

FOR SALE

13.07-Acre C-2, PAD Zoned Commercial Corner Lot

North Creek subdivision

SEC Germann & Meridian Roads
Queen Creek, Pinal County, AZ

Property Highlights

- ✓ SR-24 full-diamond interchange located 1.5 miles North
- ✓ Signalized corner setting
- ✓ Frontage: ±730 Ft. on Germann Rd
- ✓ Frontage: ±726 Ft. on Meridian Rd
- ✓ In the ±200-acre North Creek PAD planned development by Woodside Homes
- ✓ In the path of significant growth
- ✓ Utilities in proximity to the property

Disclosure: Buyer to independently verify all facts, entitlements, and figures.

REA REALTY ECONOMIC ADVISORS

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COMMERCIAL CORNER

(C-2, PAD) FOR SALE

**SEC Meridian & Germann Rds.,
Queen Creek, AZ 85142**

A ±13.07-acre commercial zoned parcel at the developing SEC of Meridian & Germann Rds. in the Town of Queen Creek, Pinal County, AZ.

ASSESSOR PARCEL NUMBER

104-22-001L

SR-24 FREEWAY ACCESS

The parcel is ±1.5 miles south of the recently completed SR-24 Freeway extension with full diamond interchanges at Signal Butte, Meridian, and Ironwood Roads.

Frontage: ±730 Feet along Germann Rd

Frontage: ±726 Feet at Meridian*

**Construction of Meridian Road south of Germann Road was completed in late 2022.*

GENERAL PLAN

Commercial

ZONING

C-2 (PAD)

FEMA ZONE (LOMR Completed Oct. 2021)

Zone "X" and Zone "X Shaded"

ADJACENT USES

NORTH: Vacant State-Trust and Private Land

SOUTH/EAST: Residential portion of North Creek, a ±738 unit planned development consisting of roughly 200 acres by Woodside Homes.

WEST: Vacant land / Barney Farms, a ±1,718-dwelling unit master-planned development of approximately 473 acres by Fulton Homes.

AREA UTILITY PROVIDERS

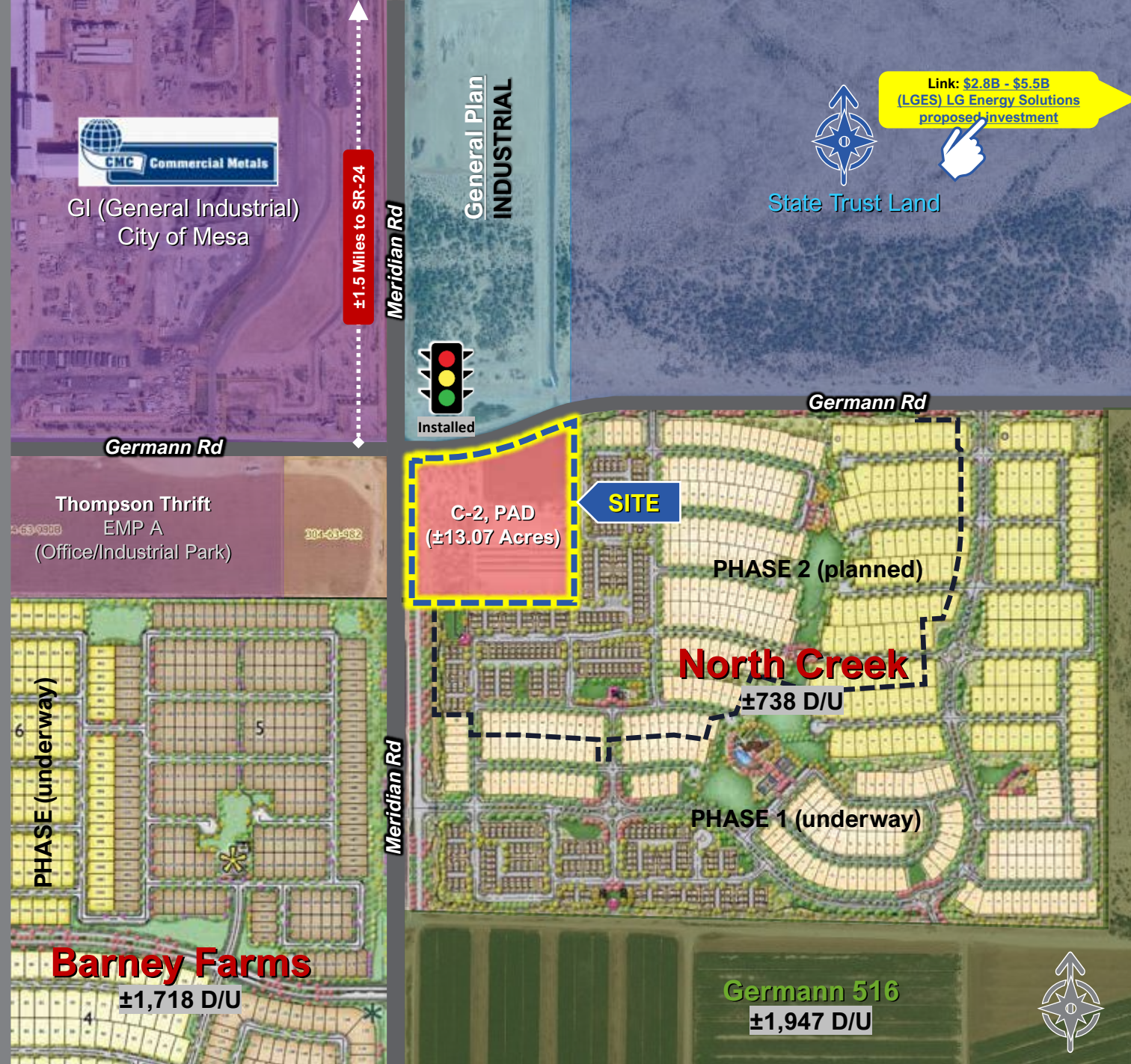
ELECTRIC: Salt River Project (SRP)

