

LAND FOR SALE

±8.83 Acres (±384,635 SF)

8425 & 8501 N Silverbell Road, Tucson, AZ 85743

For more information
please contact:

Aaron LaPrise

Principal, Commercial Properties
+1 520 546 2770
alaprise@picor.com

Dave Hammack

Principal, Commercial Properties
+1 520 546 2712
dhammack@picor.com

PICOR Commercial Real Estate Services
5151 E. Broadway Blvd, Suite 115
Tucson, Arizona 85711
phone: +1 520 748 7100
picor.com



PROPERTY HIGHLIGHTS

±8.83 Acres (±384,635 SF)
Sale Price: Contact Brokers

HIGHLIGHTS

- Existing historic Li'l Abner's Restaurant property (3,756 SF built in 1958). *Please do not disturb tenant*
- Silverbell Road frontage
- Suitable for Retail, Medical, or Residential development
- Infill piece within Continental Ranch
- Flat topography

PROPERTY DETAILS

Assessor Parcel No(s) 221-21-001C & 221-21-002A

Zoning NC, Neighborhood Commercial (Town of Marana)

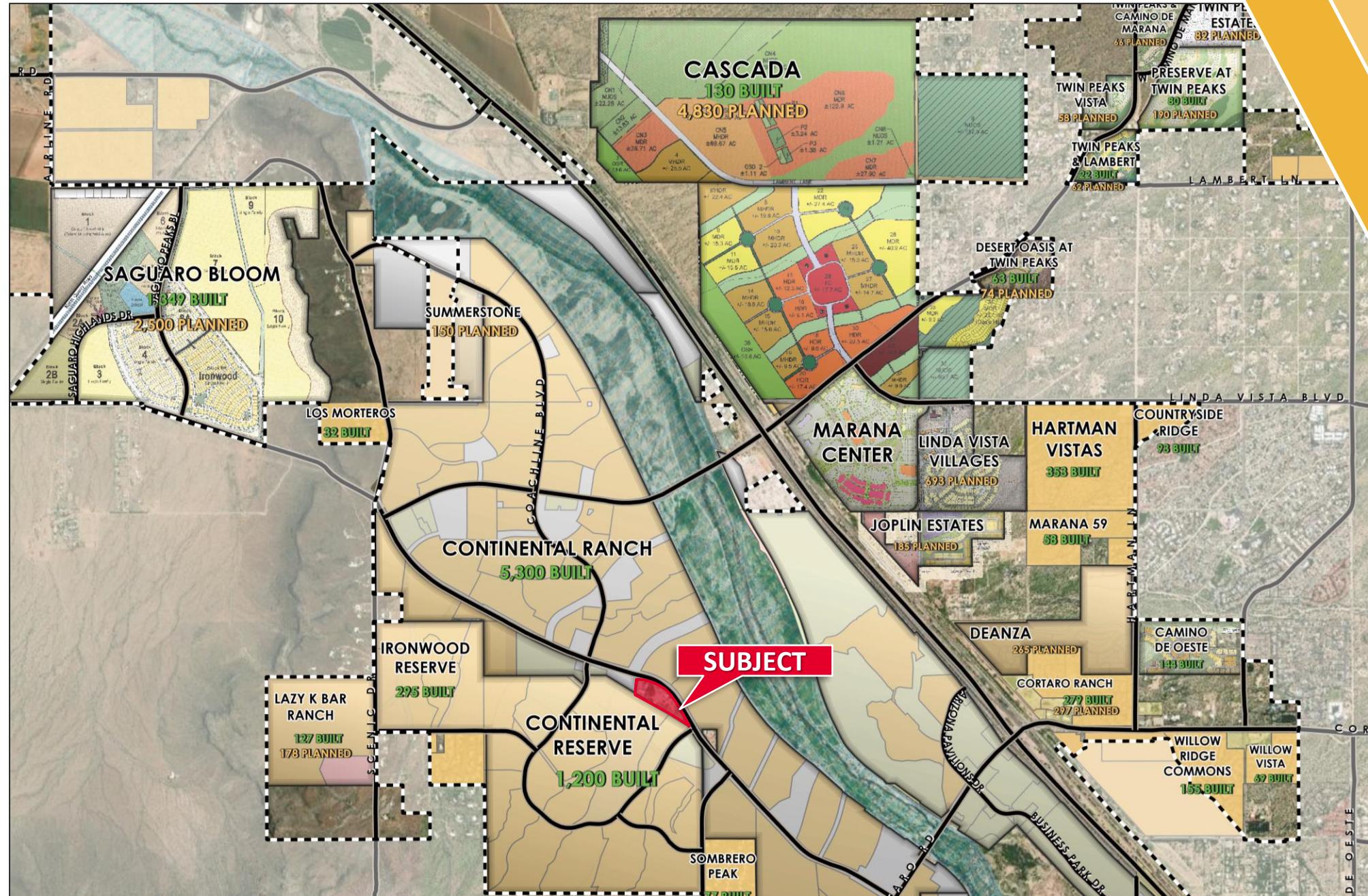
Utilities Utilities adjacent

Property Taxes \$25,601.23 (2024)

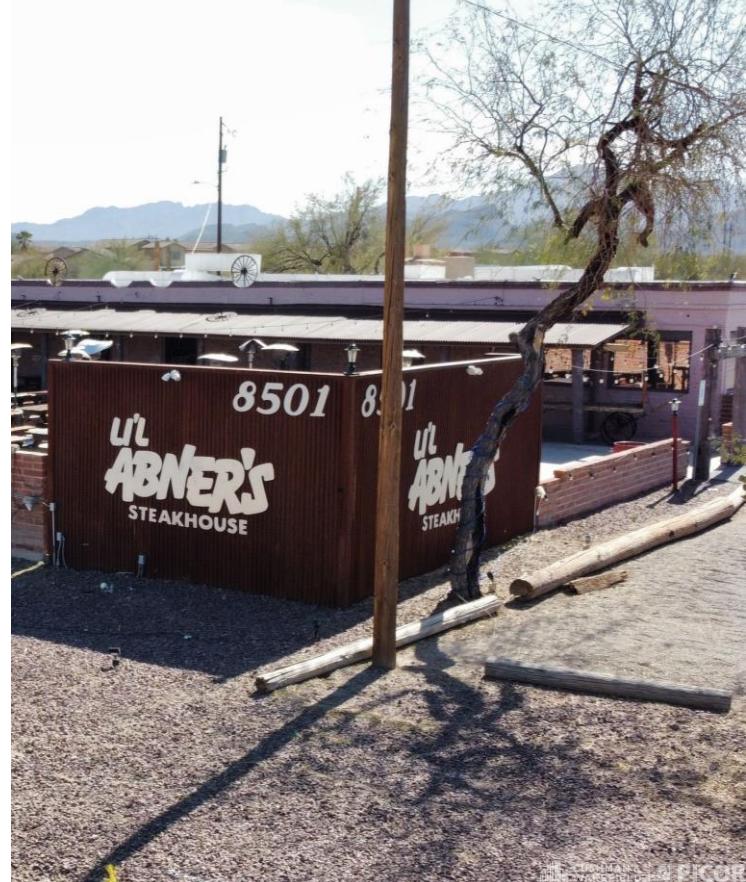
AERIAL



RESIDENTIAL DEVELOPMENT MAP



LOCATION MAP



DEMOGRAPHICS

1 MILE

10,435

POPULATION

5 MILES

67,295

POPULATION

\$147,873

AVERAGE
HOUSEHOLD
INCOME

\$124,099

AVERAGE
HOUSEHOLD
INCOME

987

DAYTIME
POPULATION

12,085

DAYTIME
POPULATION

TRADE MAP





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