



JOIN COSTCO AT
QUEEN CREEK
|-----|
CROSSING

NWC ELLSWORTH & QUEEN CREEK ROAD

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LOCATION

QUEEN CREEK STATION
FUTURE DEVELOPMENT

QUEEN CREEK STATION
677 UNITS

206TH PLACE

QUEEN CREEK ROAD

ELLSWORTH ROAD

COSTCO
WHOLESALE

COMING SOON

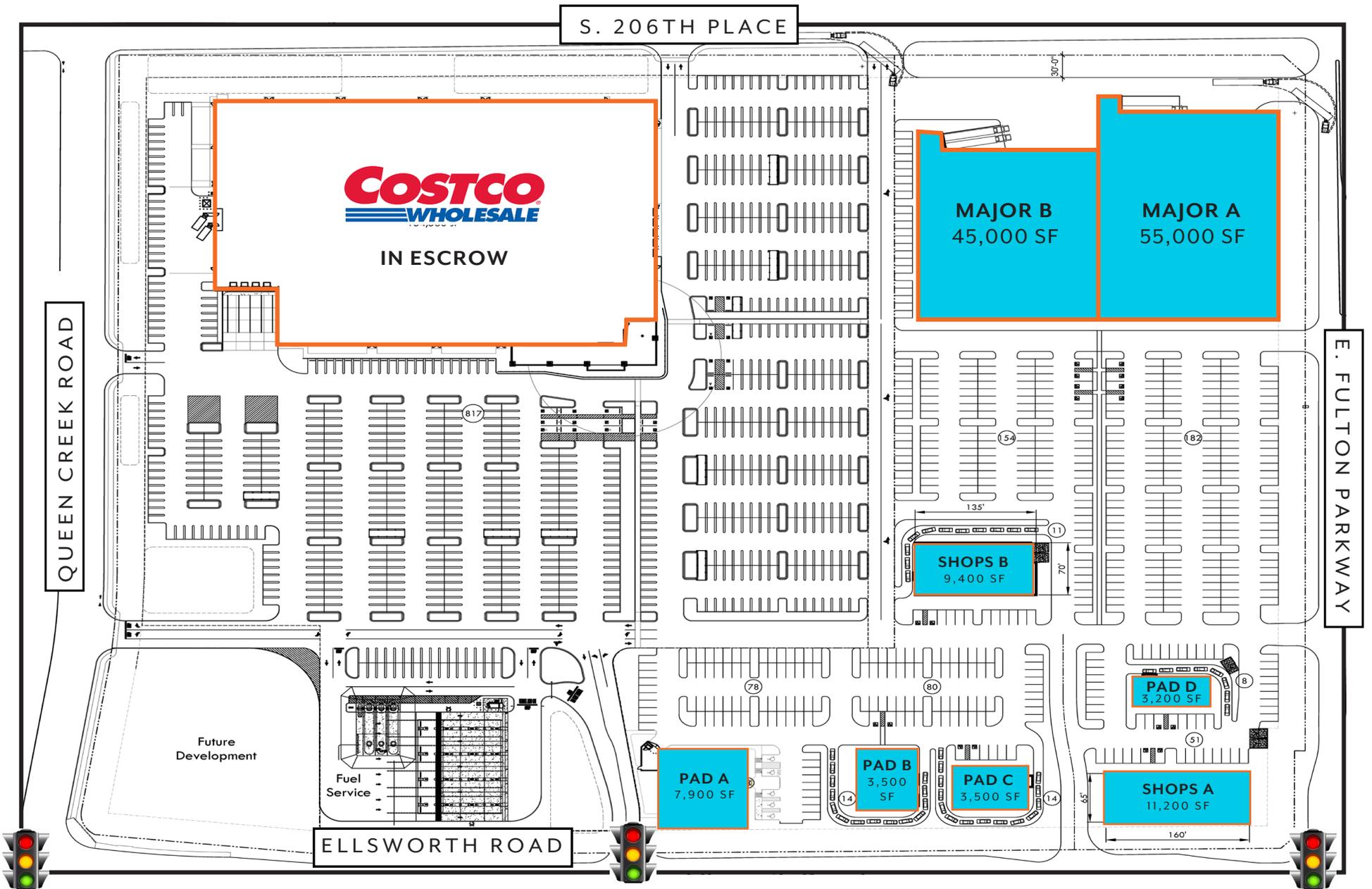
COMING SOON



TERRAVELLA
BY TAYLOR MORRISON
360 UNITS



SITE PLAN



IMMEDIATE TRADE AREA



PhxMesa **Gateway** Airport

Cadence
AT GATEWAY

LEGACY
SPORTS
USA

BURGER KING
Speedway
Super Star
CAR WASH
