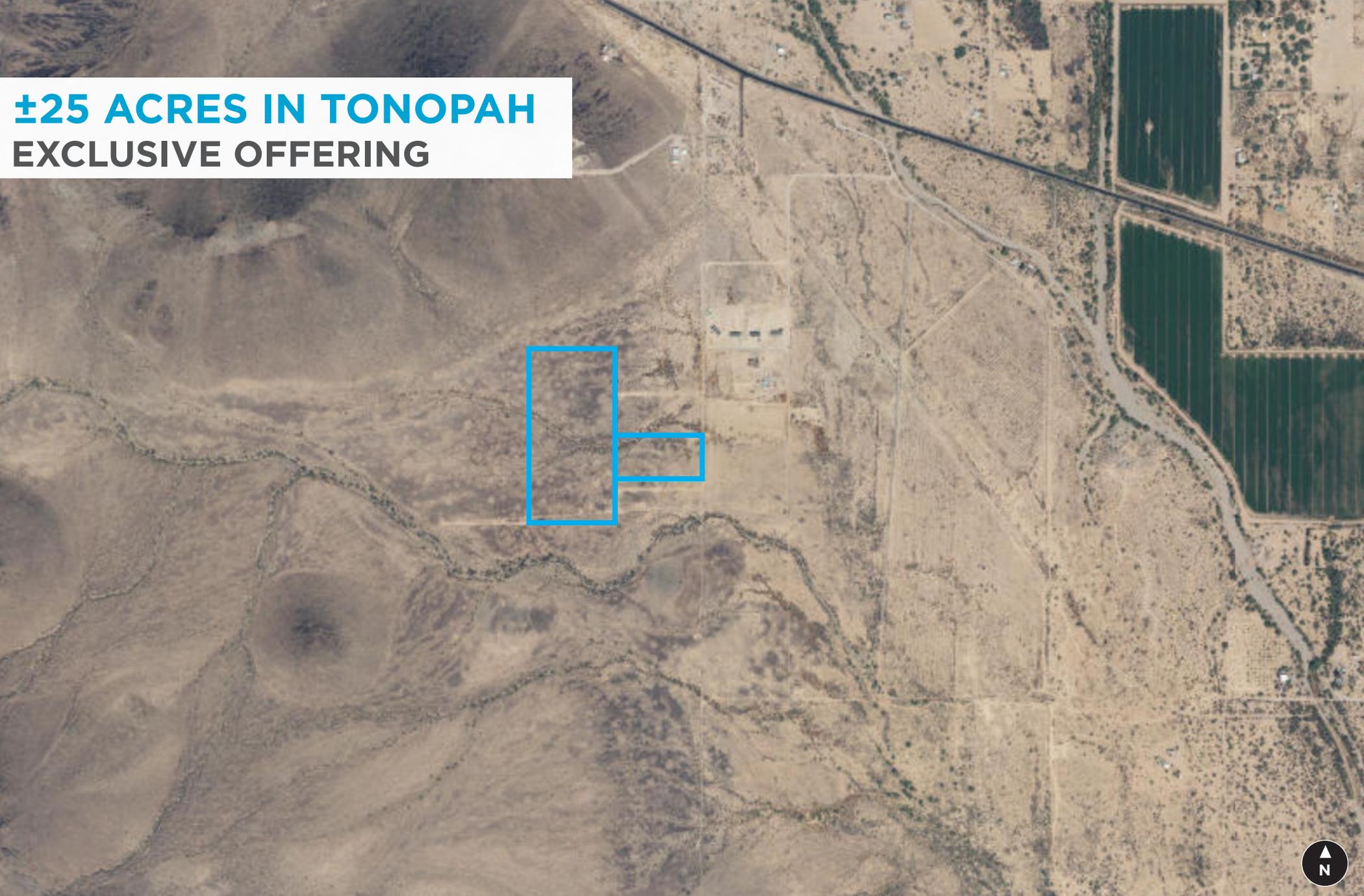


±25 ACRES IN TONOPAH
EXCLUSIVE OFFERING



Gunnar Sinnett
Vice President
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LEV ROSE
COMMERCIAL REAL ESTATE



EXECUTIVE SUMMARY

Levrose Commercial Real Estate is pleased to exclusively present this ±24.7-acre assemblage near Salome Hwy and 403rd Ave in Tonopah, Arizona offering a compelling opportunity for both investors and end users seeking land in the path of West Valley growth. Zoned R-43 rural residential, the property supports low-density residential, manufactured homes, agricultural uses, and potential future subdivision subject to county approval. Located along a key corridor west of Buckeye, the area continues to benefit from the Phoenix metro's westward expansion while still offering affordable entry pricing and low annual holding costs. Predominantly flat terrain, large contiguous acreage, and placement outside high-risk flood zones further enhance usability and long-term value, making the property well suited for land banking, future development, or private off-grid ownership



