

# FOR SALE | PRIME 57.2 acres C-2 LAND ON I-10 ONE HOUR WEST OF W PHOENIX

48666 Vicksburg Road, Salome, AZ 85348



Sale Price

**\$2,500,000**

## OFFERING SUMMARY

Lot Size:	57.2 Acres
Price / Acre:	\$43,706
Zoning:	C-2

## PROPERTY OVERVIEW

Introducing a prime commercial opportunity on the I-10 just one hour West of West Phoenix (Buckeye), Arizona. This property boasts a sought-after C-2 zoning designation, offering endless potential for retail and land investment. The 8,130 SF industrial building, featuring an owner-occupied tire shop, provides a solid foundation for business operations. With all utilities readily available and a productive well in place, the property is primed for development. Additional income streams include billboard revenue and an abandoned motocross track. Positioned along I-10, with a remarkable traffic count of over 29,900 VPD, and with over 3,000 feet on Vicksburg Rd, this property offers exceptional visibility and accessibility. Just 44 minutes from Tonopah, where the 38,800 SF community T-revalis is planned, and only a couple of exits from the new future I-11. Also only an hour and a half drive from Phoenix Sky Harbor, and 25 minutes from Quartzsite.

## PROPERTY HIGHLIGHTS

- LOCATED ON I-10 ONE HOUR WEST OF W PHOENIX (BUCKEYE)
- ZONED C-2
- 8,130 SF INDUSTRIAL BUILDING WITH OWNER-OCCUPIED TIRE SHOP
- ALL UTILITIES AVAILABLE
- PRODUCING WELL