WE DO UNLIMITED RIGHT™

DUNKIN'
DONUTS
COBBLESTONE
AUTO SPA

La Jara

Queen Creek Station

Gateway Quarter

QUEEN CREEK
CROSSING

Terravella

DUTCH BROS
Coffee
Valvoline
WHATABURGER

Queenland Manor

Rittenhouse Ranch

Future Multi-Family
Future Retail

Langley Gateway Estates

Queen Creek Marketplace

target **Harkins THEATRES**
T.J. maxx
TRADER JOE'S **OLD NAVY**
Total Wine & MORE **ULTA BEAUTY**

Nauvoo Station

Crismon Meadows

Queen Creek District

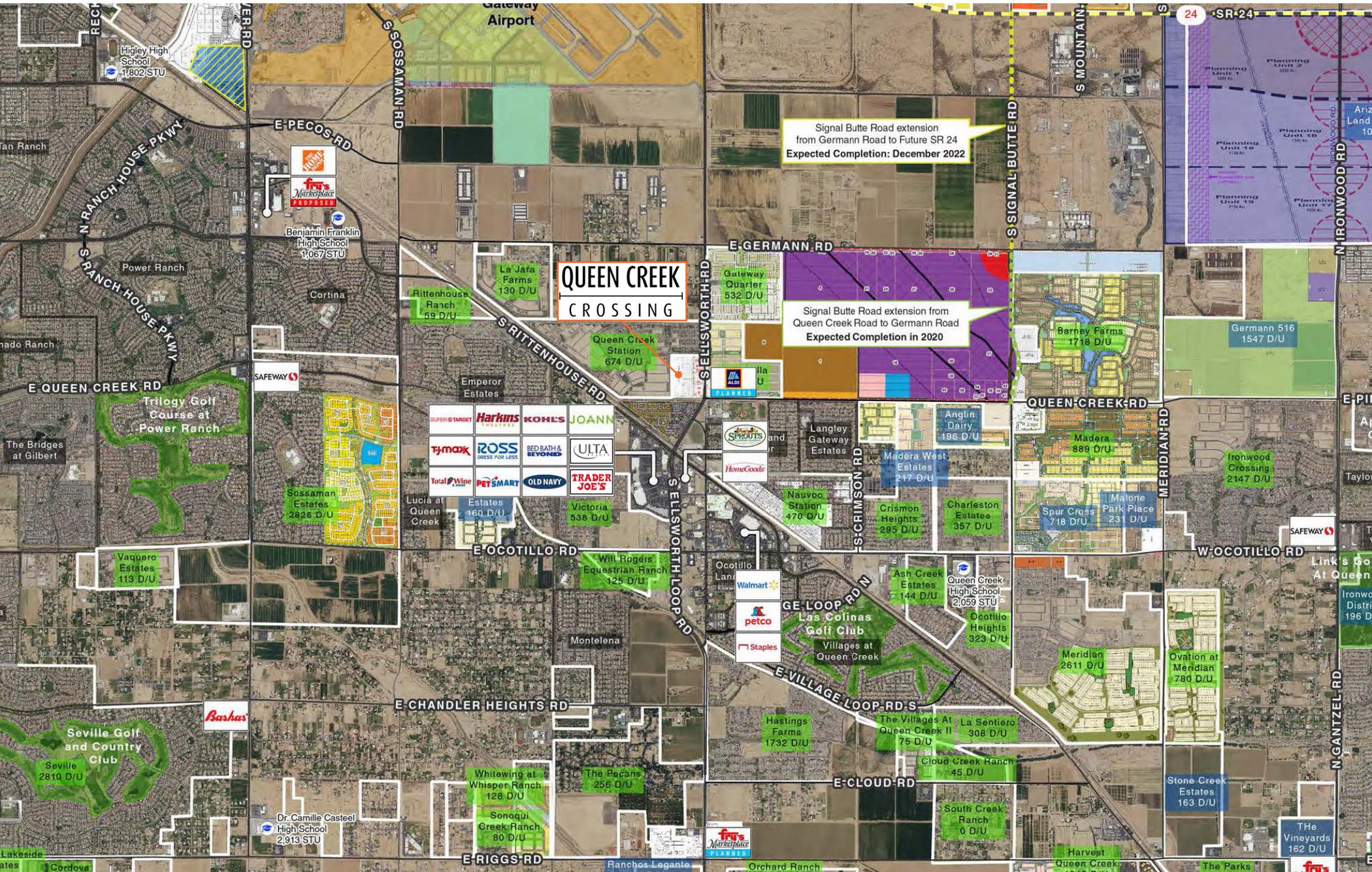
HomeGoods **SPROUTS**
MOD **Chick-fil-A** **PEWE!**

