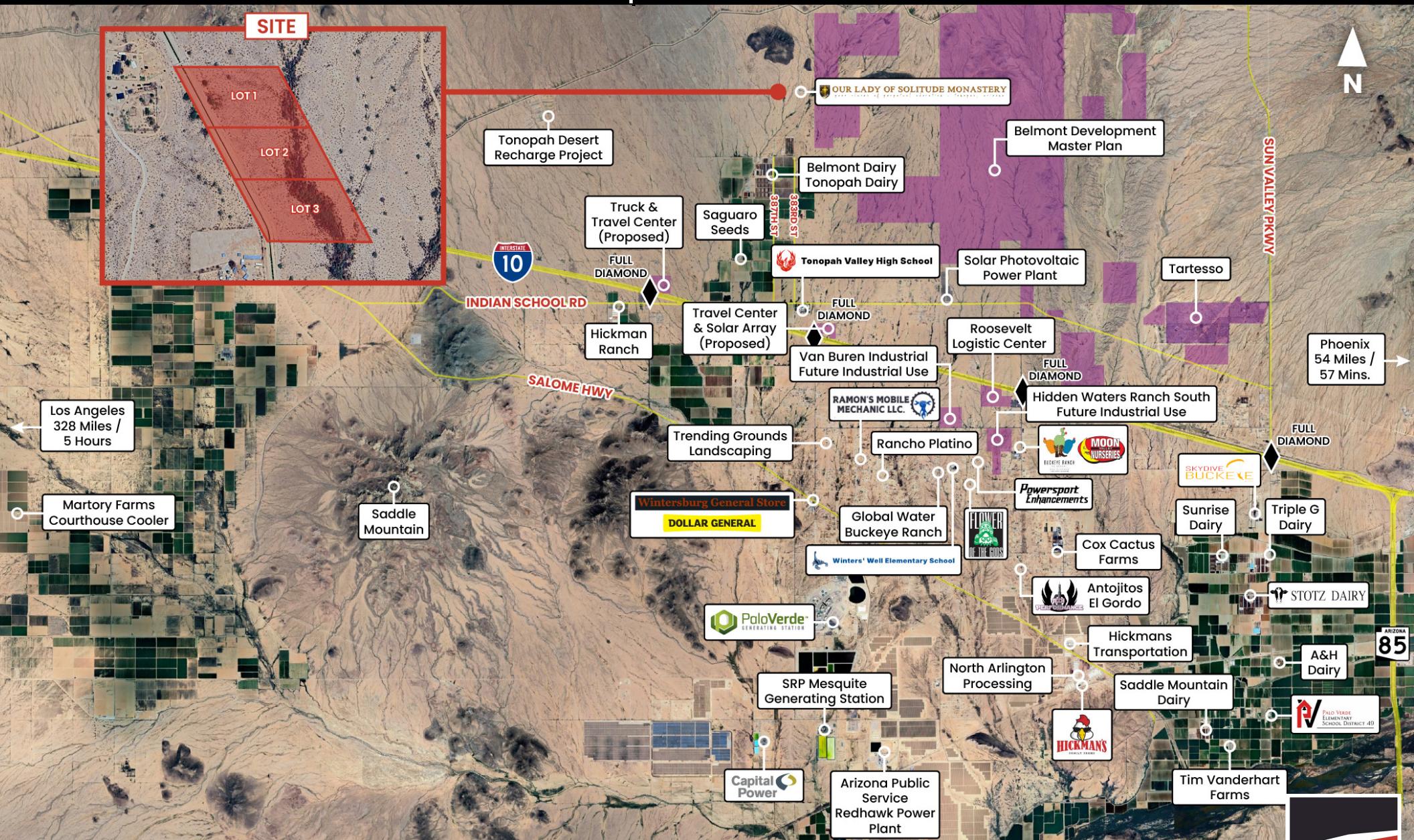


TONOPAH LAND - ±16 ACRES

506-39-056E | TONOPAH, AZ 85354



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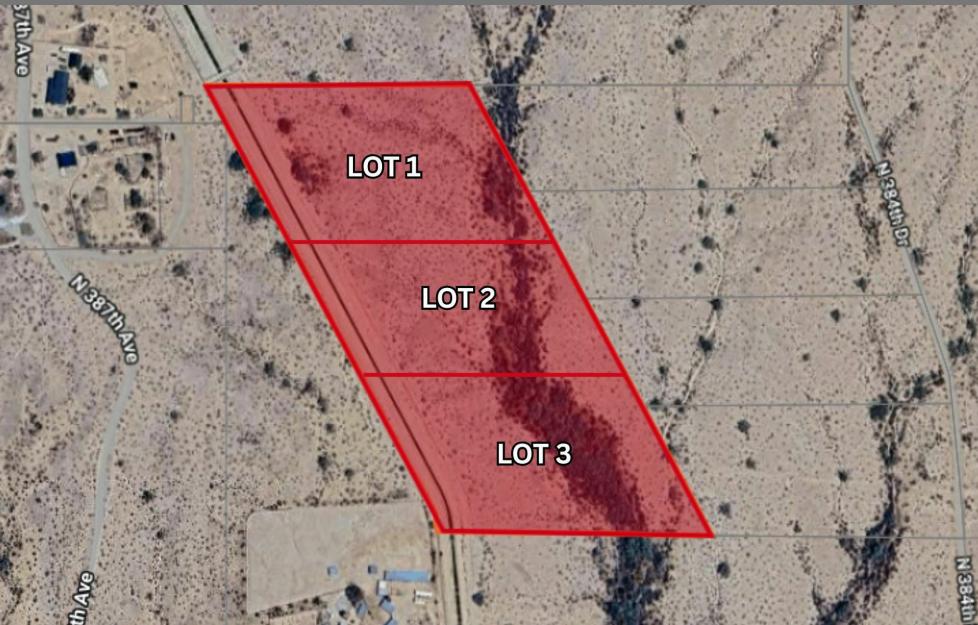
**R.O.I. Properties
3333 E Camelback Rd, Ste 252
Phoenix, AZ 85018
www.roiproperties.com**



TONOPAH SPEC LAND – COYOTE RIDGE

PARCEL 506-39-056E, TONOPAH, AZ 85354

FOR SALE



OFFERING SUMMARY

Lot #: Size: Price: Price/AC: Status:

1 ±5 AC \$65,000 \$13,000 Available

2 ±5 AC \$65,000 \$13,000 Available

3 ±6 AC \$69,000 \$11,500 Available

PROPERTY OVERVIEW

Located between N 384th Dr. and N 387th Ave, approximately 6.5 miles north of Indian School Rd, this ±16-acre parcel is zoned R-190 and bordered by a canal along its western boundary. The property is currently being split into two 5-acre parcels and one 6-acre parcel. It offers a quiet, rural setting with strong potential for future development or speculative land investment.

PROPERTY HIGHLIGHTS

- Rapidly developing area
- Speculative Land Potential
- Short drive from Goodyear / Buckeye / I-10

