

# For Sale: Former Church / School Building

West of SWC of Palo Verde and Drexel  
 3420 E Drexel Road, Tucson



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## FEATURES

BUILDING SIZE	±5,040 SF*
LAND SIZE	±79,366 SF*
SALE PRICE	\$756,000
ZONING	MU Pima County
ASSESSOR'S PARCEL NUMBER	140-31-2720

\*SOURCE: Pima County Assessor

## DEMOGRAPHICS

(2024 Estimates)

	1-MILE	3-MILES	5-MILES
Population	13,965	54,659	166,249
Avg Household Income	\$67,765	\$79,183	\$74,970
Total Employees	3,909	34,272	69,324

SOURCE: Applied Geographic Solutions/TIGER Geography, 05/2024

## TRAFFIC COUNTS

PALO VERDE ROAD	15,297 AADT
DREXEL ROAD	6,587 AADT

SOURCE: REGIS SITES USA 2024

## HIGHLIGHTS

- This property is in excellent condition, concrete parking lot, well maintained
- Move in ready for church or school
- 302' of prime Drexel Road frontage
- Minutes away from Interstate 10
- Tremendous daytime population
- MU zoning allows for numerous uses including church, park, public school, manufactured home park, among others.
- May be combined with adjacent parcel to the west for a total of ±162,830 SF of land

**FLOOR PLAN**

