

Silverbell Rd 22,752 VPD (2023)

LAND FOR SALE

±8.83 Acres (±384,635 SF)

8425 & 8501 N Silverbell Road, Tucson, AZ 85743

For more information
please contact:

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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 (Specific Plan – Marana)
Utilities	Utilities adjacent
Property Taxes	\$25,601.23 (2024)

AERIAL



Silverbell Rd

22,752 VPD (2023)

221-21-001C

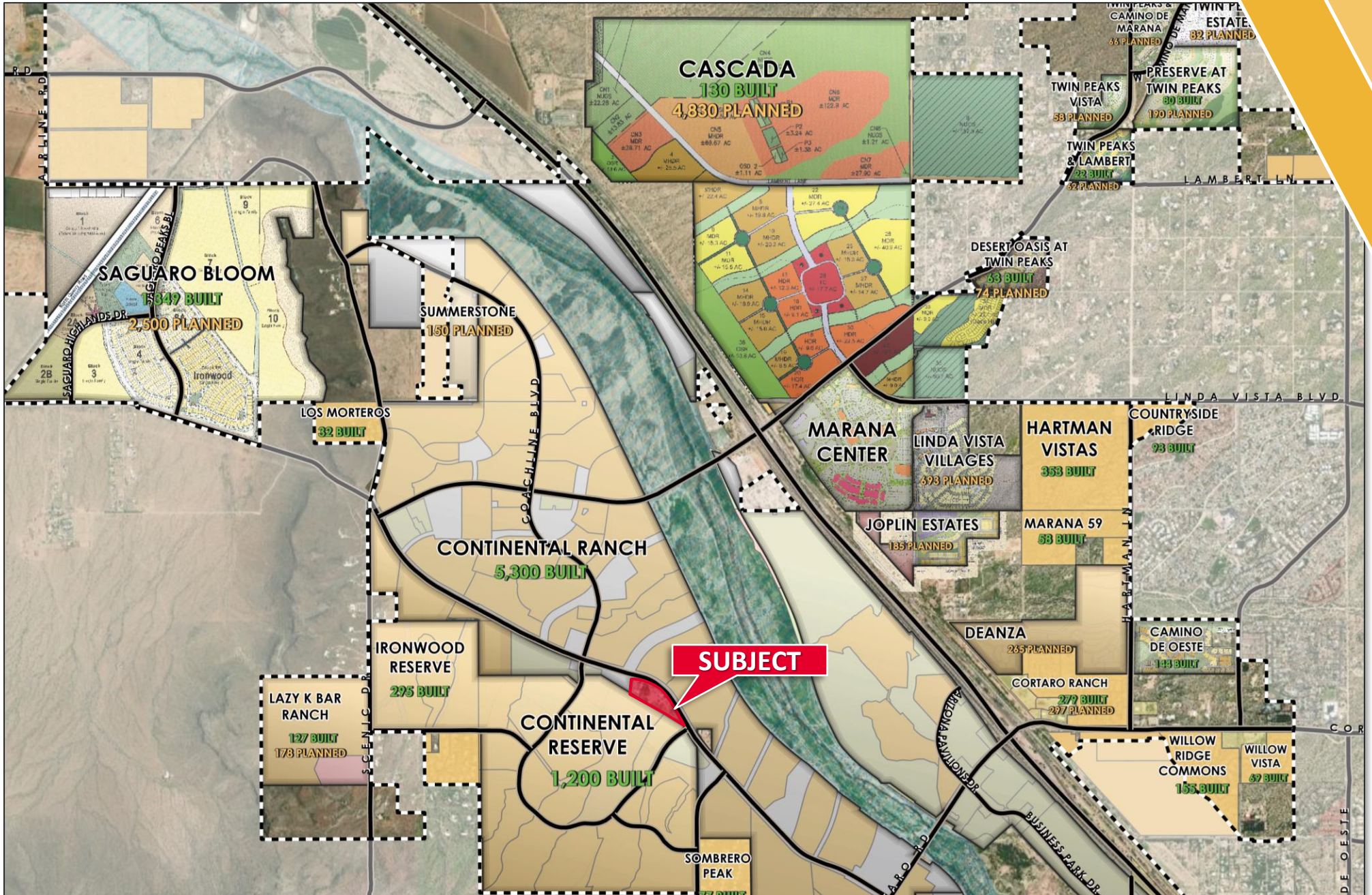
1,259'

