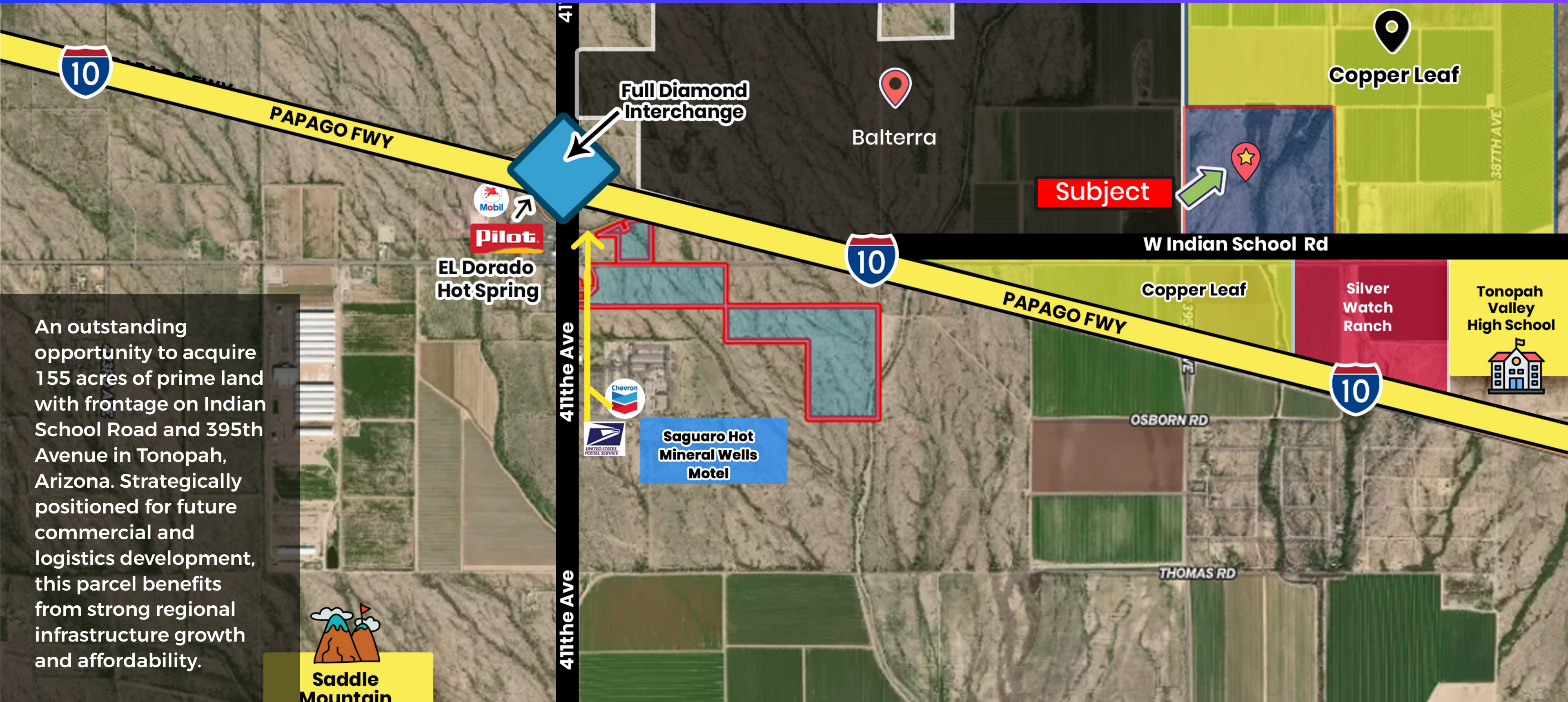


Prime Potential Commercial Land Opportunity (20 to 155 acres)



Joe Dodani
Land Guru



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



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EXECUTIVE SUMMARY

Location Advantages;

- Half mile Frontage on paved Indian School Road and half mile frontage on paved 395th Avenue.
- Very close to Interstate 10 (I-10); 395th Avenue crosses over I-10.
- Only 1-2 miles to 411th Avenue, a major upcoming commercial hub.
- Close to Tonopah Downtown amenities including Pilot Truck Stop, gas stations, post office, motel, and large RV park.

Surrounding Development:

- \$900 Million Desert Movie Studio Project proposed nearby.
- Bill Gates' Smart City (Belmont) development close by.
- Growing master-planned communities and logistics projects.

