

Land & Investments

Queen Creek, AZ



- Location: East of the southeast corner of Ironwood Road and Ocotillo Road in Queen Creek, AZ
- Size: 17 acres
- Zoning: PAD allowing for up to 12.9 du / acre
- Utilities: All utilities to the site boundary
- Price: Submit offers
 - **Comments:**
 - This property presents a rare opportunity to acquire 17 acres zoned multifamily site in the southeast valley of Phoenix. The property is the "build for rent" component of the mini masterplan consisting of Tripointe Homes, a micro hospital, and a conventional apartment project. Due to the lack of remaining land inventory and challenging entitlement conditions towards multifamily, this is an extremely unique opportunity. The site is just south of LG's planned 5-billion-dollar plant and in close proximity to retail and transportation corridors.

Exclusively Available

Insight Land & Investments 7400 E McDonald Dr, Ste 121 Scottsdale, Arizona 85250 602.385.1535

www.insightland.com

property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without natice. No liability of now kind's

All information furnished regarding

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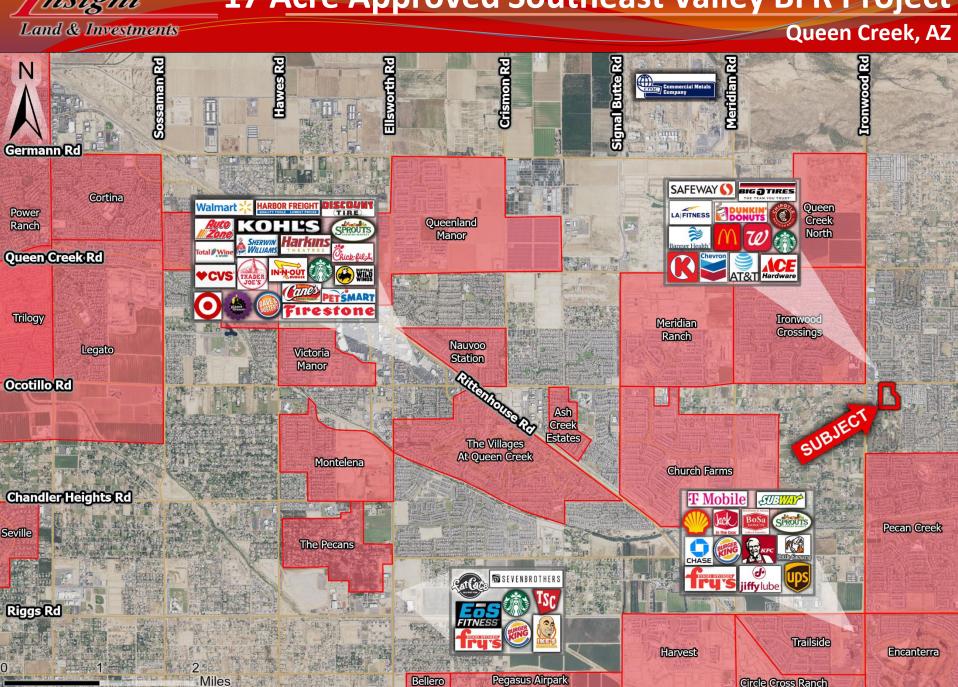
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17 Acre Approved Southeast Valley BFR Project