PROPERTY DETAILS

LOCATION:

Salome Hwy & 403rd Ave | Tonopah, AZ

SITE AREA:

±24.72 AC

AVAILABLE AREA:

5-25 AC

PARCEL:

506-44-074-L,
506-44-074R

ZONING:

R-43
(Maricopa County)

PROPERTY HIGHLIGHTS:

- Tonopah sits along the westward expansion path of the Phoenix metro
- Positioned between Buckeye and Quartzsite
- Direct access via Interstate 10 and US-60
- Owner may carry with minimum 20% down

ASKING PRICE:

\$470,000 (\$23,842/AC)*

*Divisible minimum 5 AC

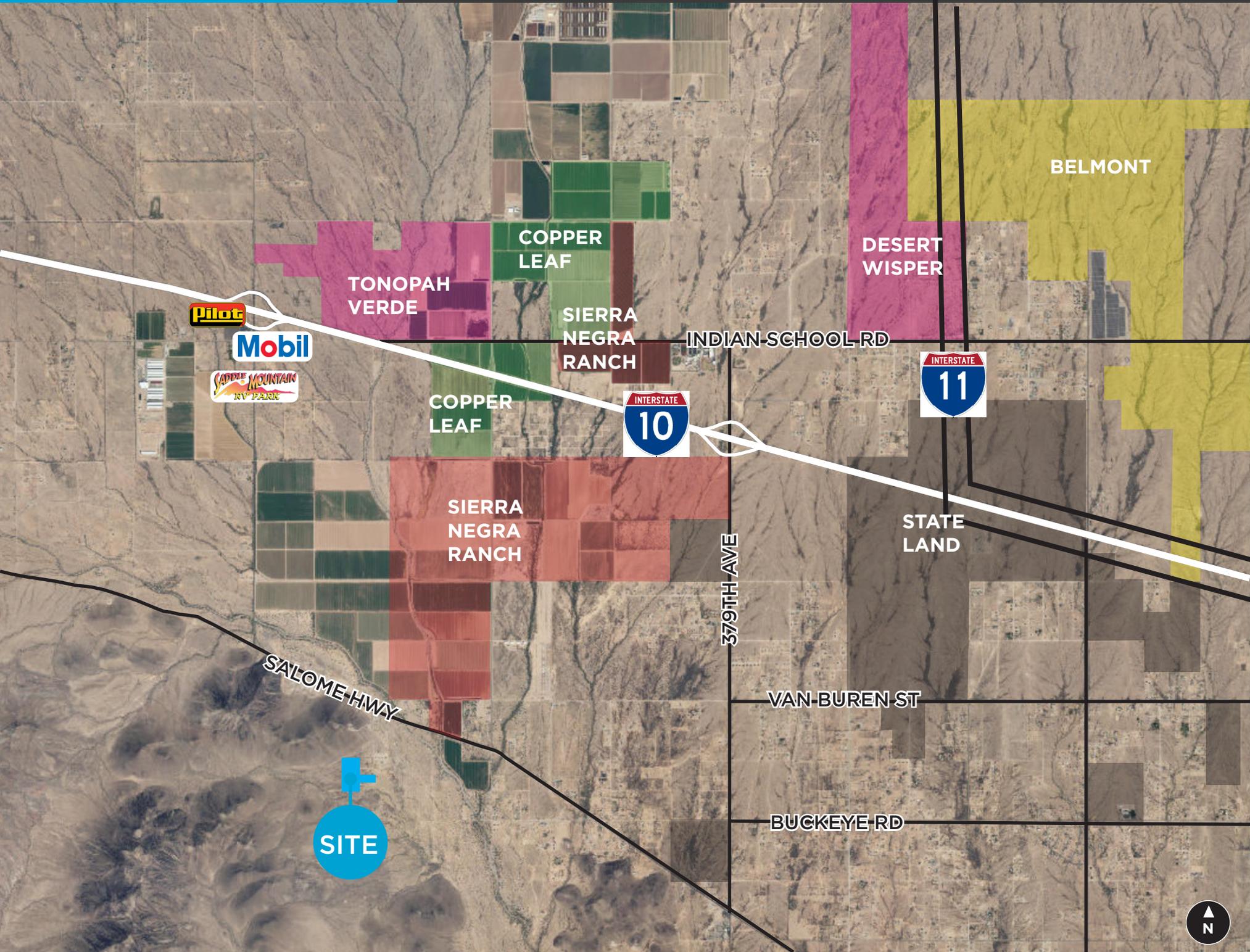
506-44-074-L

ASKING PRICE:

\$129,000 (\$25,742/AC)