Heritage Square

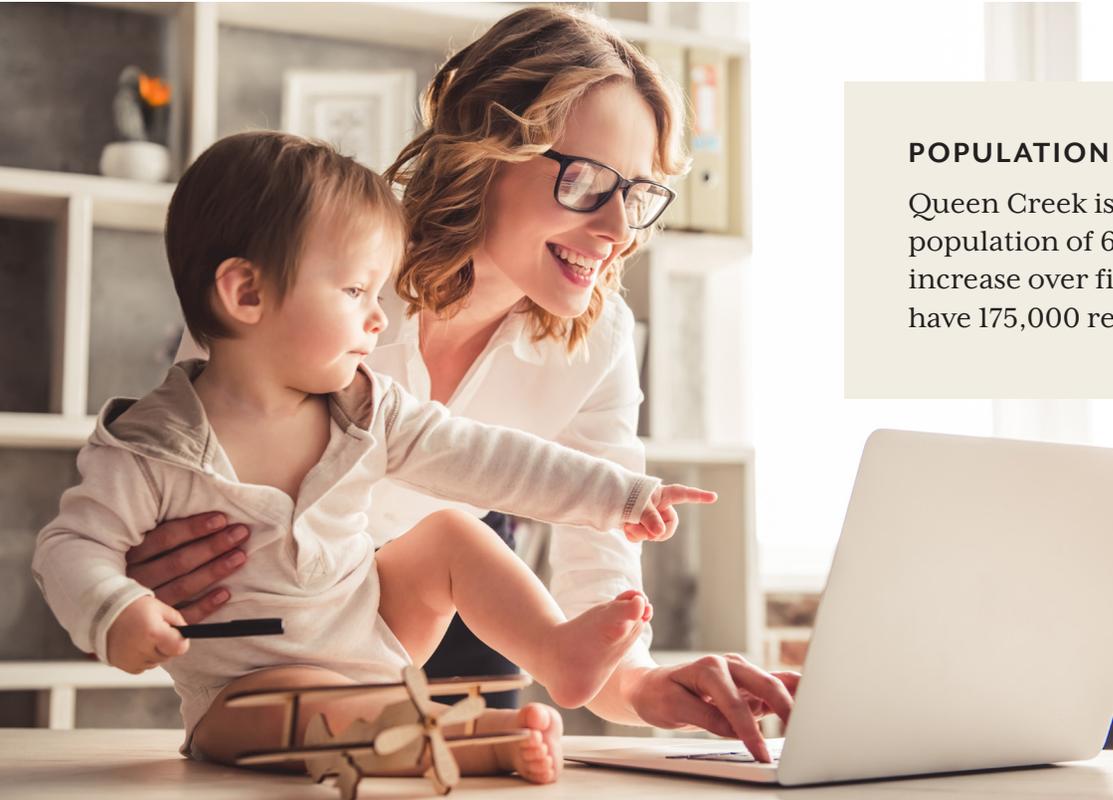
FIREHOUSE SUBS **DQ**
SAYAD **Walmart**
SUBWAY **Wendys**
BANK OF AMERICA

Ellsworth Loop Rd
S Ellsworth Rd

TRADE AREA



BY THE NUMBERS



POPULATION GROWTH

Queen Creek is growing, with a current population of 68,500, and anticipating a 34% increase over five years. The Town projects to have 175,000 residents at build out.