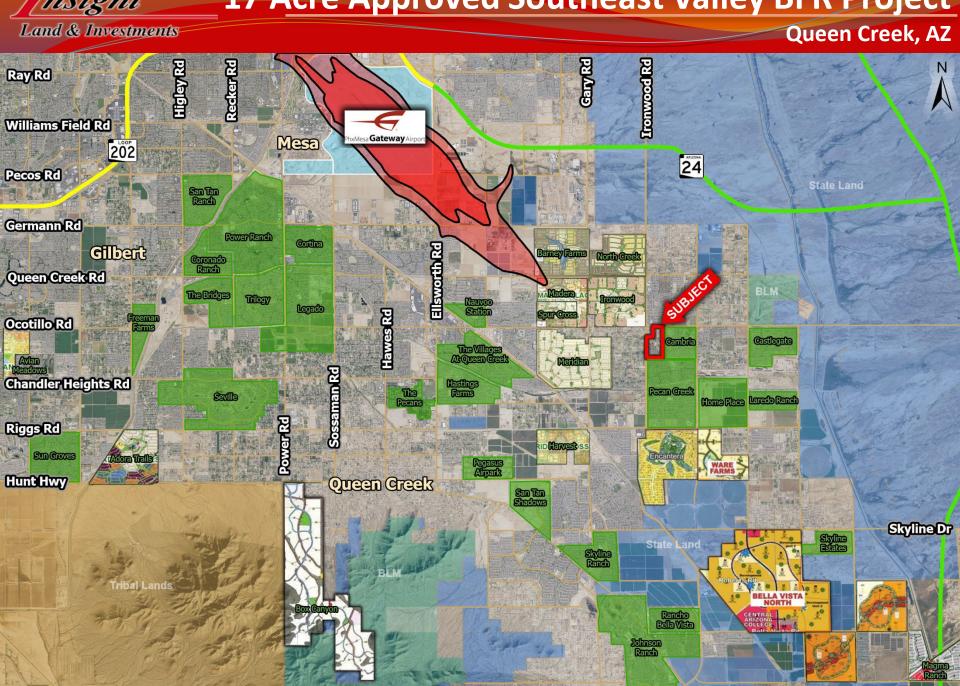




1,485 Units

Land & Investments Queen Creek, AZ Dignity Health. RagingWire **Guadalupe Rd** Agres 92,000 SF General Hospital 102 Acres Ranch) with 500 EE **Elliot Rd** Greenfield Rd **Morrison Ranch** 75 Agres BARNES NOBLE COSTCO 5,246 Units (Morriso Ridge 800 Units Ranch) Malmart Walmart **Building Data Center** SAFEWAY (1,284,685 SF DICK'S Industria Zoned Land 1,062 Units Bella Via BEST EASTMARK. Higley Park 611 Units ANTAN VILLAGE Keighly Place 295 Units 2,600 Units 15,000 Units Lyons Gate 2,164 Units @CRM Cadence State Land Dillard's Marshalls **Cooley Station** 15,000 Units Williams Field Rd Gateway Airp 586 Units **FUJIFILM** BRIDGESTONE Levine Planned Commercial Development PETSMART 256 Units Giving access to traffic Pecos Rd Staples 24 moving to and from Future Industrial Southeastern suburbs BED BATH & 202 Developmen (planned to expand from 24 Loop 202 to Ironwood Rd) Stratland La Jara Farms Gateway Quarter 540 Units **Power Ranch Estates** Copperleaf 9,615 Units **857 Units** 516 AC Mixed 1718 Units Queen Creek Station Emperor Estates (planned) Terravella 360 Units Layton 677 Units Lakes 1,165 Units **Estates** 116Units The Bridges Madera 1,129 Units Ironwood 2,826 Units 2,304 Units Crossing 2,400 Units Freeman Farms 2,369 Units Spur Crossing 722 Units Queen Creek 45 675 Units 993 Units SanTan 30 Marbella Ocotillo Rd 400 Units Castlegate PETSMART KOHLS Meridian 115 Units 667 Villages @ (William Lyons Units **Estates** 113 Units **ROSS** Walmart: Queen Creek Homes) 1,510 1,789 Units 2,611 Units Pecan **Chandler Heights Rd** Ranch Hastings Farms 4,968 Units Long Park Combs Ranch Seville Golf And 1.732 Units Stone Creek Estates 163 Units 2113 Units Country Club Riggs Rd **Orchard Ranch** Schnepf & Combs 630 Units Encanterra 1.245 Units Ware Farms





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PARCEL-I PROPOSED DESIGN