WATER: Town of Queen Creek

SEWER: Town of Queen Creek

NATURAL GAS: City of Mesa Gas

CABLE / PHONE: Cox Comm. / CenturyLink



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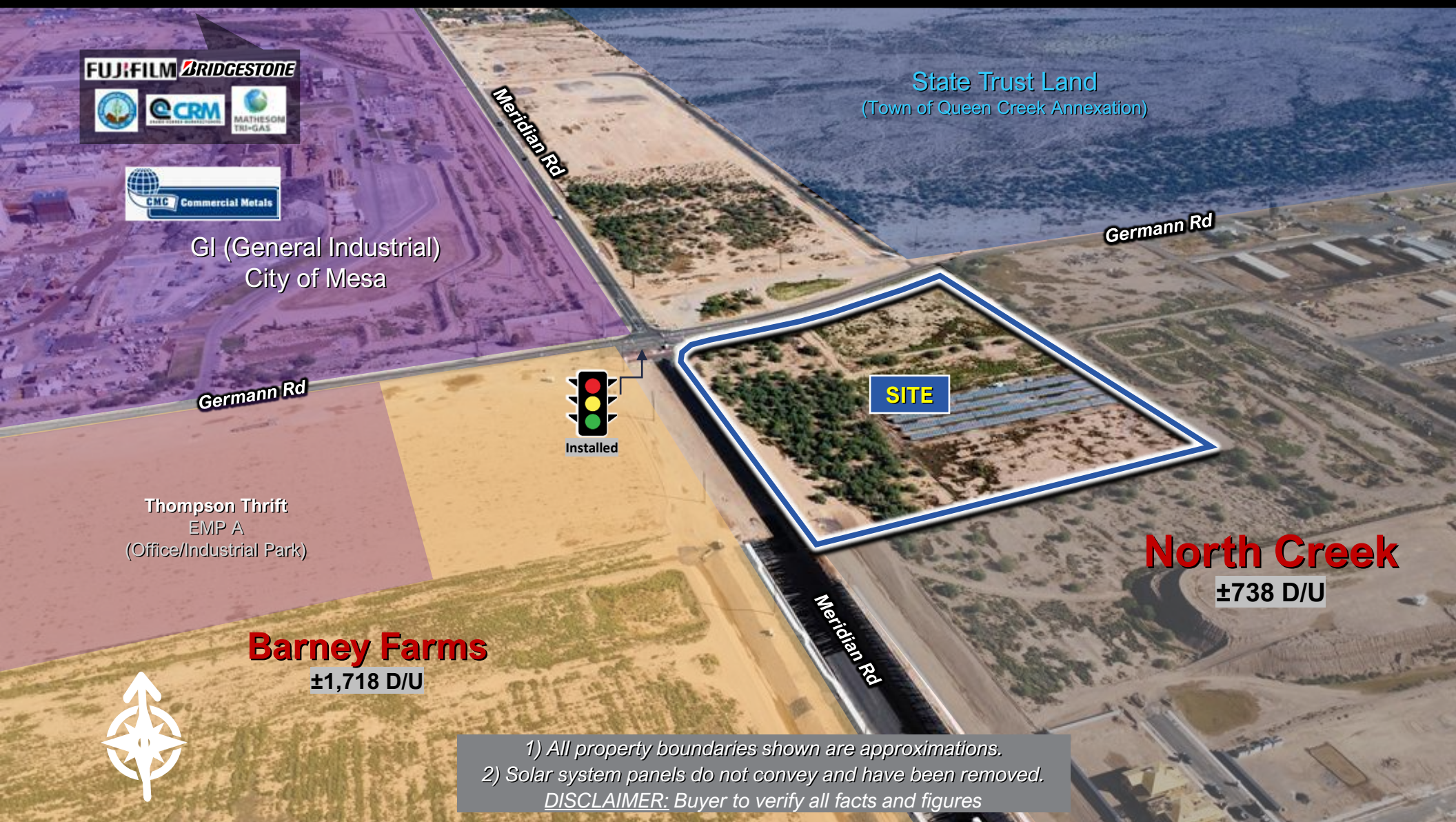
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FUJIFILM BRIDGESTONE