Investment Potential:

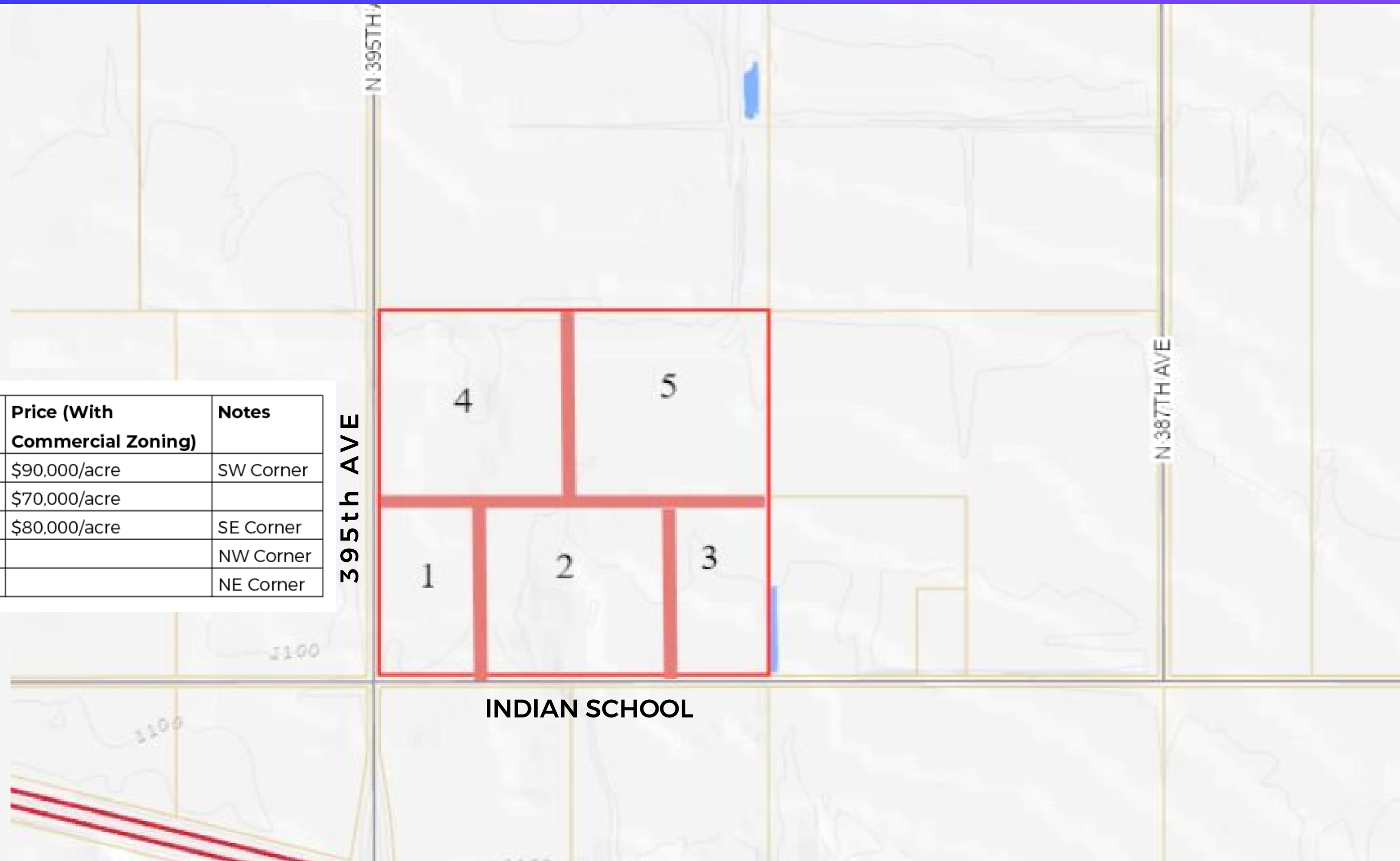
- Strong commercial potential with rezoning.
- Future value appreciation driven by truck stops, movie studio, and smart city development.
- Affordable entry pricing with high potential upside.

Regional Significance:

- Part of the expanding West Valley corridor west of Buckeye.
- Near major transportation arteries including I-10 and proposed I-11.
- Strategic location for logistics, commercial, and residential development.

