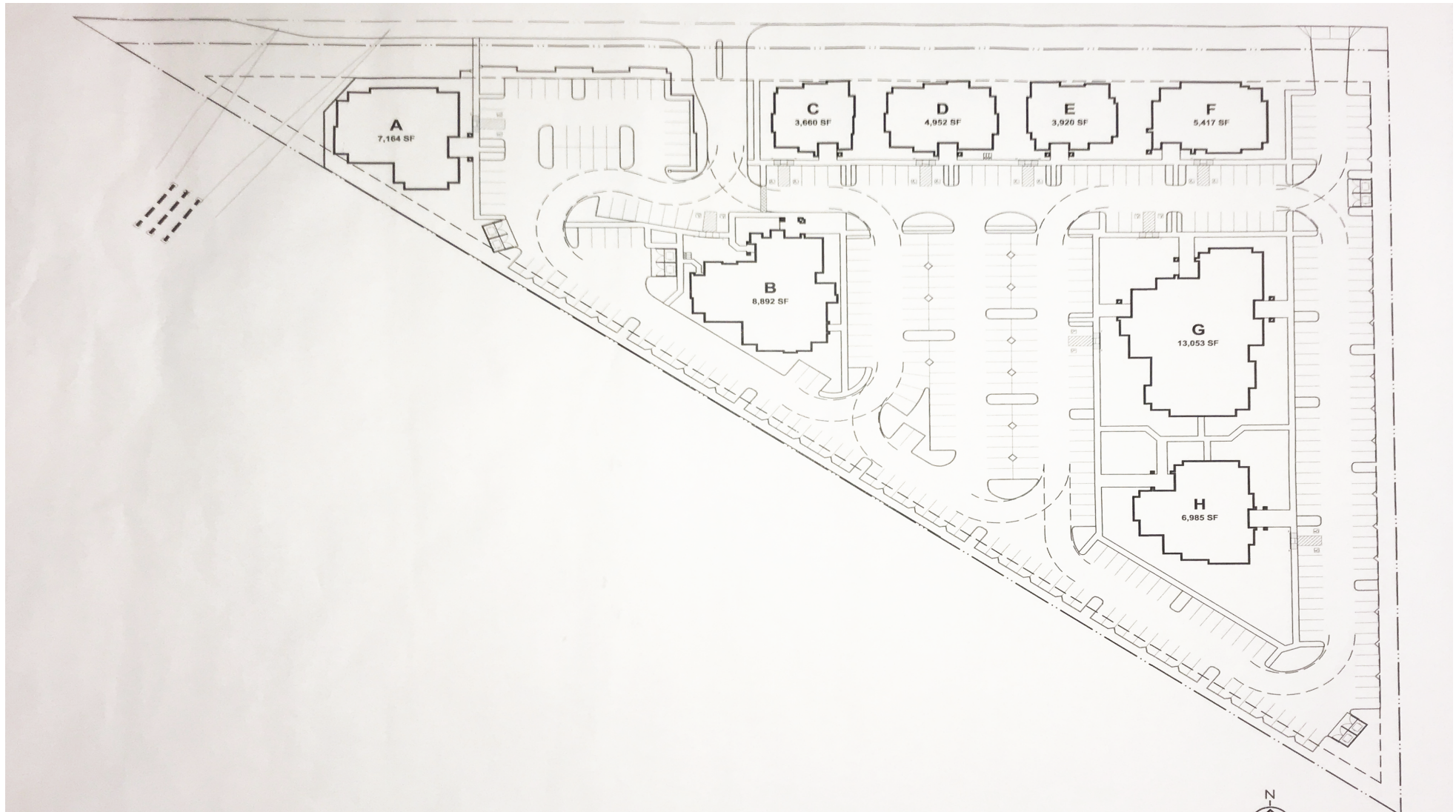
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Proposed Site Plan

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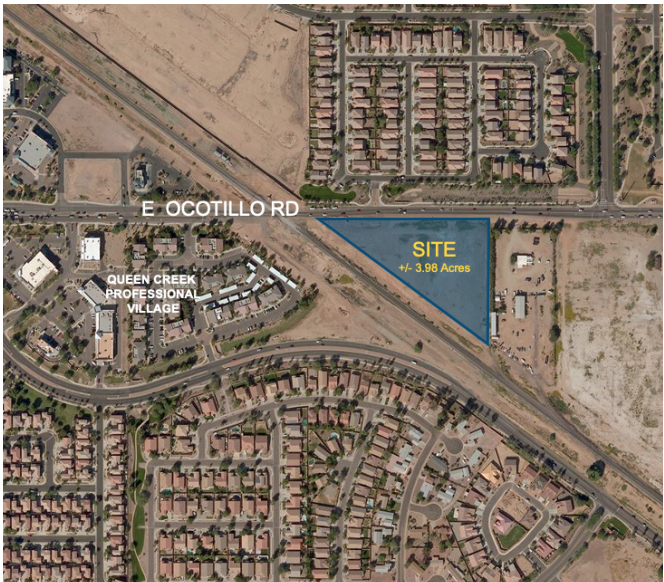
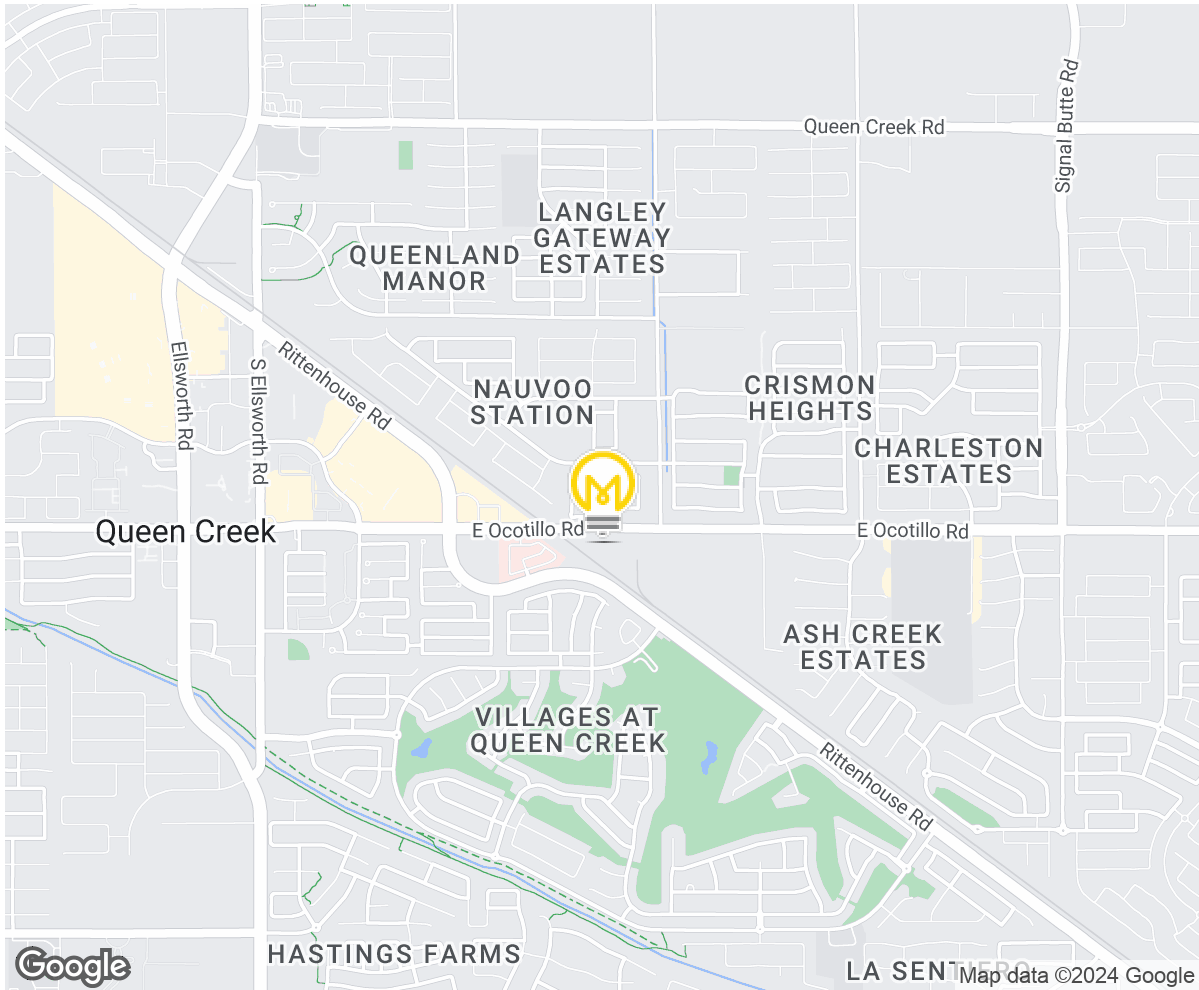
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Site Details



DEMOGRAPHICS	1 Mile	5 Miles	10 Miles
Total Households:	1,173	19,874	91,310
Total Population:	3,864	65,088	278,763
Average HH Income:	\$80,078	\$78,568	\$80,064