

Offering Summary

LevRose Commercial Real Estate is pleased to present an exceptional Land acquisition or Build-to-Suit opportunity at 9167 E. Hidden Spur Trail in Scottsdale, Arizona. The parcel spans approximately ±3.26 acres and plans are already in place for a new Office Building totaling ±22,756 square feet, enabling the Buyer to save both time and money with the development process. The Owner is willing to either sell the Land with the existing building plans or provide a Build-to-Suit (BTS) opportunity for a Buyer seeking a best-in-class luxury building tailored to their needs. With stunning views of McDowell Mountains and a short drive from prestigious communities like Silverleaf & DC Ranch, the site provides a highly desirable location. Zoned I-1, this parcel offers a diverse range of uses including Office, Flex/Industrial, Automobile Storage, Medical, and various other opportunities.



Property Overview

ADDRESS: 9167 E. Hidden Spur Trail

Scottsdale, AZ 85255

LAND SIZE: ±3.26 ACRES (±142,005 SF)

LAND SALE PRICE: \$3,300,000 (\$23.26/SF)

BTS SALE PRICE: Unpriced

PARCEL NUMBER: 217-55-715

ZONING: I-1, City of Scottsdale

Click Here to View Zoning Details

UTILITIES: Available On-Site

PROPERTY DOCUMENTS: Click To View ALTA Survey
Click To View Association Docs



Renderings & Building Specs

PROPOSED BUILDING SIZE: ±22,756 SF

BUILDING BREAKDOWN: 1st Floor: ±11,895 SF

2nd Floor: ±10,861 SF

CONSTRUCTION YEAR: TBD

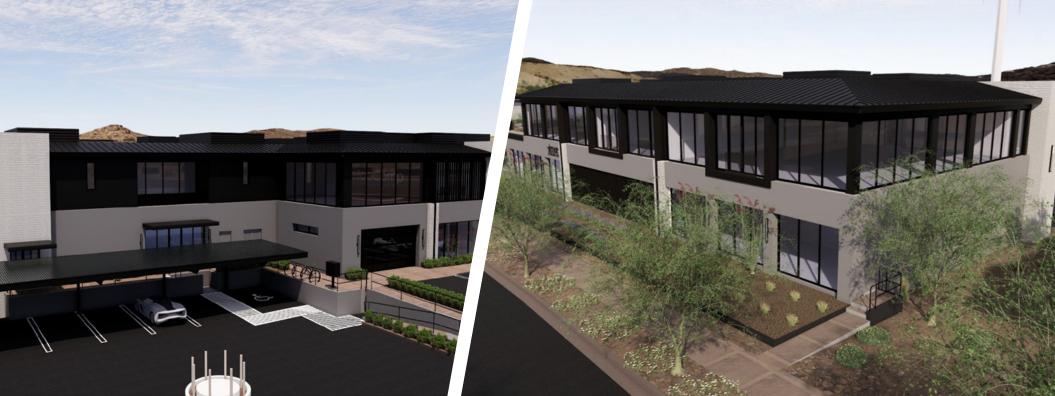
BUILDING HEIGHT: ±36 FT

PARKING RATIO: ±3.50/1,000 SF

BUILDING PLANS: CLICK TO VIEW PLANS

RENDERING VIDEO: CLICK TO VIEW VIDEO





Meighboring Buildings





Location Highlights



CLOSE PROXIMITY TO LOOP 101 FREEWAY



40+ RESTAURANTS & 5+ GROCERY STORES WITHIN 5 MILES







POPULATION



2023	4,266	56,905	127,688
2028	4,410	58,082	128,981

3 MILES

3 MILES

5 MILES

5 MILES

1 MILE

HOUSEHOLDS



	1 MILE	3 MILES	5 MILES
2023	1,663	25,908	55,743
HH Growth 2023-2028:	0.6%	0.4%	0.2%

AVERAGE HOUSEHOLD INCOME

1 MILE



2023 \$184,105 \$138,550 \$139,482





CONTACTS

Zak Kottler
Partner
480.294.6003
zkottler@levrose.com

Joe Cosgrove
Partner
480.294.6013
jcosgrove@levrose.com

Hunter Chasse Vice President 480.289.4225 hchasse@levrose.com





This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.