

±20 ACRES PRIME LAND FOR SALE



Desert Whisper

**Ruth Fisher
Elementary School**



**Tonopah Valley
High School**



W Indian School Rd

W Indian School Rd

N Wintersbug Rd

Subject



An exceptional opportunity to acquire 19.33 acres of highly visible land located along Indian School Road at 375th Avenue in Tonopah, Arizona. Strategically positioned just minutes from Interstate 10 and within proximity to major planned developments, this parcel offers outstanding potential for commercial, industrial, or mixed-use projects.

The property benefits from paved road frontage, excellent regional connectivity, and proximity to high-growth initiatives including the \$900 million Desert Studios project and the Belmont Smart City by Bill Gates.

With competitive pricing and strong surrounding development momentum, this site is ideally situated to capitalize on the West Valley's ongoing economic expansion.

**Full Diamond
Interchange**



Joe Dodani
Land Guru



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



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EXECUTIVE SUMMARY

Location : On W.Indian School Road and N. Wintersberg Road, Tonopah Arizona

Current Zoning : R43 **Acres:** 19.33 **APN:** 506-40-021C

Price : \$1,159,800 R43 Zonning as is \$60k/Acre Commercial Zoning >\$100k/Acre

**Location
Advantages**

- Minutes from I-10 and future I-11 Highway Corridor
- Next to Tonopah High School - great visibility and traffic
- Located in West Tonopah's rapidly growing investment zone

**Surrounding
Development**

- Adjacent to \$900M Desert Movie Studios project
- Close to Belmont Smart City (Bill Gates-backed master plan)
- Across from Desert Whisper Master Planned Community
- Near solar energy zones and utility-scale projects

**Investment
Potential**

- High upside with rezone to commercial or industrial
- Ideal for logistics, storage, energy, or mixed-use development
- Surrounded by multi-million dollar land acquisitions and infrastructure

**Regional
Significance**

- Tonopah lies on the Phoenix-Los Angeles corridor via I-10
- Buckeye nearby is one of the top 10 fastest-growing U.S. cities
- I-11 planned to link Mexico to Canada, boosting industrial flow

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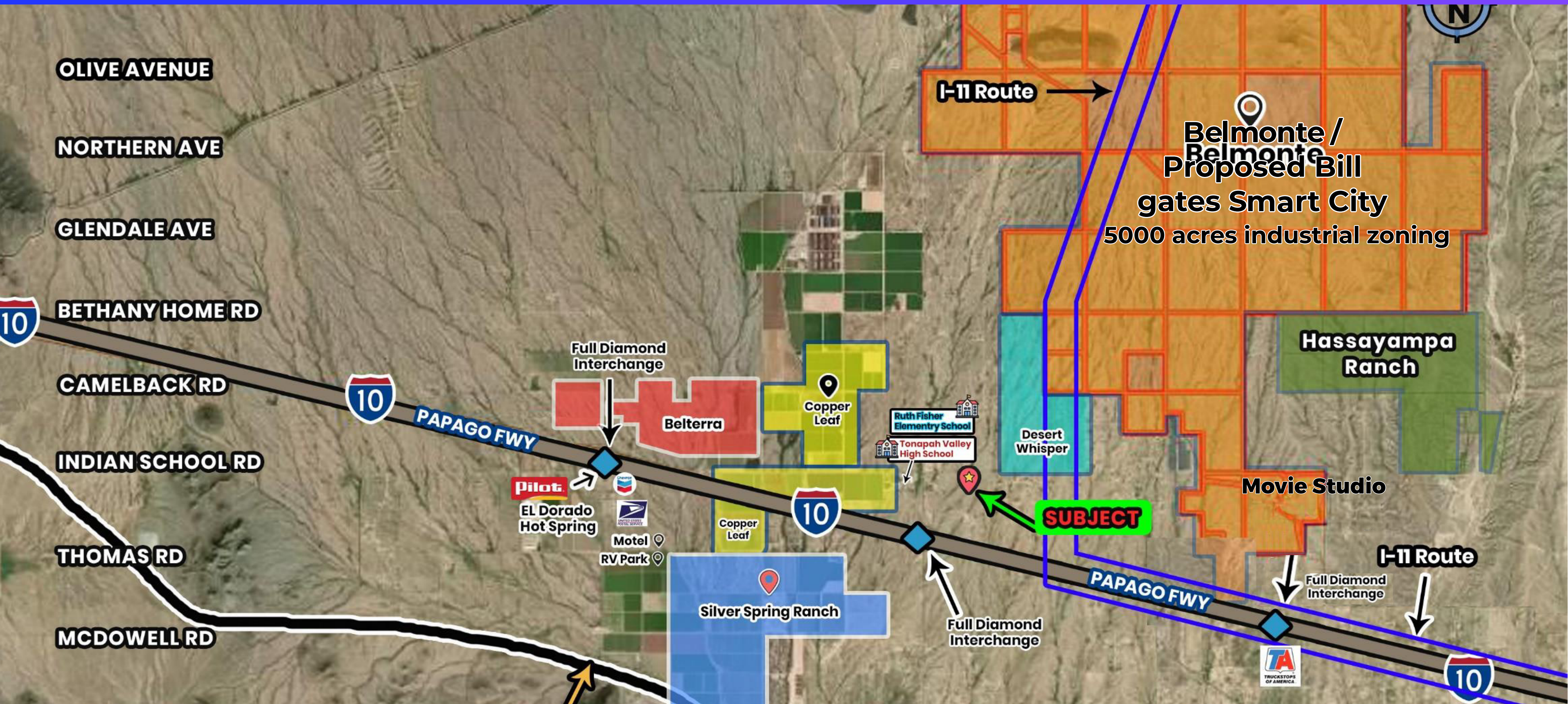


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TONOPAH DEVELOPMENT MAP



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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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