GI (General Industrial)
City of Mesa

Germann Rd

Meridian Rd

Germann Rd

SITE



Thompson Thrift
EMP A
(Office/Industrial Park)

Barney Farms

±1,718 D/U

North Creek

±738 D/U

1) All property boundaries shown are approximations.
 2) Solar system panels do not convey and have been removed.
DISCLAIMER: Buyer to verify all facts and figures

ARIZONA
24

ARIZONA
24



GI (General Industrial)
City of Mesa

State Trust Land
(Town of Queen Creek Annexation)

Germann Rd



Installed

Germann Rd

SITE

Barney Farms
±1,718 D/U

Meridian Rd

North Creek
±738 D/U



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2) Solar system panels do not convey and have been removed.
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Germann Rd Looking East from Meridian Rd (Sept. 2022)



Meridian Rd Looking North from Germann Rd (Sept. 2022)



SITE

Germann Rd Looking West from Meridian Rd (Sept. 2022)

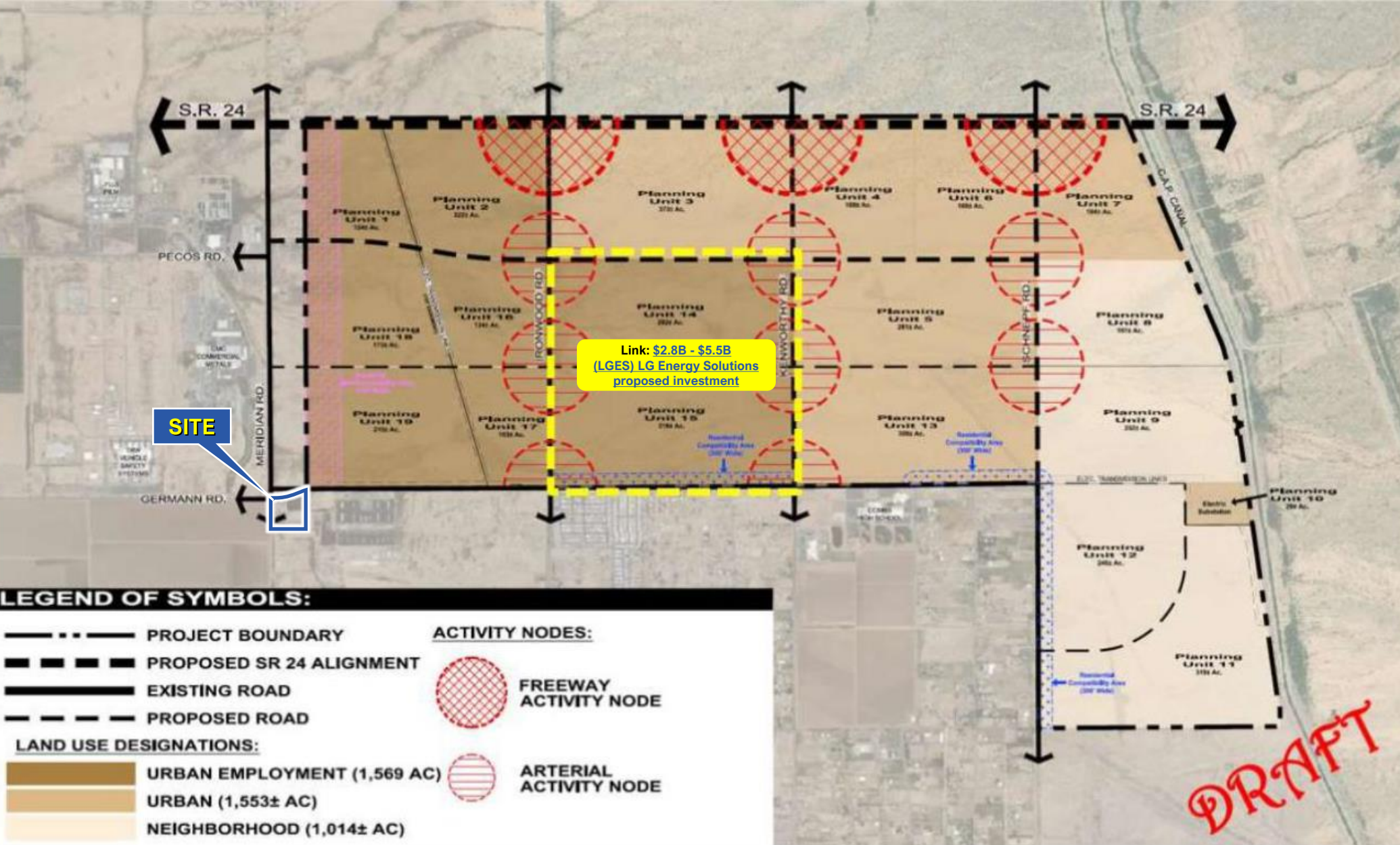


Meridian Rd Looking South from Germann Rd (Feb. 2023)



SITE



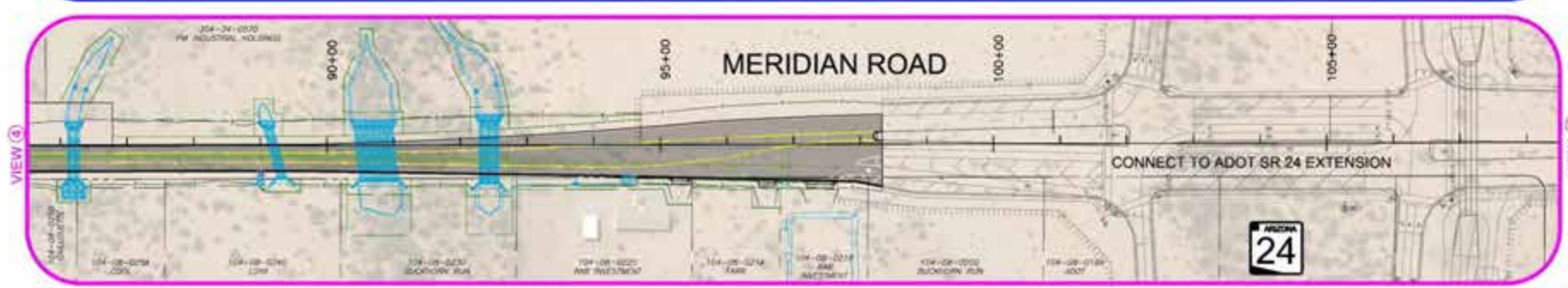
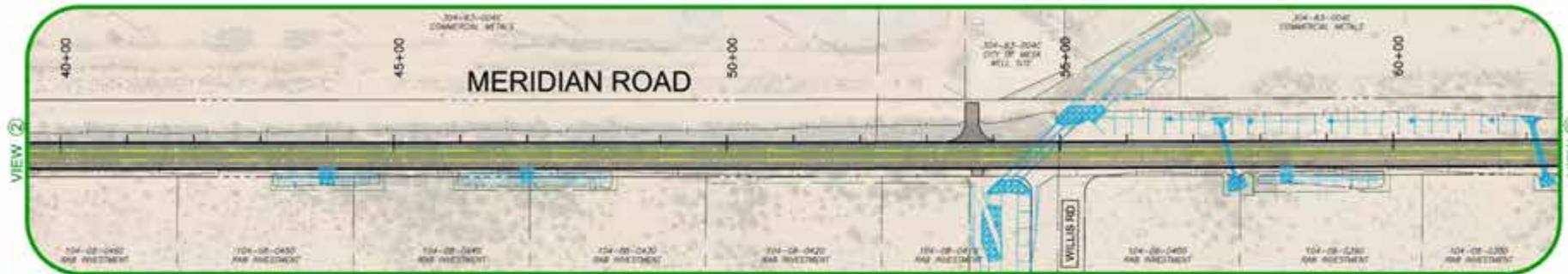
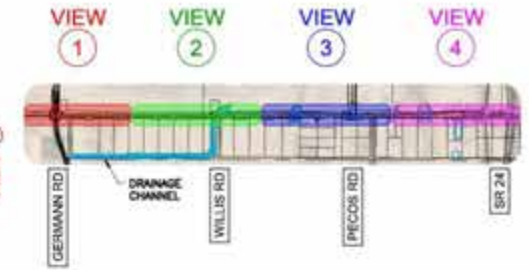
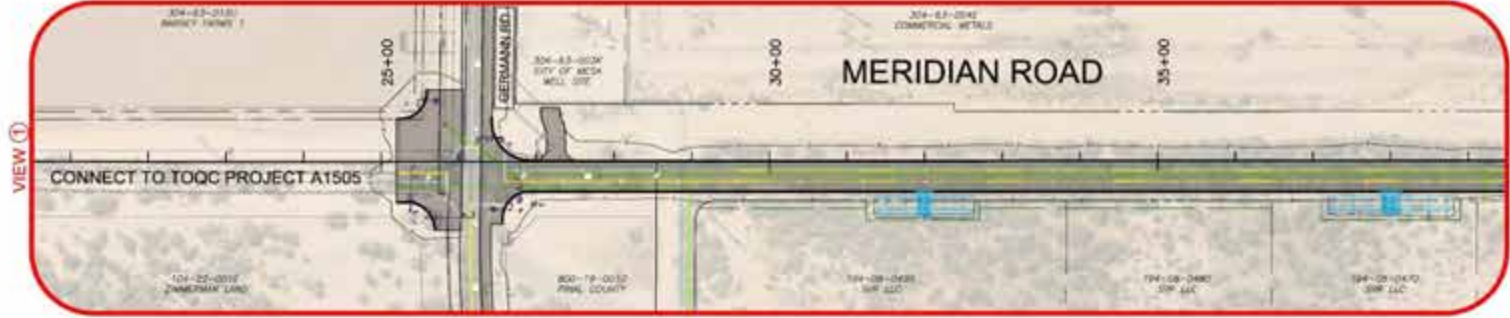


