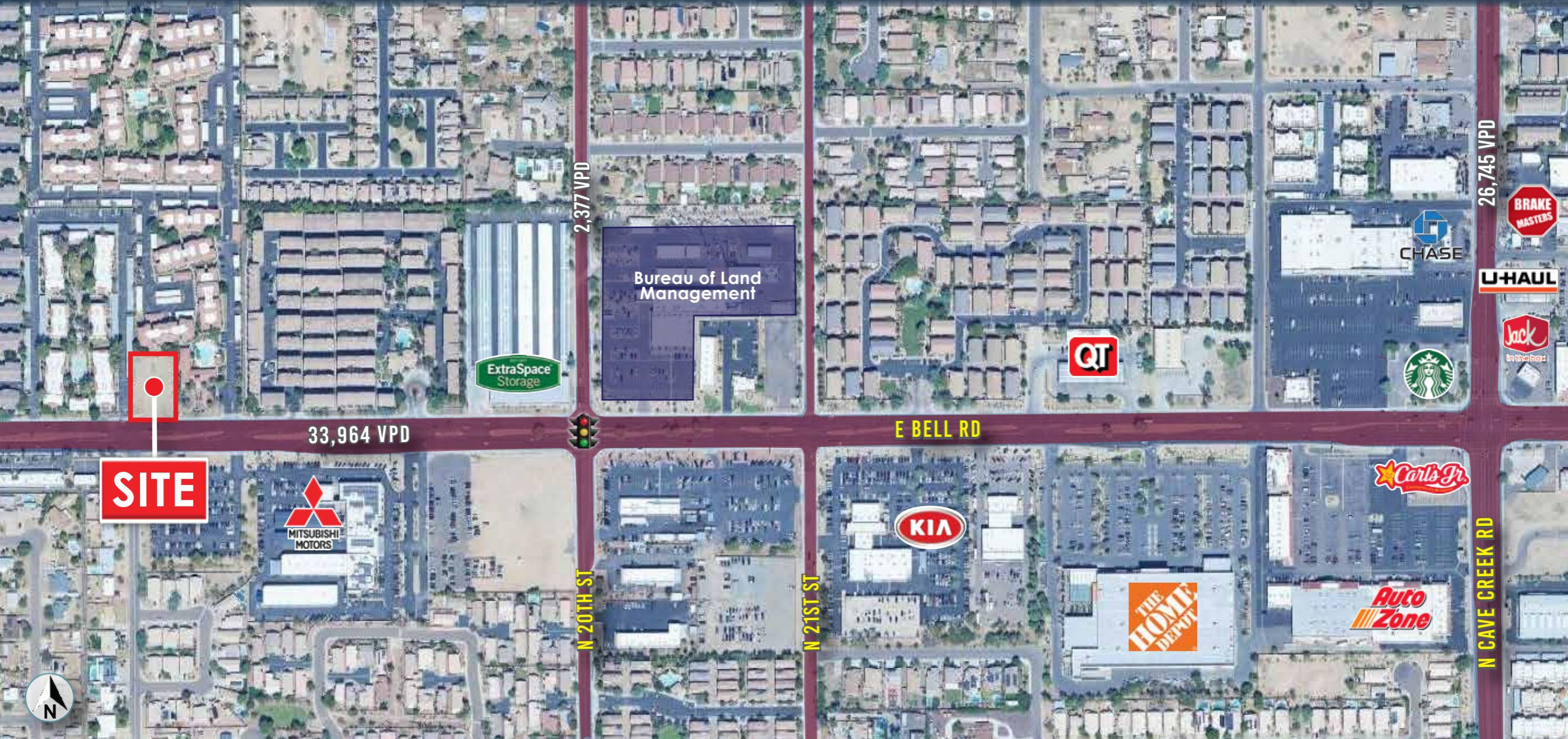


PAD AVAILABLE FOR SALE, GL OR BTS

1800 E. Bell Road, Phoenix, AZ 85022



MARTI WEINSTEIN | Cell: (224) 612-2332 | marti@dpcr.com

7339 E. McDonald Drive
Scottsdale, AZ 85250
O: 480.947.8800 | www.dpcr.com

D **DIVERSIFIED PARTNERS**

Nationwide Real Estate Services

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial & legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine, to your satisfaction, the suitability of the property for your needs.

