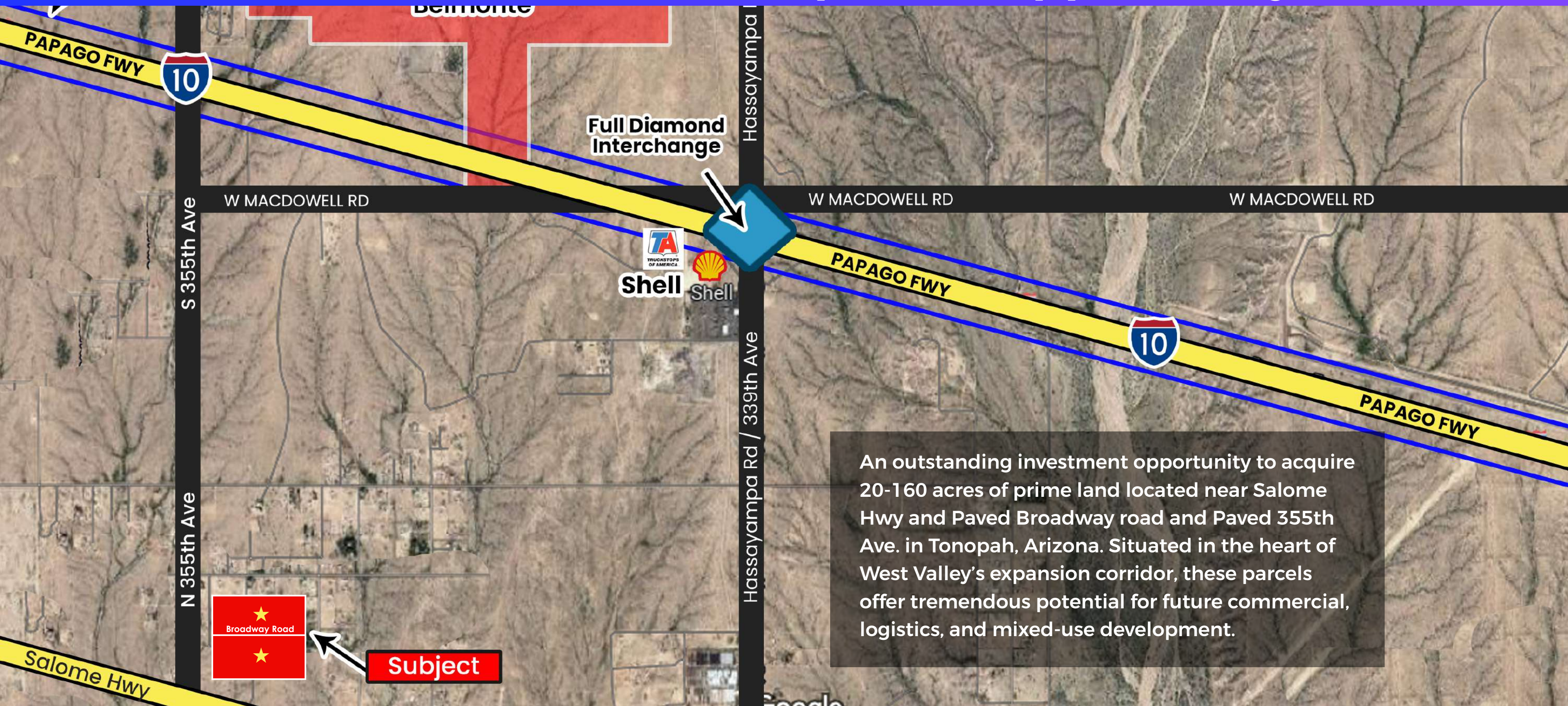


# 20 - 160 Acres - Development Opportunity



**Joe Dodani**  
*Land Guru*



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



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# EXECUTIVE SUMMARY

## Location Advantages;

- Located near major infrastructure corridors including I-10, Salome Hwy and the future I-11 Highway.
- Just west of fastest growing Buckeye city
- Strong potential for commercial traffic given future highway expansion and regional connectivity.

## Surrounding Development:

- Close proximity to the proposed \$900 Million Desert Movie Studio Project.
- Part of the greater West Valley expansion area, fueled by Bill Gates; Smart City (Belmont) initiatives.
- Growth driven by new industrial, logistics, and residential developments proposals.
- Desert Whisper Master Plan: 960.7 acres.

## Investment Potential:

- Current R-43 zoning with strong commercial rezoning potential.
- Pricing positioned competitively for investors and developers.
- Excellent long-term appreciation expected as I-11 and West Valley projects mature.