DEMOGRAPHICS

The majority of Queen Creek residents are young, skilled, and in their prime working years. Young, well-educated, highly-skilled and family-oriented.

\$105,729

**MEDIUM HOUSEHOLD
INCOME**

38%

**BACHELORS DEGREE
OR HIGHER**

\$236,150

**MEDIAN
NET WORTH**

HOUSING GROWTH

8,207
TOTAL # OF LOTS
IN ACTIVE
DEVELOPMENTS

52,480
TOTAL # OF
RESIDENTIAL LOTS

26,807
TOTAL # OF LOTS
IN FUTURE
DEVELOPMENTS

Queen Creek is recognized
as the best city in Arizona
for millennials to thrive.

ZIPPIA (2019)

Queen Creek was named
one of the top 10 suburbs to move to
in the United States.

HOMES.COM (2021)

NEARBY RETAILERS



WALMART

TARGET

SPROUTS

ROSS

STAPLES

PETSMART

HOME GOODS

ULTA

HARKINS THEATERS

BED BATH & BEYOND

JOANN

KOHL'S

BOOT BARN

BARRIO QUEEN

TOTAL WINE & MORE

OLD NAVY

TJ MAXX

BURLINGTON

TRADER JOE'S



NEARBY HOUSING

EASTMARK

- The largest master-planned community with 15,000 homes at completion on 3,200 acres, Eastark artfully integrates residential neighborhoods with employment, education, recreation and commerce. As the community grows, it will develop deliberately to meet the needs and demands of the marketplace.
- Convenient to three major highways – 101, 202 and the 60 – and just minutes away from Phoenix-Mesa Gateway Airport, Eastmark is perfectly located in the thriving Gateway Corridor, one of the most desirable locations within the Phoenix marketplace.



CADENCE @ GATEWAY

- Cadence at Gateway is your one-of-a-kind, 464 acre master-planned community. Built for everyone, complete fitness center, resort-style pools, community center, indoor game room, tennis, volleyball, bocce and basketball courts, sport fields, shaded play areas, ramadas, a dog park, and a café-style hang out.
- Cadence is located just south of Eastmark at Ellsworth & Ray Road in East Mesa.



BARNEY FARMS

- Fulton Homes is beginning work on the infrastructure at Barney Farms, a 550-acre master-planned community that has been years in the making. The development at Queen Creek and Signal Butte Road eventually will be built out to include 1,700 homes with 114 acres of open space.
- Featuring kayaking on the lake, large pool and aquatic center, clubhouse, sand volleyball, pickleball, bocce courts, zip lines, extensive walking trails, myriad parks, green spaces and play areas, Barney Farms offers an unparalleled lifestyle to its residents.

NEARBY POINTS OF INTEREST

PHOENIX-MESA GATEWAY AIRPORT



- Gateway Airport is an attractive alternative to Phoenix Sky Harbor International Airport.
- The Airport has three long runways, 10,400 ft., 10,200 ft., and 9,300 ft. and will accommodate any size aircraft.
- In 2019, Gateway Airport served 1.3 million passengers. **By 2030, the Airport is projected to serve 10 million passengers annually.**



Legacy Sports Park will open in 2022 and is fully booked 2 years in advance.



LEGACY SPORTS PARK

Legacy Sports Park is 320-acre privately owned sports and entertainment facility that will be built near Ellsworth and Pecos roads, just east of Phoenix-Mesa Gateway Airport, part of the old General Motors Proving Grounds. The park will include:

- 24 soccer fields, with the ability to expand to 50
- An 8,000-seat outdoor stadium
- Six sand soccer fields
- Eight baseball and softball fields
- Twenty sand volley courts, including a stadium court
- 40 pickleball courts
- 62 indoor volleyball courts
- 15 basketball courts, plus an arena
- Six Futsal courts
- 50-acre outdoor space for concerts, events, and festivals
- An outdoor amphitheater
- 75,000-square-foot eSports arena
- 50,000-square-foot arena for gymnastics, cheerleading, and dance
- A sports performance center, fitness center, and yoga studios
- Sports bar and restaurant, and retail stores

PHOENIX METRO POPULATION

