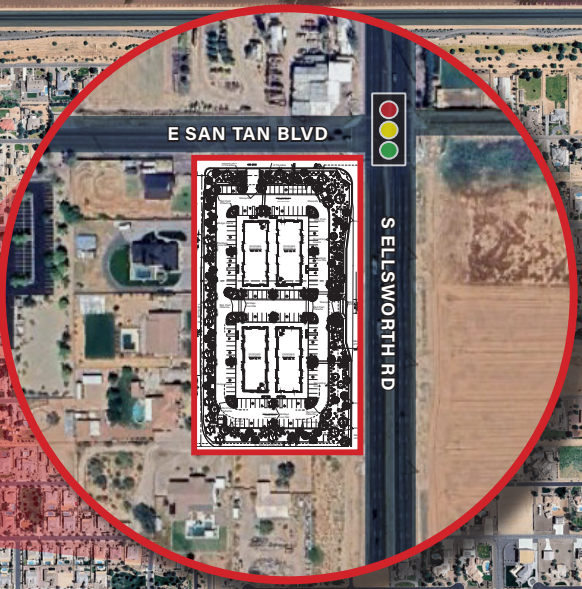


COMMERCIAL ZONED LAND FOR SALE FULLY SIGNALIZED HARD CORNER PARCEL APPROVED MEDICAL/DENTAL SITE PLAN

SWC OF ELLSWORTH RD & SAN TAN BLVD | QUEEN CREEK, AZ 85142

FRY'S CITRUS GROVES CTR

PECAN LAKE ENTERTAINMENT



**ZONED C-1 LAND
AVAILABLE FOR SALE**

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Property Summary

Address	26026 S Ellsworth Rd Queen Creek, AZ 85142
Zoning	C-1, Queen Creek
Lot Size	4.973 Acres (216,649 SF)
APN	304-91-045J, 304-91-045K
Sale Price	\$6,499,470 (\$30/SF)

About the Property

Presenting 26026 S. Ellsworth Road, a strategically located 4.973-acre land offering at the southwest corner of Ellsworth Road and San Tan Boulevard in the rapidly growing community of Queen Creek, Arizona. The site offers excellent frontage, visibility, and accessibility along two major arterial roadways, making it well suited for conceptual medical and professional office use, subject to zoning and municipal approvals.

Surrounded by established and expanding single-family residential neighborhoods, the property benefits from strong demographic support, including a young and affluent population, rising household incomes, and continued employment growth. The area's growth trajectory and proximity to nearby retail centers and healthcare services position the site as a compelling opportunity for future medical, dental, or general office development.

Queen Creek continues to attract investment due to its robust population growth, business-friendly environment, and connectivity to key transportation corridors. This parcel offers investors and owner-users the flexibility to pursue a conceptual medical or office land sale within one of Arizona's most active and desirable growth markets.