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# Half Mile Frontage of Paved Broadway Road and Half Mile Frontage of Paved 355 th Ave.

Lot Size	Size (Acres)	APN	Zoning	Price (Current R-43)	Price (Potential Commercial Zoning)
Lot 1	20	504-33- 009C	R-43	\$60,000/acre	\$100,000/acre
Lot 2	20	504-33- 009D	R-43	\$60,000/acre	\$100,000/acre
Lot 3	40	504-33-005	R-43	\$50,000/acre	\$90,000/acre
Lot 4	40	504-33-046	R-43	\$50,000/acre	\$90,000/acre
Lot 5	40	504-33- 047A	R-43	\$60,000/acre	\$90,000/acre



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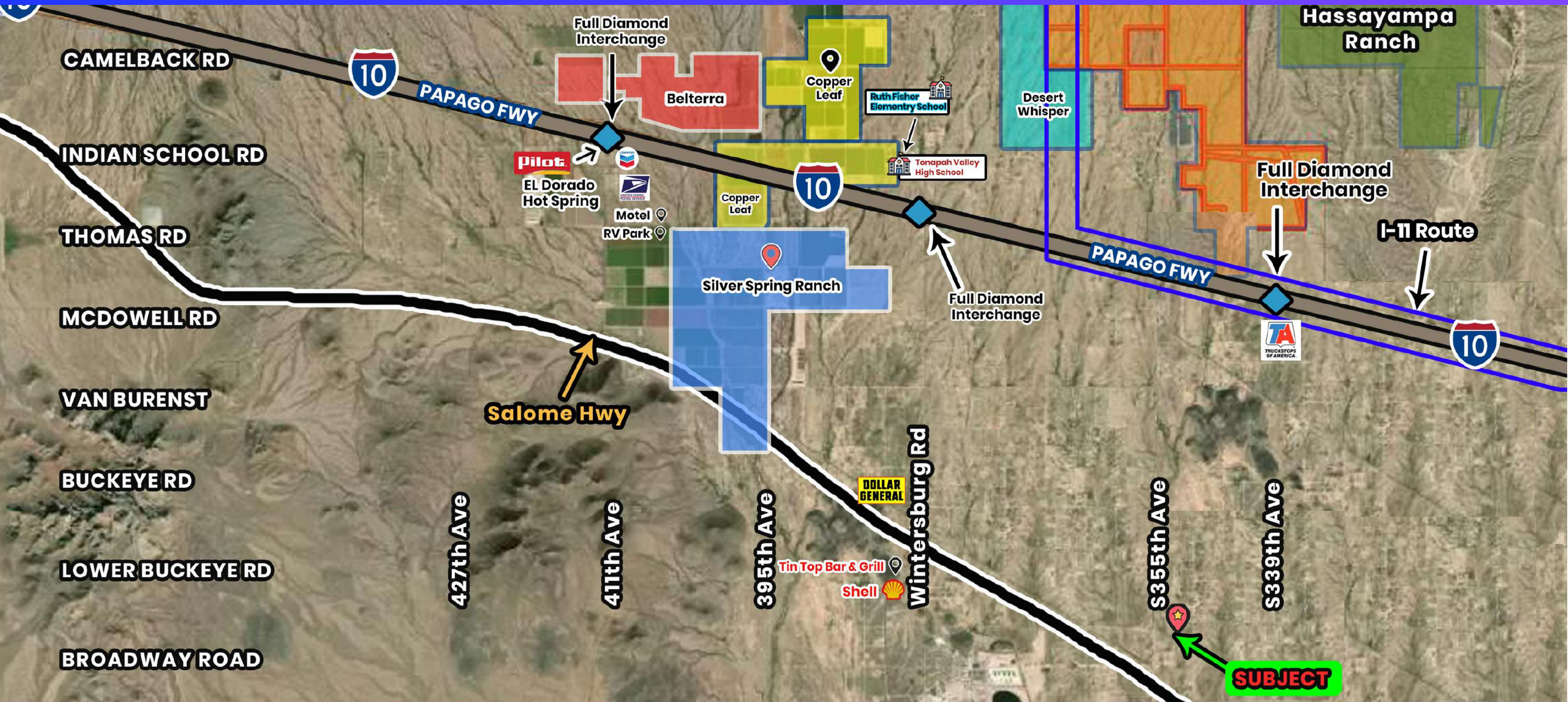
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# Tonopah Master MAP



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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.