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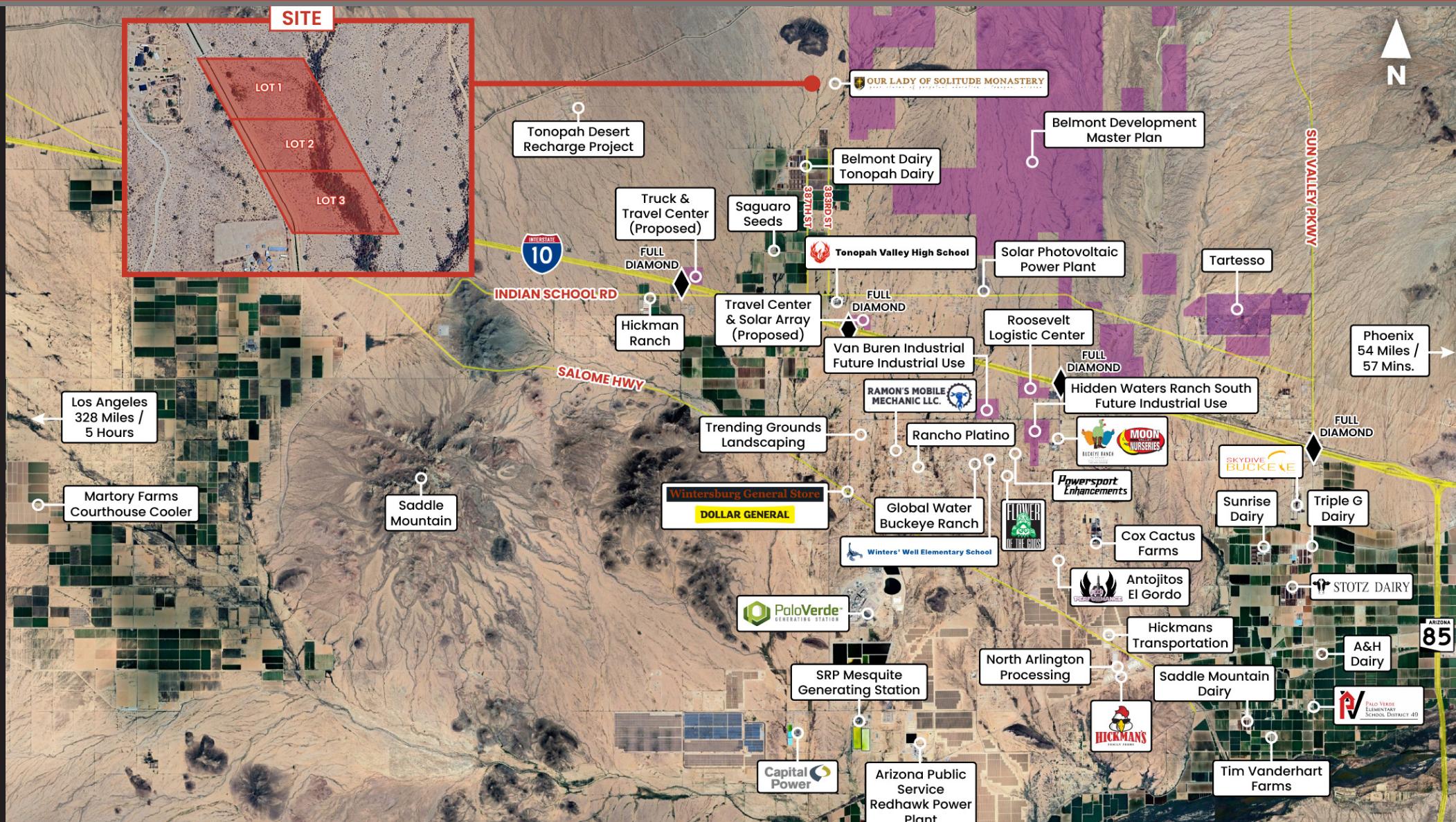
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RAPIDLY DEVELOPING AREA - TONOPAH

