



**AVAILABLE
±1.38 AC**

**LOOP
101**

PIMA FREEWAY

PIMA ROAD

BAHIA DRIVE

BELL ROAD

FOR SALE / GROUND LEASE / BUILD-TO-SUIT

McDowell Mountain Ranch Pad

SEC Bahia Dr & Loop 101 | Scottsdale, AZ 85260



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AVAILABLE

± 1.38

PARCEL

217-13-032K

CONTACT

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ABOUT THE PROPERTY

- Excellent exposure to Loop 101 Fwy
- Premier location at the entrance to McDowell Mountain Business Park
- Convenient access to Loop 101 Fwy & Bell Rd
- North Scottsdale Trade Area | Strong demographics
- Highly desirable trade area and minutes to Scottsdale Airpark, Kierland, Scottsdale Quarter, and Westworld
- Zoning: C-2

TRAFFIC COUNTS

Loop 101	200,227 VPD
Bell Rd	15,667 VPD
Pima Rd	13,391 VPD

Source: ADOT 2024

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PARCEL MAP



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DEMOGRAPHIC HIGHLIGHTS (2025)

1 MILE

5,113	5,501	\$177,876	22,726
2025 Population	2030 Population	Avg Household Income	Daytime Population

3 MILES

67,439	73,178	\$187,638	123,768
2025 Population	2030 Population	Avg Household Income	Daytime Population

5 MILES

154,017	160,139	\$194,556	235,736
2025 Population	2030 Population	Avg Household Income	Daytime Population



SEC Bahia Drive & Loop 101

Scottsdale, Arizona 85260



SITE
±1.38 AC



Under Construction
Mack Innovation Park Scottsdale
±124 acres / ±1.2 million SF of light industrial across 11 buildings
Phase I opens April 2026

PIMA ROAD
12,854 VPD '24

PIMA FREEWAY
200,227 VPD '24

PIMA ROAD
13,391 VPD '24

BELL ROAD
15,667 VPD '24

BELL ROAD
10,864 VPD '24

HARTFORD DRIVE

Coyote View Plaza
Signature Office Suites

Scottsdale Landing

Bell 94 Sports Complex

Natural Partners

Hilton Vacation Club
Scottsdale Links
Timeshare Condominiums
228 Units

MARRIOTT
266 Rooms

Terra Verde Corporate Campus

TPC Scottsdale Champions Golf Course

POTATO BARN

Bahia 101 Corporate Coffices

Bell 101 Office Park

90th & Bahia Business Park

McDowell Mountain Business Park

Center at McDowell Mountain Business Park

McDowell Mountain Business Center II

McDowell Mountain Business Center III

WestWorld Field West

Barrett-Jackson Auction House

WestWorld Multi-Use Tent

WestWorld of Scottsdale Special Events Center

McDowell Mountain Tech Center

McDowell Mountain Warehouse Condos

McDowell Mountain Medical Offices

McDowell Mountain Commerce Center

Scottsdale Preparatory Academy
6-12 Charter School
875 Students

Archway Classical Academy
K-5 Charter School
1,059 Students

Bell 94 Office Park

LifeStorage

The Thumb

ICE DEN

93RD STREET

91ST STREET

90TH STREET

PERIMETER DRIVE

94TH STREET

94TH STREET

FRANK LLOYD WRIGHT BOULEVARD

SEC Bahia Drive & Loop 101

Scottsdale, Arizona 85260





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