LEGEND OF SYMBOLS:

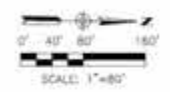
	PROJECT BOUNDARY		ACTIVITY NODES: FREIGHTWAY ACTIVITY NODE
	PROPOSED SR 24 ALIGNMENT		ARTERIAL ACTIVITY NODE
	EXISTING ROAD		
	PROPOSED ROAD		
LAND USE DESIGNATIONS:			
	URBAN EMPLOYMENT (1,569 AC)		
	URBAN (1,553± AC)		
	NEIGHBORHOOD (1,014± AC)		

Link: [Town of Queen Creek Overview](#)



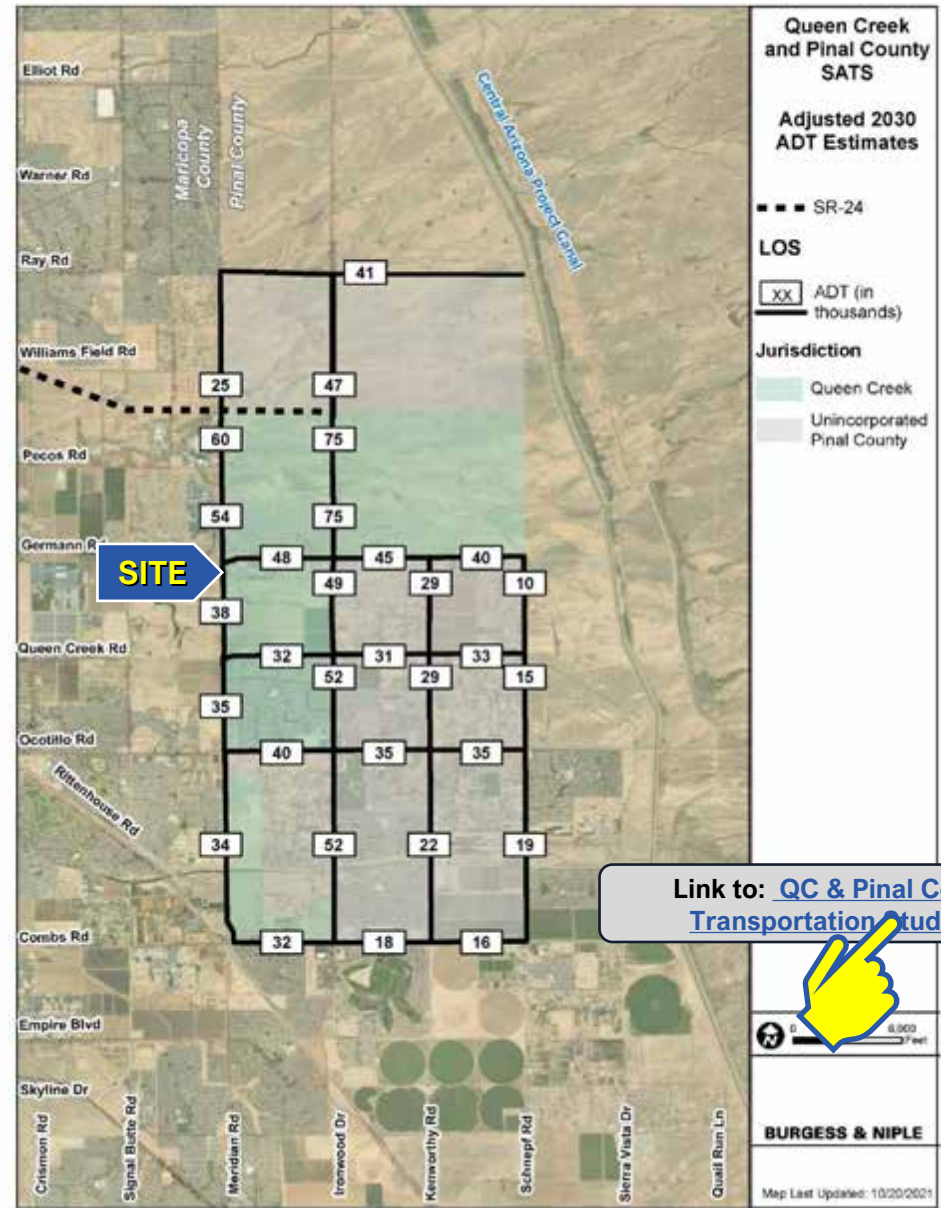


MERIDIAN ROAD
 GERMANN ROAD TO SR 24
 PINAL COUNTY PROJECT 60640614



 [Link to: A1506: Meridian Road - Germann Road to SR24](#)

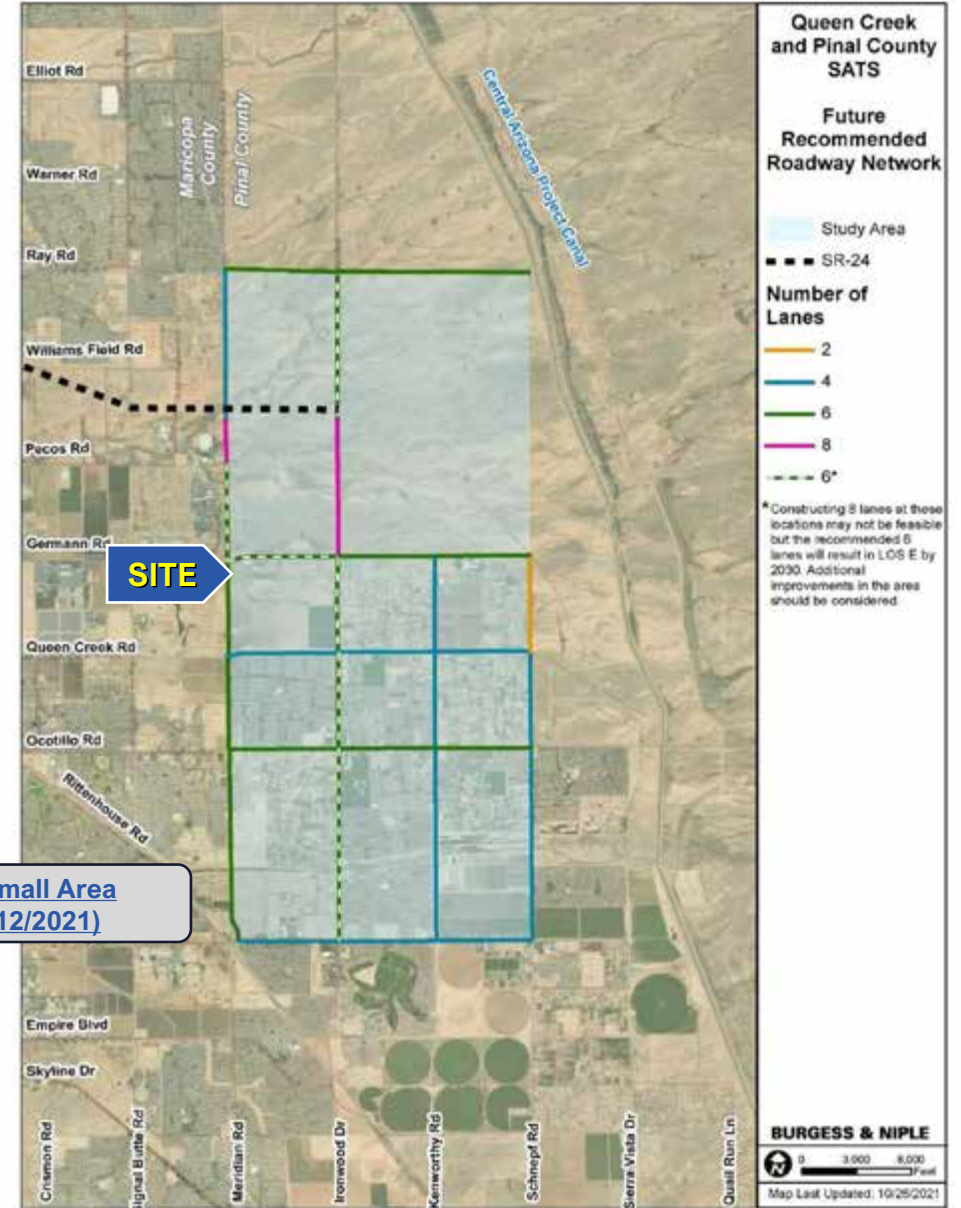
Figure 22 – 2030 Traffic Volume Forecasts



