

±9 to 121 ACRES PRIME LAND FOR SALE

An exceptional opportunity to acquire upto 121 acres strategically located at I-10 and 411th Avenue in Tonopah, Arizona. Positioned at the gateway of future growth corridors, this property offers prime commercial, office, and industrial development potential.



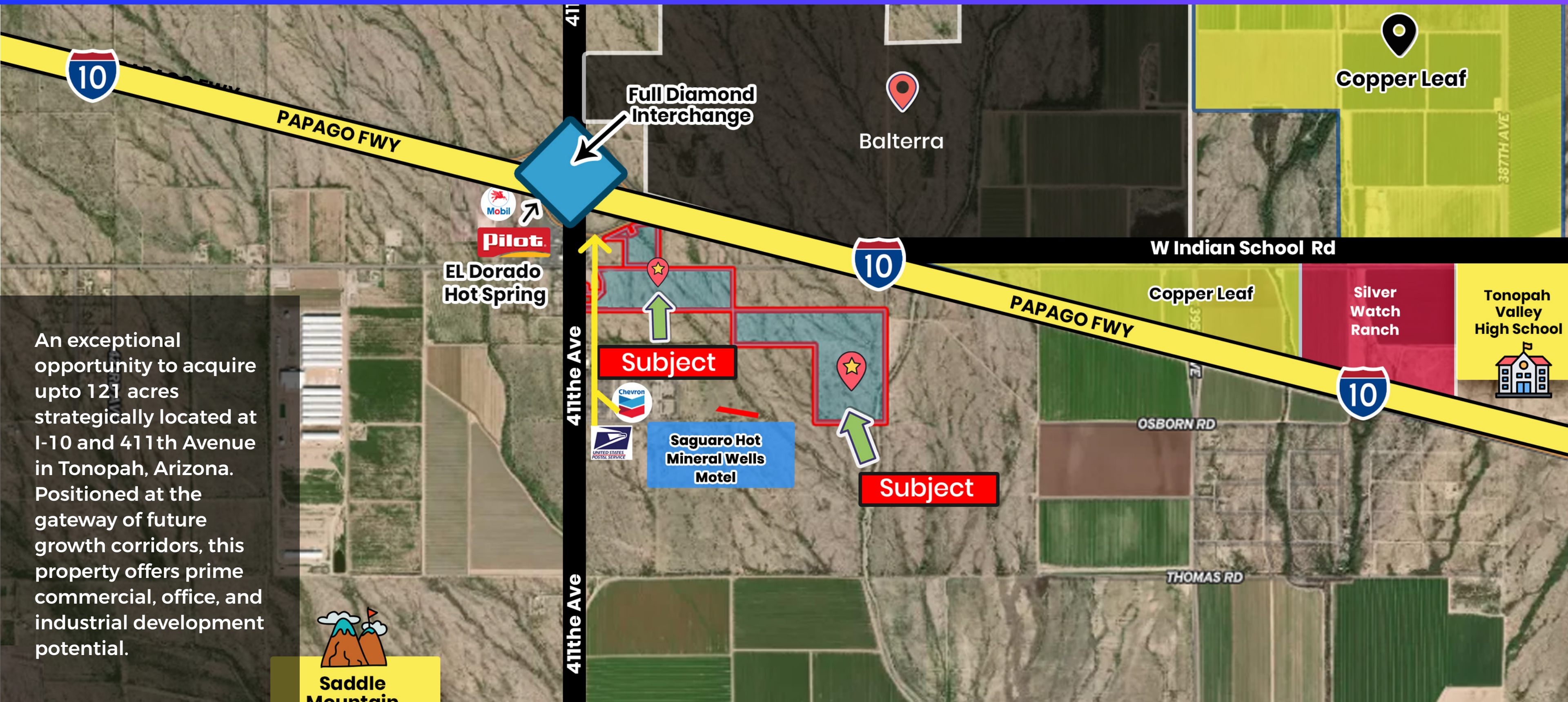
Joe Dodani
Land Guru



- Associate Broker
- Certified Land Sales Expert
- Master Certified Negotiation Expert



