

INDUSTRIAL LAND AVAILABLE FOR SALE

±1.54 ACRES IN A PRIME LOCATION
PLANNING PERMITS IN PLACE

SALE PRICE: \$1,195,000.00 (\$17.85 PSF)

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TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301
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21735 E MCCOWAN LN | QUEEN CREEK, AZ



PROPERTY SUMMARY



Prime Queen Creek Opportunity: Industrial Land Available For Sale

This ±1.54 Acre (±66,964 SF) site is strategically located in the booming Southeast Valley and is ready to meet the demands of today's market.

ADDRESS 21735 E McCowan Ln
Queen Creek, AZ 85142

LOT SIZE ±66,964 (±1.54 Acres)

APN 304-64-098

ZONING EMP-A

SALE PRICE:
\$1,195,000.00
(\$17.85 PSF)



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March 9, 2026 10:05 AM

ABOUT QUEEN CREEK

Located in the fastest-growing county in the nation, the Southeast Valley is a major business and employment center, with well-known global brands, plus homegrown firms and some of the most creative startup ventures imaginable.

Southeast Valley Demographics



1,387,996

Total Population



+1.47%

Population Growth in Past 5 Years



38.6

Median Age



\$95,454

Median Household Income



3.5%

Unemployment Rate



39%

Bachelor's Degree or Higher

3 Mile Radius Demographics



61,708

Total Population



+4.69%

Population Growth in Past 5 Years



35

Median Age



\$108,165

Median Household Income



3.5%

Unemployment Rate



42%

Bachelor's Degree or Higher

"Arizona is a growing innovation hub, geographically situated between our existing operations in Southern California and New Mexico. This will allow us to accelerate progress from conceptual design to production to final assembly at scale as we capitalize on the many advantages Mesa and the Greater Phoenix area offer."

Michael Colgazier, CEO of Virgin Galactic
on New Manufacturing Facility in Mesa, Arizona



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