

LOOP
101

SITE

LAND FOR SALE OR BUILD TO SUIT

Prestigious North Scottsdale Development Opportunity

9167 E. HIDDEN SPUR TRAIL | SCOTTSDALE, AZ 85255

LEVROSE
COMMERCIAL REAL ESTATE

TCN

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 $\pm 22,756$ 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



Neighboring Buildings





Location Highlights



CLOSE PROXIMITY TO
LOOP 101 FREEWAY



40+ RESTAURANTS &
5+ GROCERY STORES
WITHIN 5 MILES



40+ RETAIL STORES
WITHIN 5 MILES



LESS THAN 10 MINUTE DRIVE
TO SCOTTSDALE AIRPARK

Demographics



POPULATION

	1 MILE	3 MILES	5 MILES
2023	4,266	56,905	127,688
2028	4,410	58,082	128,981



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	3 MILES	5 MILES
2023	\$184,105	\$138,550	\$139,482





CONTACTS

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