5 Lots 155 Acres Property MAP

Lot	Size (Acres)	Zoning	Price (Current R-43/ Commercial Potential)	Price (With Commercial Zoning)	Notes
Lot 1	20	R-43	\$50,000/acre	\$90,000/acre	SW Corner
Lot 2	40	R-43	\$35,000/acre	\$70,000/acre	
Lot 3	20	R-43	\$40,000/acre	\$80,000/acre	SE Corner
Lot 4	40	R-43	\$25,000/acre		NW Corner
Lot 5	40	R-43	\$20,000/acre		NE Corner



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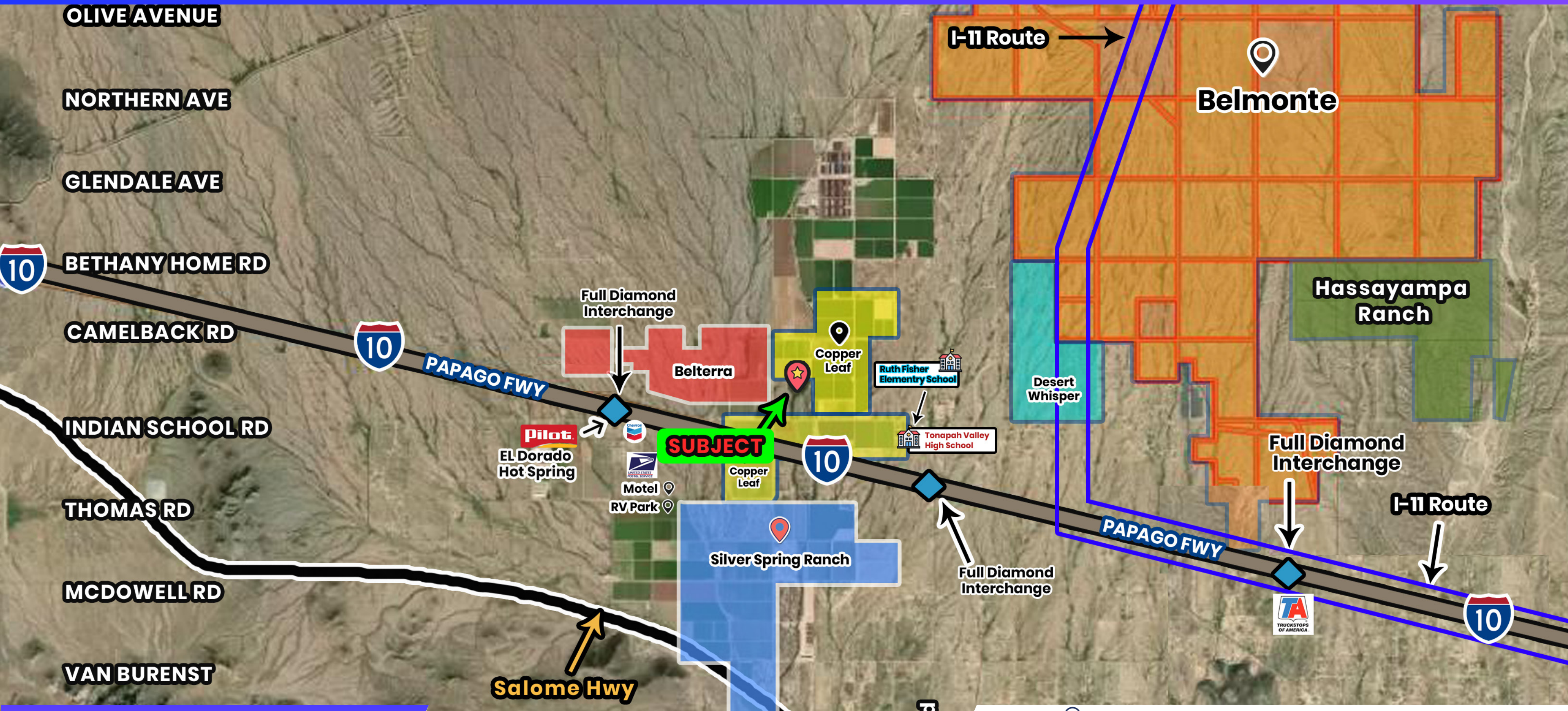


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Tonopah Master MAP



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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.

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