



AVAILABLE
±1.38 AC

BELL ROAD

PIMA FREEWAY

LOOP
101

PIMA ROAD

BAHIA DRIVE

For Sale / Ground Lease / Build-To-Suit
SEC Bahia Dr & Loop 101 | Scottsdale, AZ

McDowell Mountain Ranch Pad





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SEC Bahia Drive & Loop 101
Scottsdale, AZ

Property Specifications

AVAILABLE

±1.38 AC

PARCEL SIZE

217-13-032K

ZONING

C-2



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 Airport, Kierland, Scottsdale Quarter, and Westworld

Traffic Counts

Bell Road, N of Site	15,667 VPD
Pima Road, adjacent to Site	13,391 VPD
Bell Road, W of Site	10,864 VPD
Pima Freeway (Loop 101), S of	200,227 VPD

Year: 2024 | Source: ADOT

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Scottsdale, Arizona 85260



SEC Bahia Drive & Loop 101

Scottsdale, Arizona 85260





Area Snapshot

1 MILE

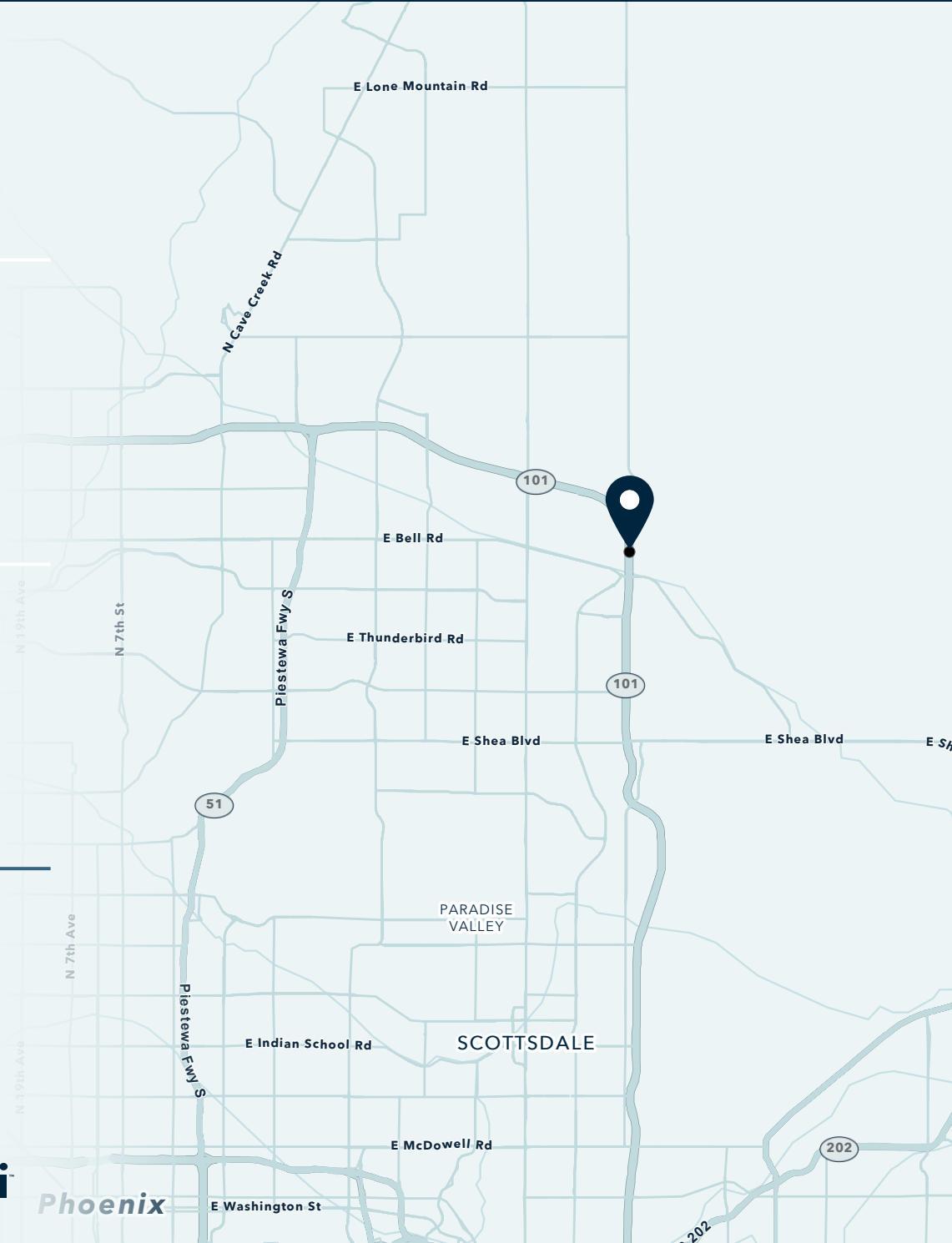
5,972	6,293	\$184,032	25,063
2026 Population	2031 Population	Average Household Income	Daytime Population

3 MILES

68,610	74,904	\$196,740	130,264
2026 Population	2031 Population	Average Household Income	Daytime Population

5 MILES

155,869	164,690	\$204,032	244,916
2026 Population	2031 Population	Average Household Income	Daytime Population



Want more? Contact us for a complete demographic, foot-traffic, and mobile data insights report.



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