

For Sale

**8551-8557 N. Silverbell Rd.
Between Wade & Coachline
Marana, Arizona 85743**



**Branel Real Estate
Company, LLC**



Land For Sale

Strategically situated in the heart of well-established Continental Reserve and Continental Ranch Master Planned Communities totaling over 7,000 acres and numerous synergistic retail projects in the fasted growing Northwest Tucson MSA, the Town of Marana.

- Land Area ± 39,280 zoned NC - Marana
- Approved Development Plan for ±5,300 SF Retail
- Investor / User Opportunity \$700,000**
- Traffic Count 21,758 VPD (2025)

Neighborhood Demographics



	Population	Average HH Income	Daytime Population	Total Annual Retail Expenditure
1 Mile	10,083	\$142,402	7,048	\$134M
3 Mile	35,446	\$141,338	28,815	\$488M
5 Mile	67,373	\$129,014	56,336	\$888M

For More Information, contact:
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Source: ESRI

No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s).

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Location Map



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