PARCEL 506-39-056E, TONOPAH, AZ 85354

FOR SALE



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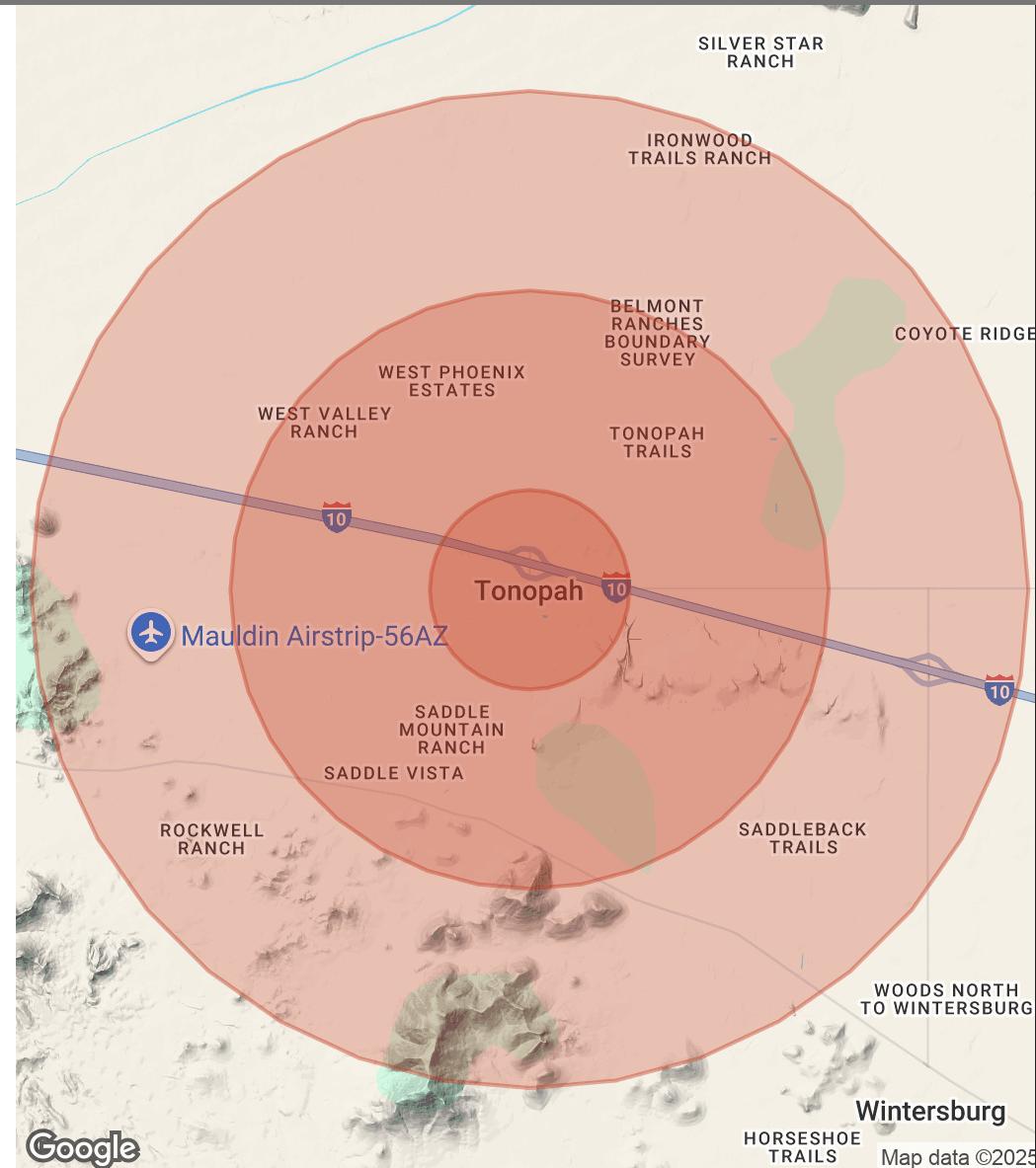
DEMOGRAPHIC SUMMARY

PARCEL 506-39-056E, TONOPAH, AZ 85354

FOR SALE

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	47	494	1,722
Average Age	39	39	39
Average Age (Male)	39	38	39
Average Age (Female)	40	40	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	15	163	567
# of Persons per HH	3.1	3	3
Average HH Income	\$67,915	\$78,535	\$77,708
Average House Value	\$304,885	\$323,552	\$318,614



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