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demographics 2025

Source: Sites USA

	1 MILE	3 MILE	5 MILE
POPULATION (2025)	23,113	139,473	308,581
PROJECTED POPULATION (2030)	22,067	133,833	298,766
AVERAGE HOUSEHOLD INCOME	\$99,285	\$110,383	\$121,201
TOTAL HOUSEHOLDS	10,233	58,892	130,504
DAYTIME POPULATION	8,284	69,431	189,310
TOTAL BUSINESSES	672	5,796	14,959



traffic counts:

E Bell Rd | 33,964 VPD



N 16th St | 5,582 VPD

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property highlights

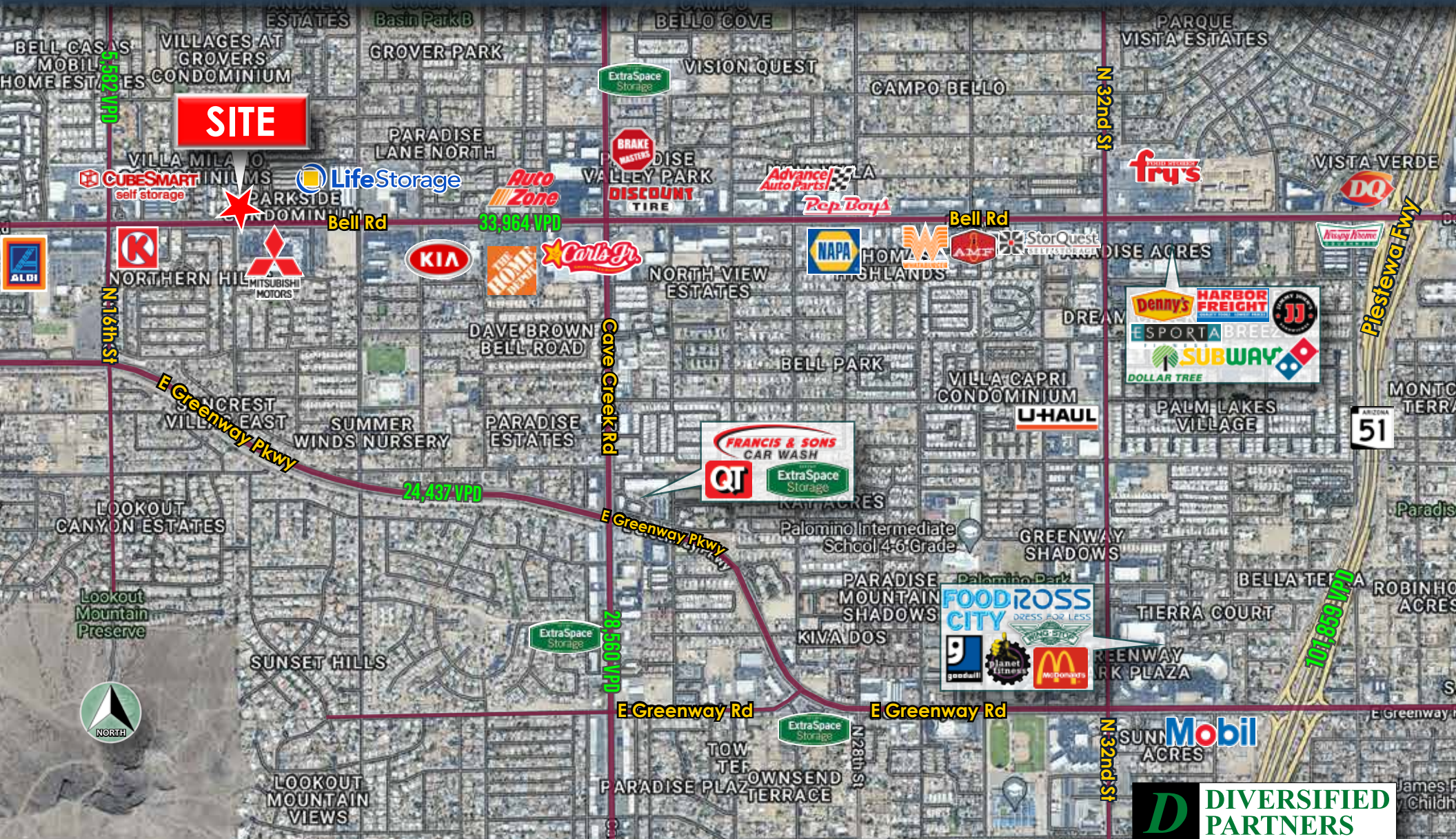
- ± 0.51 Acre PAD available for Sale, GL or BTS
- Located just 2 miles West of SR-51
- Convenient access to all surrounding freeways; SR-51 and Loop 101
- Highly visible with prominent Bell Road frontage
- Located within an active commercial hub, surrounded by existing retail centers, restaurants and professional services
- Serves a substantial surrounding residential population, providing a built-in customer base



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