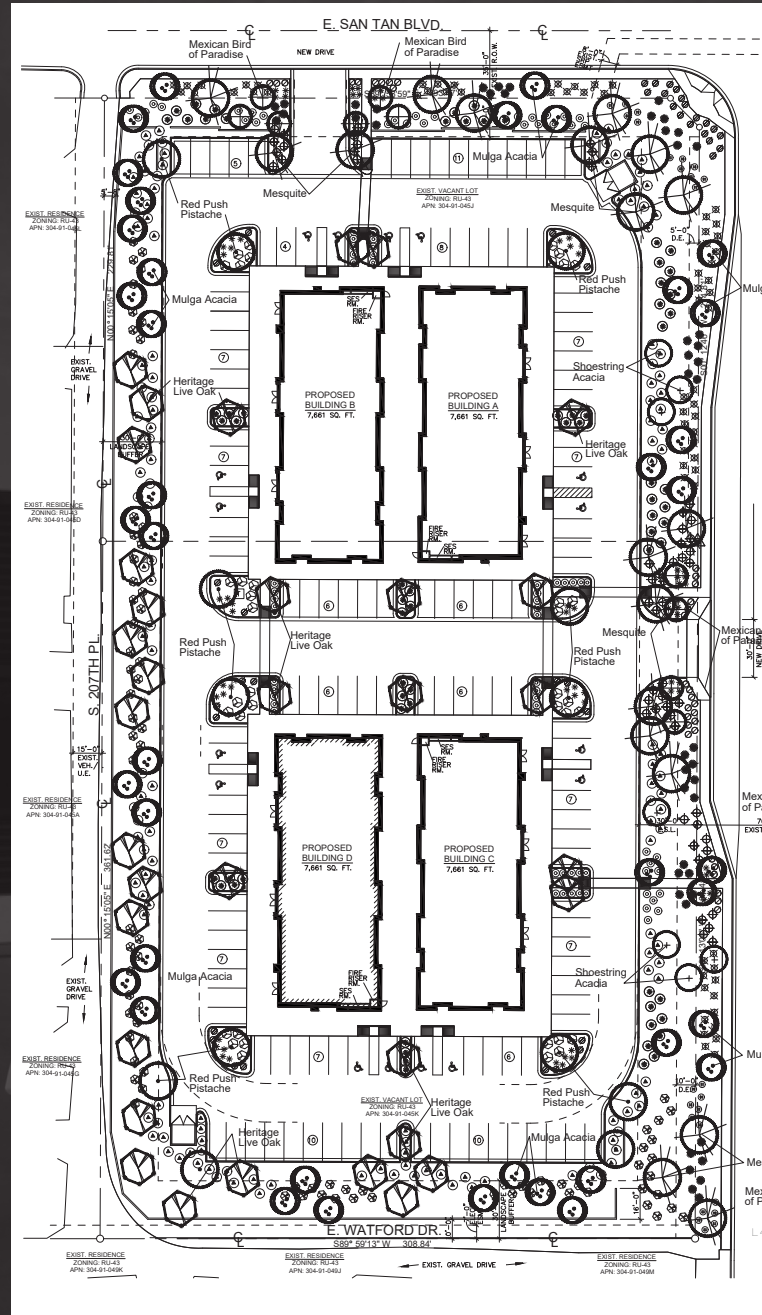


Close Proximity to Large Retailers

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice. 02.10.26



CONCEPTUAL SITE PLAN



Approved by Town of Queen Creek

LOOP 202

GILBERT GATEWAY TOWNE CENTER

TEXAS TARGET Applebees Chick-fil-A
 Starbucks Walmart ROSS Michaels
 UPS McDonald's DOLLAR TREE POPEYES
 HomeGoods VORCHY'S TACO'S NORTH RACK

SAN TAN VILLAGE MALL

DICK'S Dillard's macy's BEST BUY
 Harkins ME Massage Envy GNC BARNES & NOBLE
 TORRID SEPHORA LIVE WELL
 JUST SPORTS VERIZON GRIMALDI'S
 HomeGoods VORCHY'S TACO'S NORTH RACK
 THE KEG KONA GRILL FOREVER 21 Total Wine

SAN TAN VILLAGE MARKETPLACE

Marshalls Walmart sams club OLD NAVY
 JO-ANN OUTBACK ULTA DSW BIG LOTS
 COSTCO MATTRESS FIRM HAND & STONE
 DISCOUNT CREDIT TIGERS F45 INK-OUT SalonCentric
 Chick-fil-A OfficeMax

QUEEN CREEK MARKETPLACE

VORCHY'S TACO'S TRADER JOE'S Harkins Total Wine
 OLD NAVY ROSS DRESS FOR LESS M BOOT BARN
 smashburger TARGET Bath Body Works ULTA FAMOUS FOOTWEAR
 Kirklands Home JO-ANN DATA DOCTORS RACK
 BUFFALO WINGS Alliance TJ-maxx ME Massage Envy néktar
 CHASE Burlington PETSMART KOHL'S

PECAN LAKE ENTERTAINMENT

PECAN LAKE ENTERTAINMENT FatFace
 EAS FITNESS Jack DutchBees PIEOLOGY PIZZERIA
 TRACTOR SUPPLY CO VALLEY SportClips
 Gateway Urgent Care TAKE 5 SUBWAY
 SEVENBROTHERS TRUMPET TALKS

FRY'S CITRUS GROVES CTR

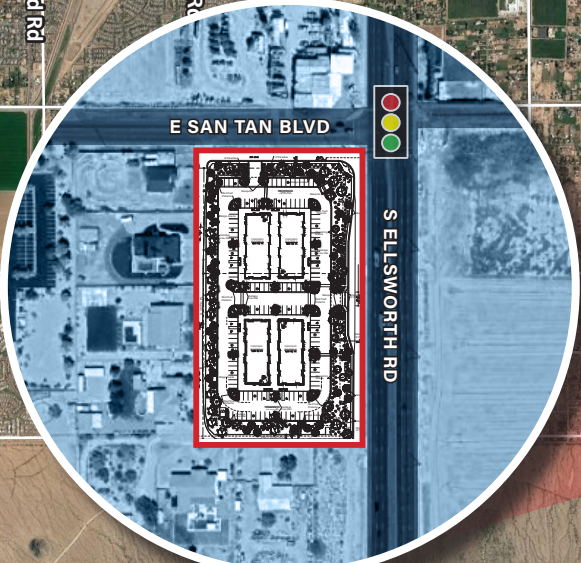
FRY'S STARBUCKS DENTAL CARE
 CLEAN JUICE BUNGE BROS PINKY'S LEPALS CLEANERS
 Auto Zone SHRED NATIONS

QUEEN CREEK DISTRICT MALL

HomeGoods MOD PIZZA Planet Fitness
 Planet Fitness Planet Fitness BERRY MATTRESS FIRM
 D'Angelo's THE ROBIN MANCHILLO Cafe Rio

VINEYARD TOWNE CENTER

fray's TARGET MOD Better Buzz MATTRESS FIRM Cafe Rio
 JAO ONLY MCDONALD'S KEEP IT CUT
 DENTISTS néktar MR. PICKLE'S MR. PICKLE'S ACADEMYBANK
 MOUNTAIN AMERICA LifeQuest ZAXBY'S



EARNHARDT QUEEN CREEK
 CHRYSLER-DOODGE-EEP-SRAM



Location Overview

Queen Creek, Arizona

Once one of the Valley's best-kept secrets, Queen Creek has transformed into one of the fastest-growing and most desirable towns in Arizona. It skillfully blends its agricultural heritage with dynamic suburban growth, offering a high quality of life for residents and an exceptionally business-friendly environment.