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EXECUTIVE SUMMARY

Location	: On Intersection of 411th Ave Tonopah Arizona
Current Zoning	: R43 Acres: 121 APN: 1) 506-34-019C: Lot 1 2) 506-34-032A: Lot 2 & 3 3) 506-34-034A: Lot 4 & 5
Price	: R43 Zonning as is \$30k to \$100k/Acre Commercial Zonning \$70k to \$150k/Acre
Location Advantages	<ul style="list-style-type: none">• Frontage: Indian School Road, Interstate 10 (I-10), and paved 411th Ave• Immediate access to I-10 Highway, a major transportation corridor between Phoenix and Los Angeles.• Located just west of Buckeye, one of the fastest-growing cities in U.S.• Easy proximity to Tonopah Downtown (Pilot Truck Stop, Post Office, Motel, Services).
Surrounding Development	<ul style="list-style-type: none">• Desert Studios: A \$900M project on 320 acres north of I-10, part of a 1,400-acre master plan (originally part of Bill Gates/Belmont holdings).• Belmont Industrial Development: 5,000 acres under final rezoning to industrial use from Bill Gates/Belmonte properties.• Desert Whisper Master Plan: 960.7 acres near 373rd Avenue & Indian School• New Truck Stops: Two new truck stops coming up north of 411th Avenue.
Investment Potential	<ul style="list-style-type: none">• Properties in Tonopah have high commercial potential similar to Buckeye properties, where land is valued between \$300,000 to \$1 million per acre.• Significant upside potential with commercial rezoning.• Solar Energy Growth: Expansion of large solar projects nearby, adding to area attractiveness.• Desert Movie Studio and associated development will drive demand for housing, retail, & industrial services.
Regional Significance	<ul style="list-style-type: none">• 1-11 Highway Project: The proposed Interstate 11 will pass through the Tonopah area (near 363rd Avenue), connecting Arizona, Nevada, Canada, and Mexico.• Part of West Valley, which is witnessing explosive industrial & residential growth.• Located in the path of significant infrastructure investments & logistics corridor expansion.

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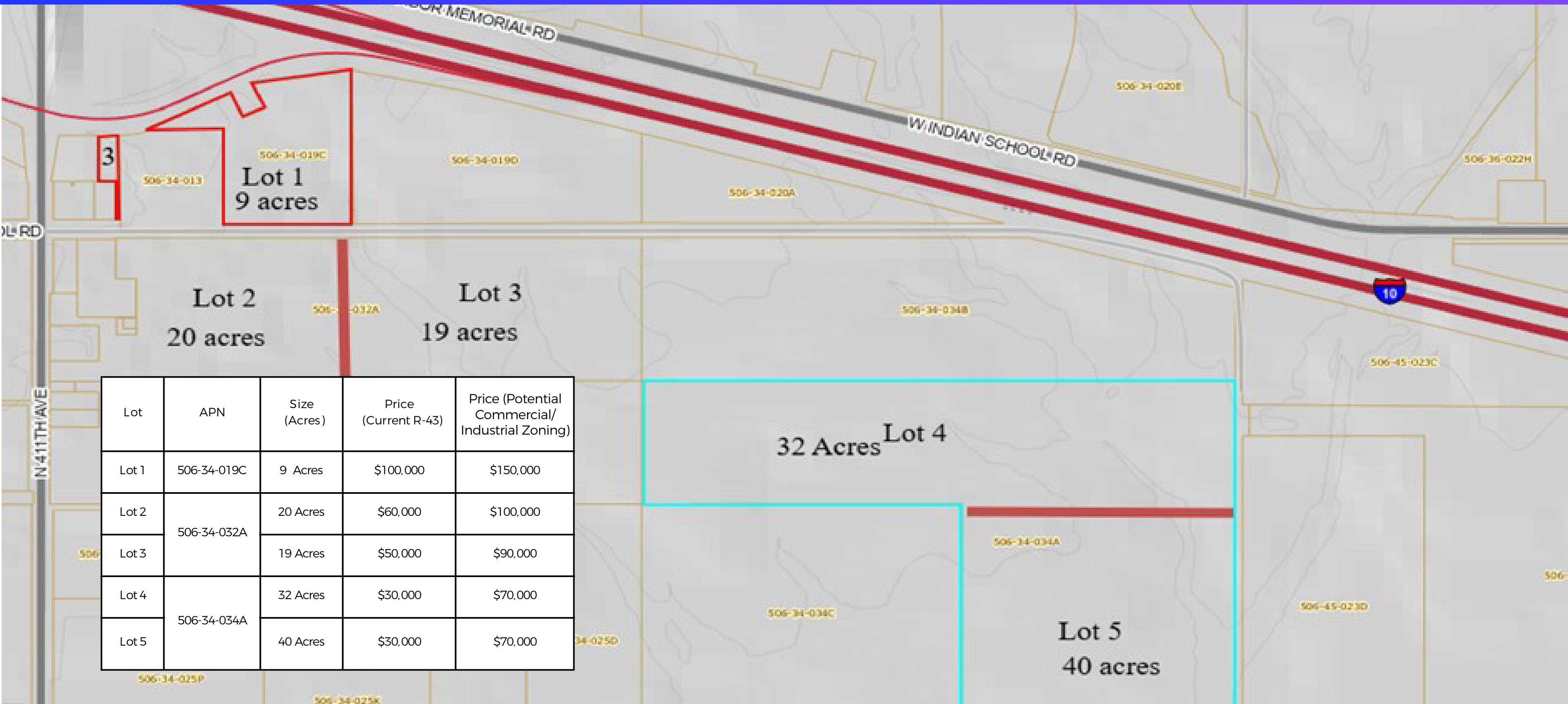


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5 Lots 121 Acres Property MAP



Lot	APN	Size (Acres)	Price (Current R-43)	Price (Potential Commercial/ Industrial Zoning)
Lot 1	506-34-019C	9 Acres	\$100,000	\$150,000
Lot 2	506-34-032A	20 Acres	\$60,000	\$100,000
Lot 3		19 Acres	\$50,000	\$90,000
Lot 4	506-34-034A	32 Acres	\$30,000	\$70,000
Lot 5		40 Acres	\$30,000	\$70,000