506-44-074R





BELMONT

DESERT WISPER

TONOPAH VERDE

COPPER LEAF

SIERRA NEGRA RANCH

INDIAN SCHOOL RD

Pilot

Mobil

SADDLE MOUNTAIN RV PARK

COPPER LEAF

INTERSTATE 10

INTERSTATE 11

SIERRA NEGRA RANCH

STATE LAND

379TH AVE

SALOME HWY

VAN BUREN ST

SITE

BUCKEYE RD



DEMOGRAPHICS

POPULATION

	3 MILE	5 MILES	10 MILES	60 MIN
2025	512	2,410	9,194	745,497
2030	596	2,814	10,641	809,138

MEDIAN HOUSEHOLD INCOME

	3 MILE	5 MILES	10 MILES	60 MIN
2025	\$53,909	\$66,717	\$71,205	\$96,970
2030	\$53,494	\$66,361	\$70,813	\$97,214

EMPLOYEES

	3 MILE	5 MILES	10 MILES	60 MIN
2025	36	417	904	126,010

HOUSEHOLDS

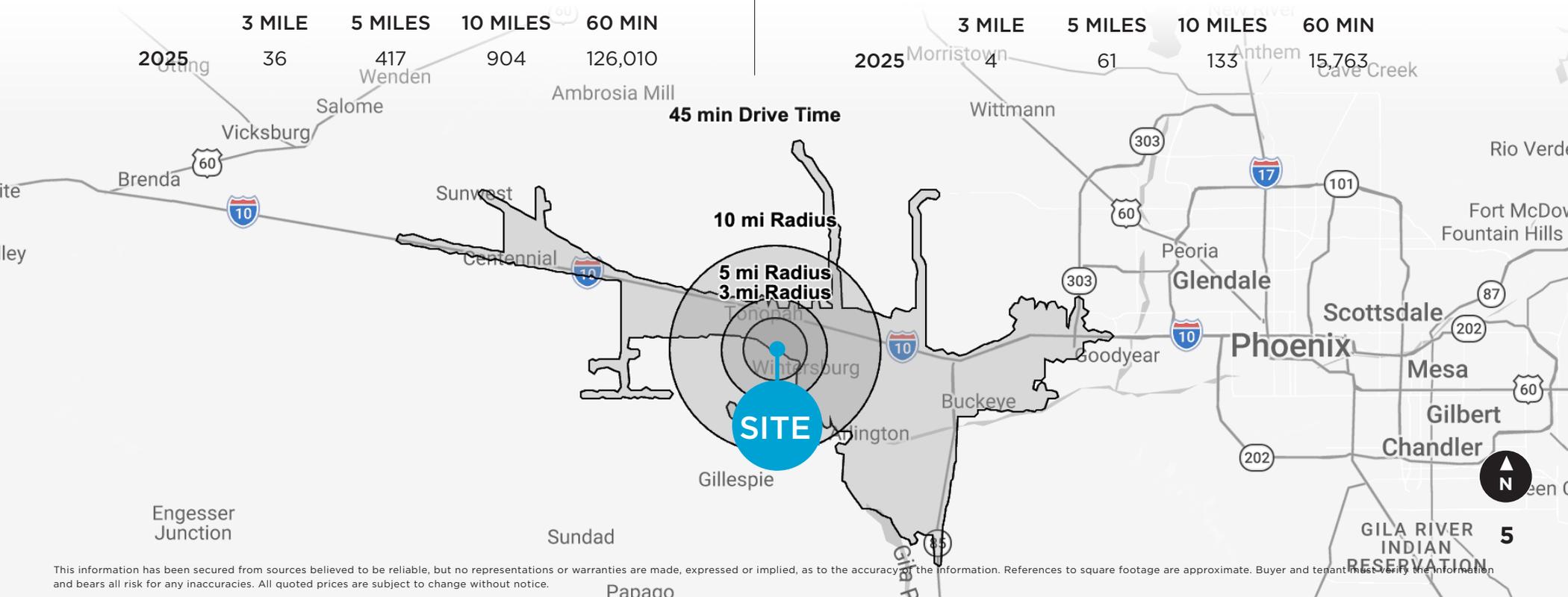
	3 MILE	5 MILES	10 MILES	60 MIN
2025	169	808	3,013	248,114
2030	200	957	3,534	275,527

AVERAGE HOUSEHOLD INCOME

	3 MILE	5 MILES	10 MILES	60 MIN
2025	\$66,665	\$81,509	\$87,972	\$118,978
2030	\$66,368	\$81,154	\$87,557	\$119,753

BUSINESSES

	3 MILE	5 MILES	10 MILES	60 MIN
2025	4	61	133	15,763



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REAL ESTATE SERVICES