The town is experiencing an unprecedented boom in high-end commercial, residential, and industrial development. This growth is supported by a highly educated workforce and its strategic location near major employment corridors and new transportation routes.

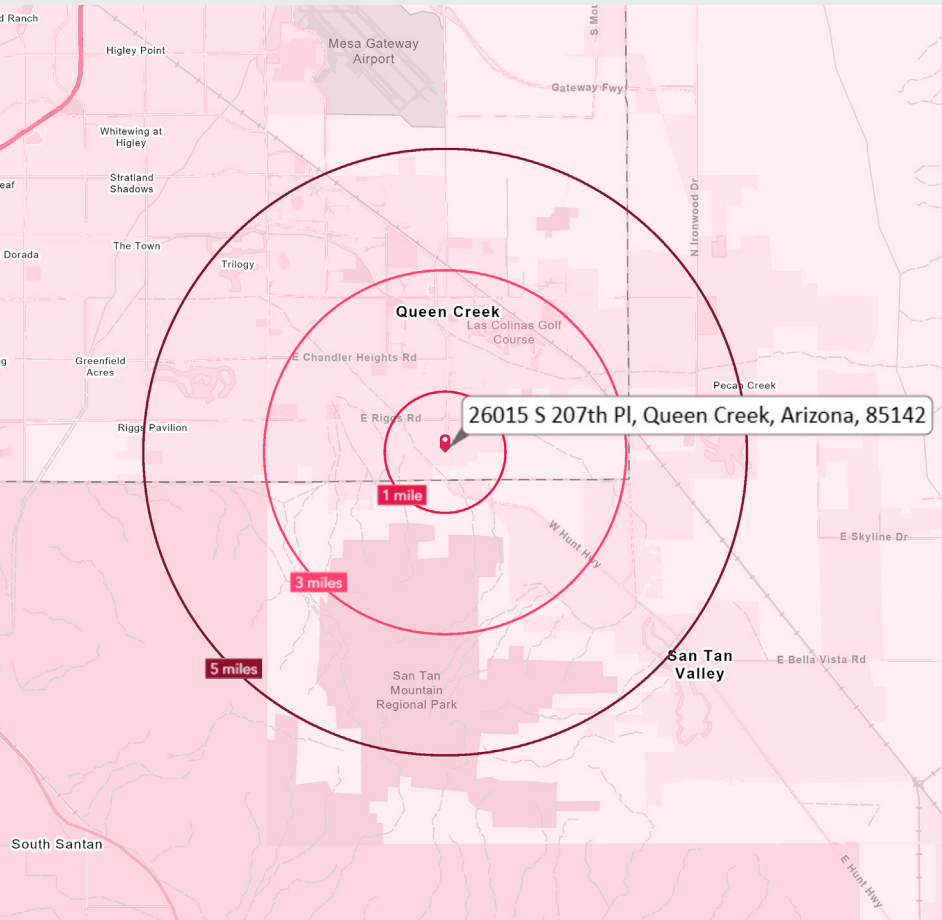
Key area highlights include:

- The property offers unrivaled regional access, located minutes from the Loop 202 (Santan Freeway) and the State Route 24 (Gateway Freeway). This network provides a direct connection to the entire Phoenix metro, including Mesa, Gilbert, Chandler, and Sky Harbor Airport.
- The site is ideally situated near major employers and economic drivers shown on the area map, including the Pecos Advanced Manufacturing Zone (home to LG and ZF), the Elliot Road Tech Corridor (home to Apple and Google), Phoenix-Mesa Gateway Airport, and ASU's Polytechnic Campus
- Queen Creek is known for its excellent schools, affluent master-planned communities, and unique local dining and retail. This rapid residential growth provides a large, stable, and skilled labor force to support business operations.



Demographic Summary

	1 Mile	3 Mile	5 Mile
 Population	4,267	50,757	99,734
 Households	1,217	16,073	31,735
 Average Household Income	\$161,120	\$126,523	\$126,607
 Median Home Value	\$680,176	\$549,259	\$522,561



5 Mile Highlights

36.5
Median Age

17.9K
Daytime Employees

32%
Bachelor's Degree or Higher

A Powerhouse for Industry & Labor

This location is at the epicenter of a rapidly expanding and highly skilled labor force. The area's explosive population growth provides a deep talent pool for manufacturing, logistics, trades, and industrial services.

Businesses here are perfectly positioned within a robust industrial ecosystem, with direct access to a vast network of local and regional suppliers, distributors, and vendors.

The affluent surrounding community and massive surge in new home construction create a powerful and consistent local customer base for service-oriented businesses, contractors, and parts suppliers.

POTENTIAL MEDICAL/OFFICE LAND FOR SALE

LAND SIZE: 4.973 ACRES | SALE PRICE: \$30/SF

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For More Information,
Please Contact an
Exclusive Listing Agent:

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