Link to: [QC & Pinal County: Small Area Transportation Study \(Final 12/2021\)](#)



Figure 24 – Future Recommended Roadway Network



Zoning Map

Town of Queen Creek

General Plan

Town of Queen Creek

- Residential Zoning Districts**
- High Density Residential
 - Medium Density Residential
 - R1-4 Urban Development
 - R1-5 Urban Development
 - R1-6 Urban Development Type A
 - R1-7 Urban Development Type A
 - R1-8 Urban Development Type A
 - R1-9 Urban Development Type A
 - R1-12 Suburban Development Type B
 - R1-15 Suburban Development Type B
 - R1-18 Suburban Development Type B
 - R1-35 Suburban Residential Type A
 - R1-43 Rural Estate
 - R1-54 General Rural Development
 - R1-190 Rural Development
- Non-Residential Zoning Districts**
- C-1 Light Commercial
 - C-2 General Commercial
 - C-3 Regional Commercial Center
 - EMP A Office/Industrial Park
 - EMP B General Industrial
 - PRC Parks, Recreation and Conservation Zone
 - DC Downtown Core
 - RC Residential Commercial
 - SP Specific Plan
 - AT Agritainment
 - PQP Public/Quasi Public
 - MU Mixed Use
 - Planned Community

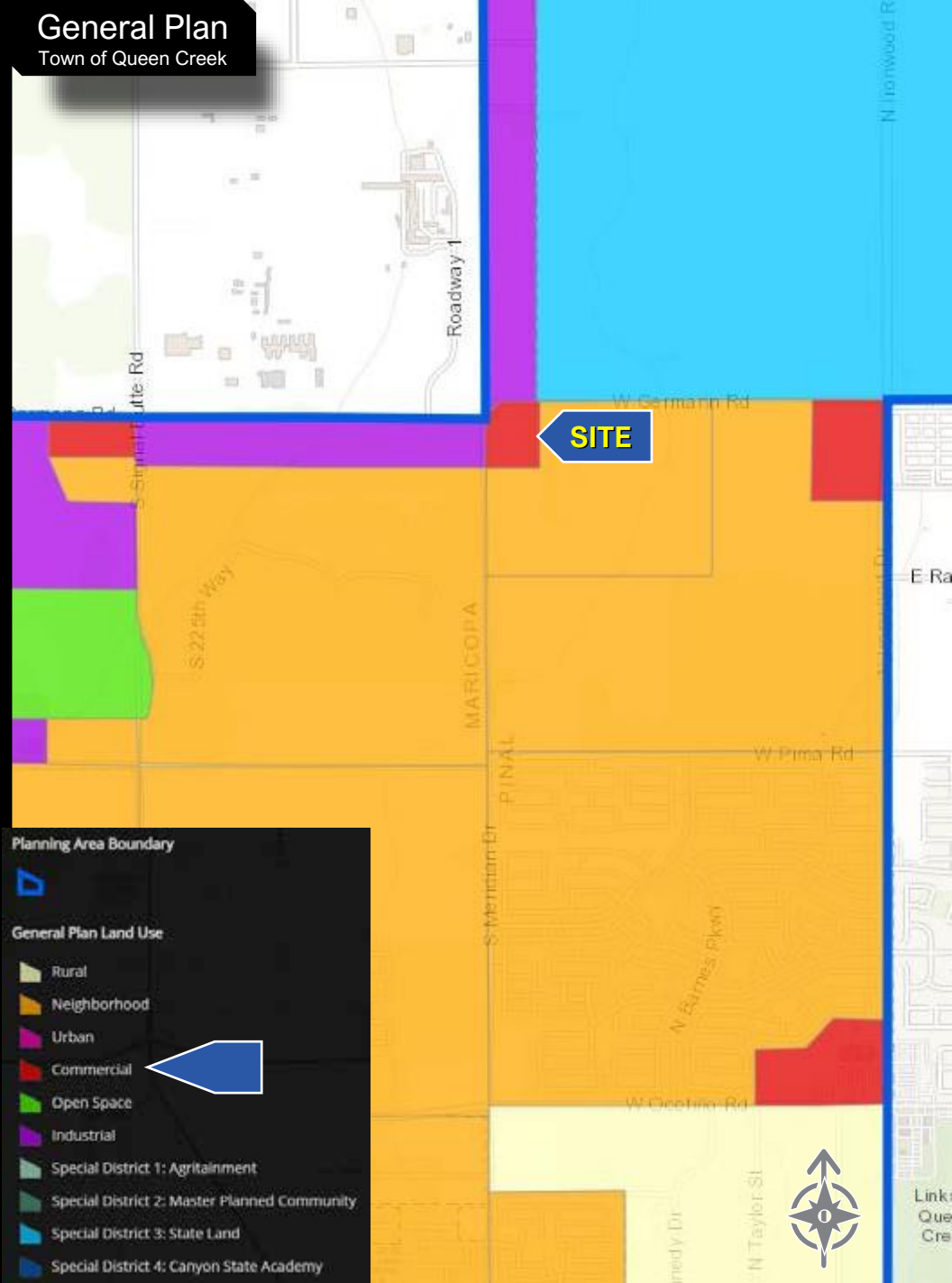
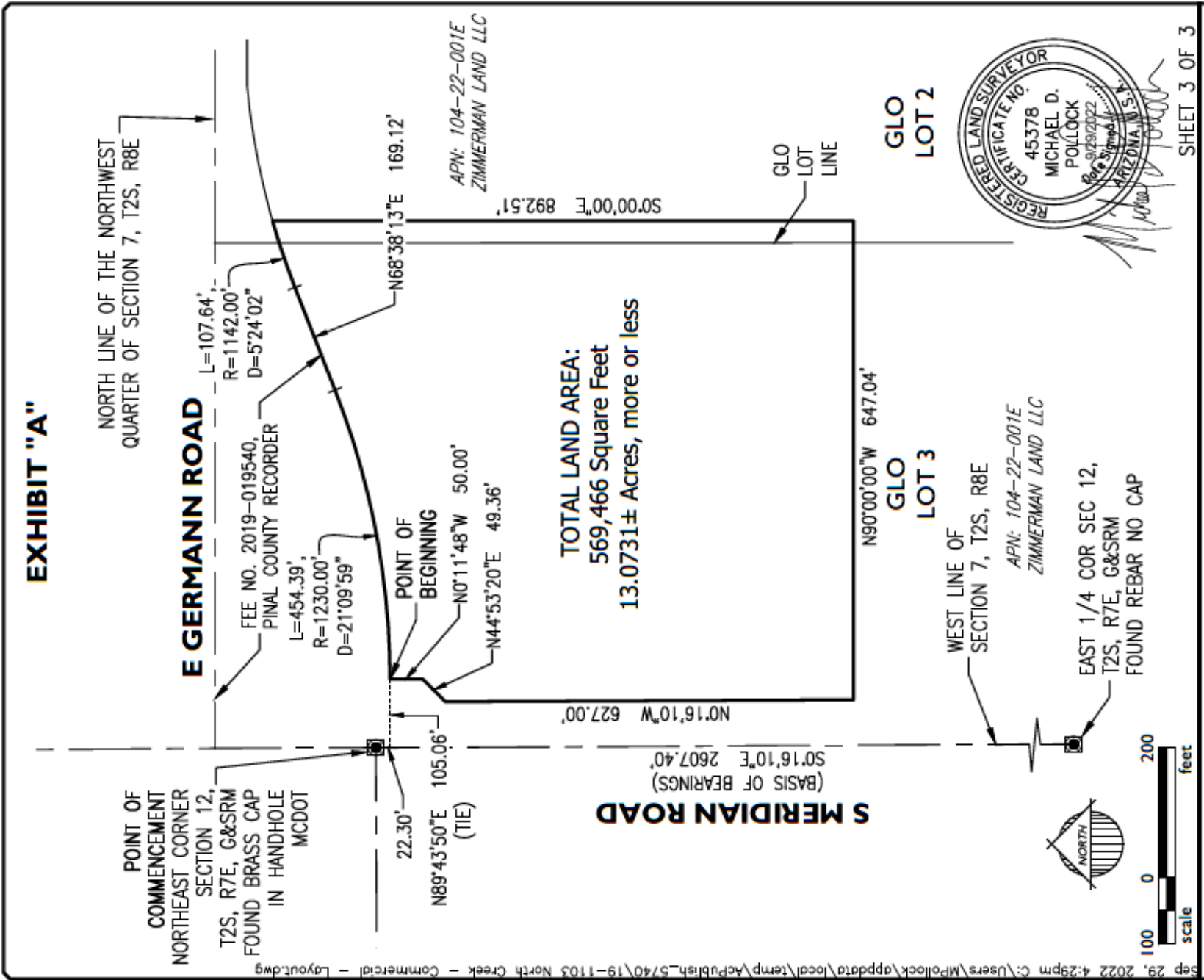


EXHIBIT "A"



Link: [Town of Queen Creek Overview](#)



TOWN OF
QUEEN CREEK
ARIZONA

Welcome

TO THE TOWN OF QUEEN CREEK, AZ

Strategically located. Available land for development. Highly educated workforce. Learn more about the world of possibilities awaiting you and your business when you

INVESTTHEQC