221-21-002A

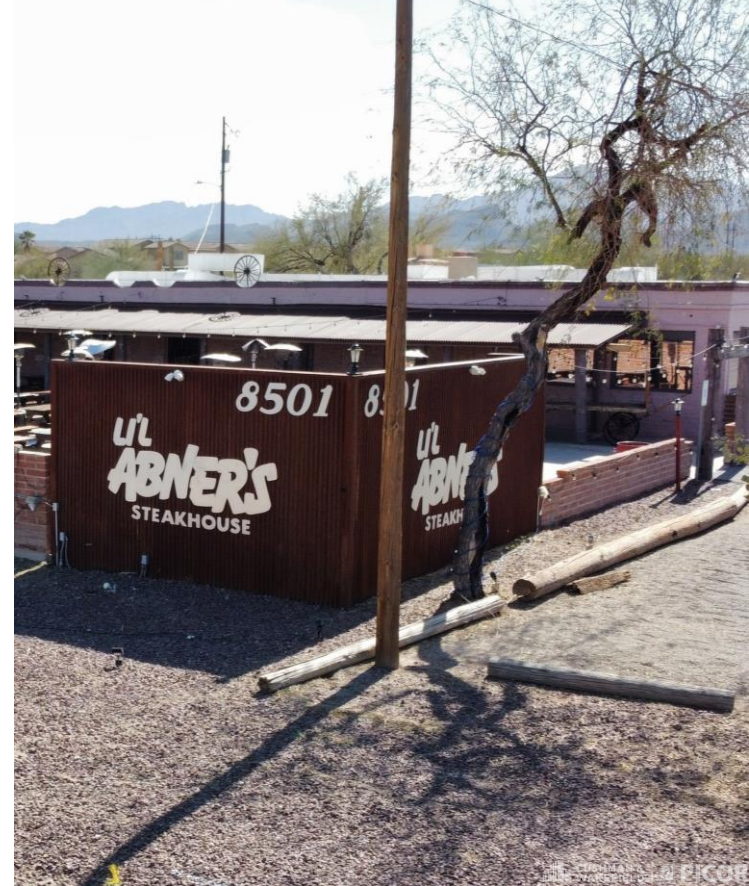
398'



RESIDENTIAL DEVELOPMENT MAP



LOCATION MAP

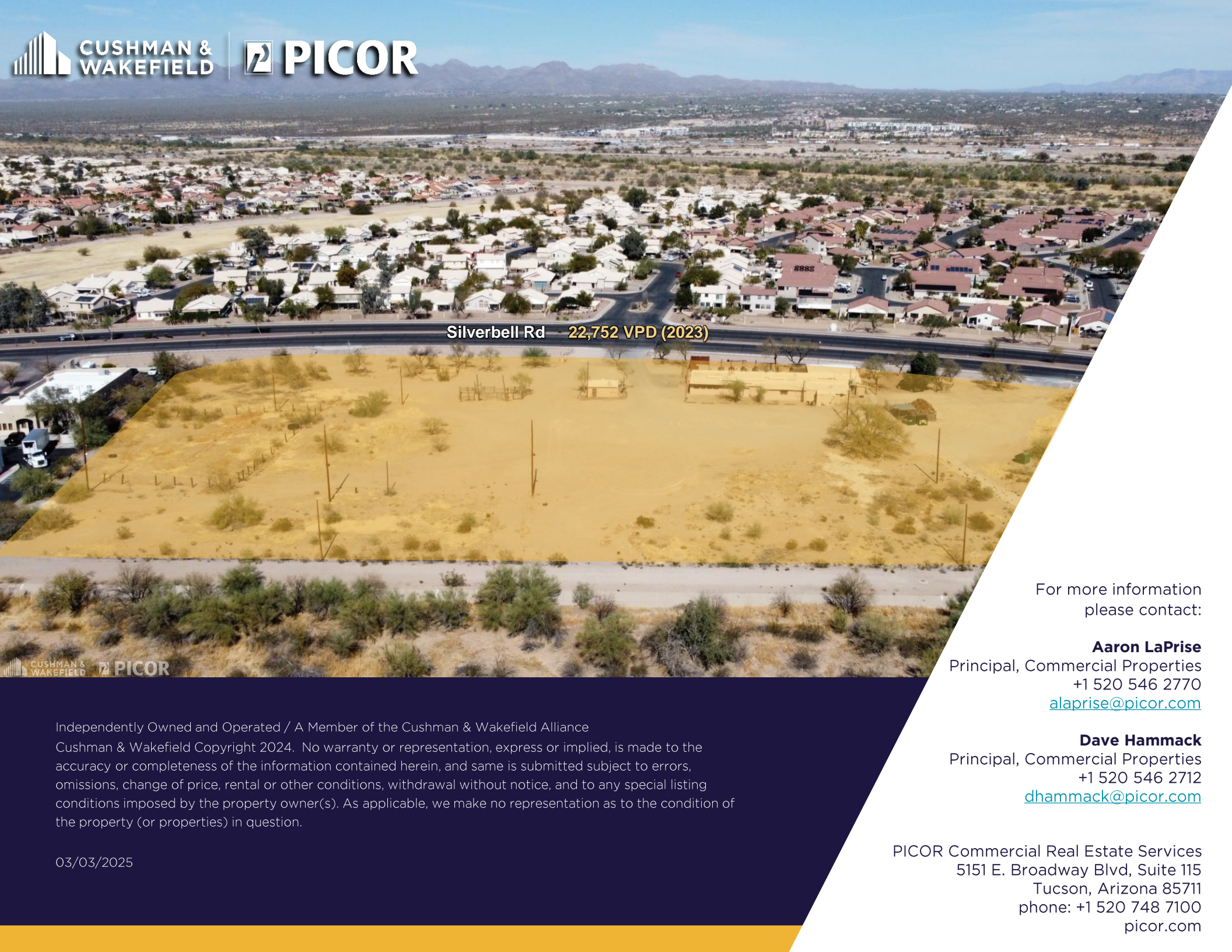


DEMOGRAPHICS

1 MILE	5 MILES
10,435	67,295
POPULATION	POPULATION
\$147,873	\$124,099
AVERAGE HOUSEHOLD INCOME	AVERAGE HOUSEHOLD INCOME
987	12,085
DAYTIME POPULATION	DAYTIME POPULATION

TRADE MAP





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03/03/2025

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