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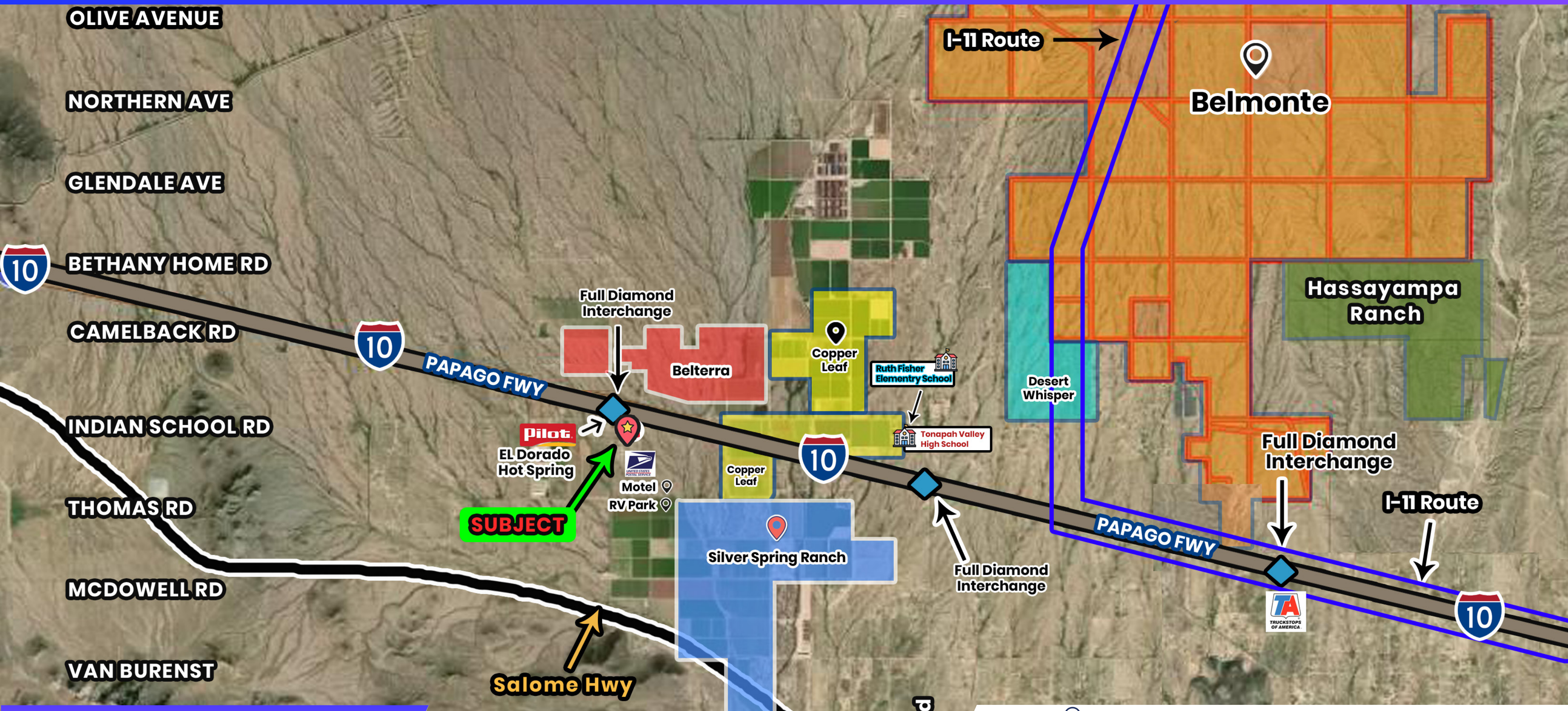


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Tonopah Master MAP



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Tonopah Resources & Articles

- \$900M Movie Studio Project Moving Ahead in West Valley - AZBEX for more info
- Belmont Industrial Development Update- bizjournals.com
- Tonopah Site Could Become Industrial Hub - AZBEX for more info
- 2800 Acres Solar Porject & other larger Solar Plants are coming to Tonopah
- Highway I-11, connecting Arizona, Nevada, Canada, and Mexico, will pass through 363rd avenue in Tonopah.I-11 & Intermountain West Corridor Study (i11study.com) for more info
- Tonopah is strategically located along the I-10 corridor en route to Los Angeles, just west of Buckeye—one of the nation’s fastest-growing cities and ranked among the top 15 for population growth over the past decade.
- Commercially viable properties in Tonopah offer comparable potential to those in nearby Buckeye, where commercial land values range from \$300,000 to over \$1 million per acre.
- The area around I-10 and 411th Avenue—often referred to as Tonopah’s central corridor—is experiencing growth on both the north and south sides of the interstate. Notably, two new truck stops are currently under development north of 411th Avenue, signaling increased commercial momentum in this strategic location.