**Beth Mickley**

480.420.4345

beth.mickley@expcommercial.com

**Nate Zeune**

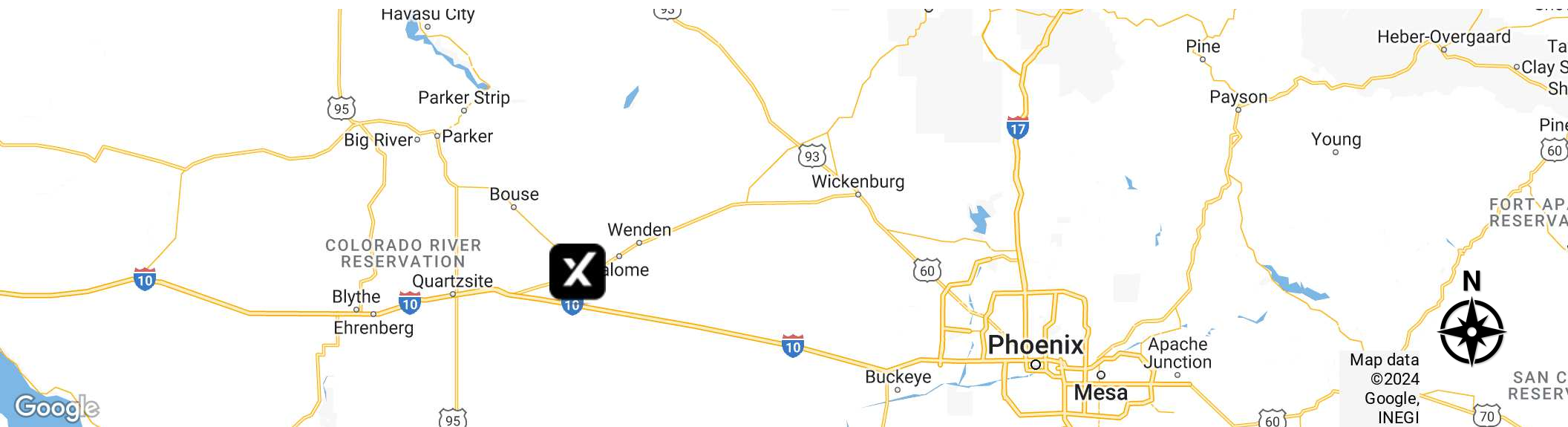
602.999.4309

Nate.zeune@exprealty.com

**exp**<sup>®</sup>  
COMMERCIAL

FOR SALE | **PRIME 57.2 acres C-2 LAND ON I-10 ONE HOUR WEST OF W PHOENIX**

48666 Vicksburg Road, Salome, AZ 85348



**Beth Mickley**

480.420.4345

beth.mickley@expcommercial.com

**Nate Zeune**

602.999.4309

Nate.zeune@exprealty.com



# FOR SALE | PRIME 57.2 acres C-2 LAND ON I-10 ONE HOUR WEST OF W PHOENIX

48666 Vicksburg Road, Salome, AZ 85348



BUILDING



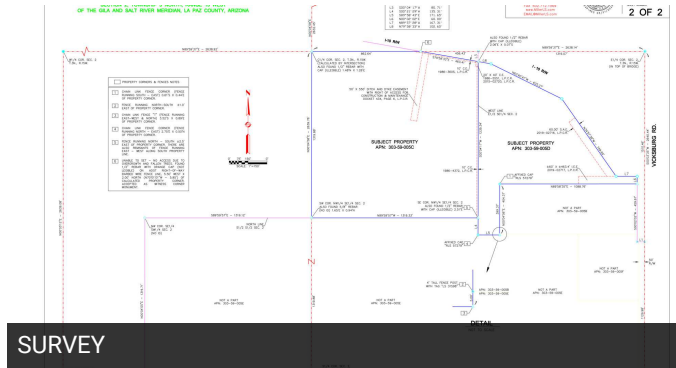
WELL



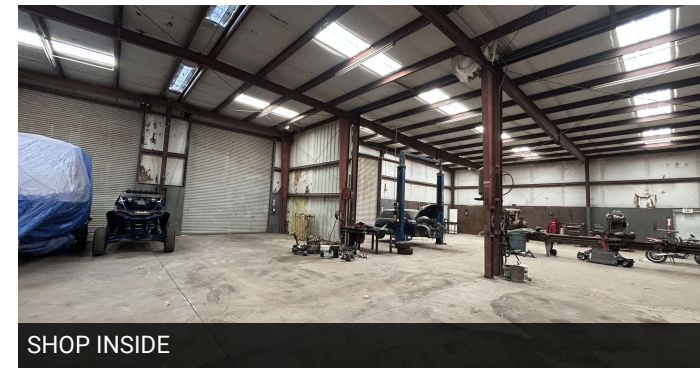
SHOP STORAGE



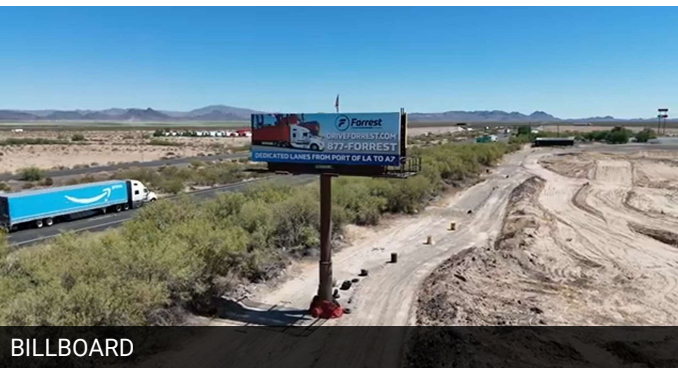
PARCEL OUTLING



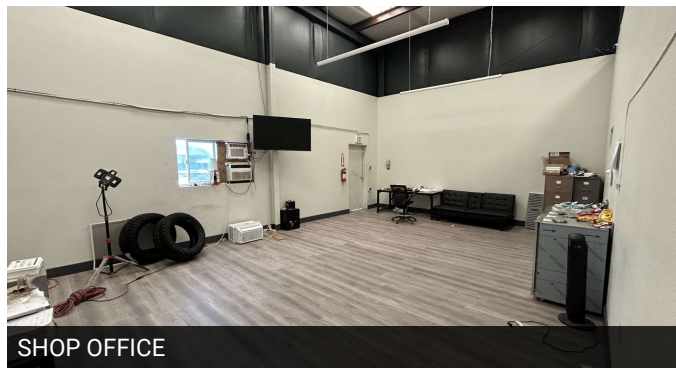
SURVEY



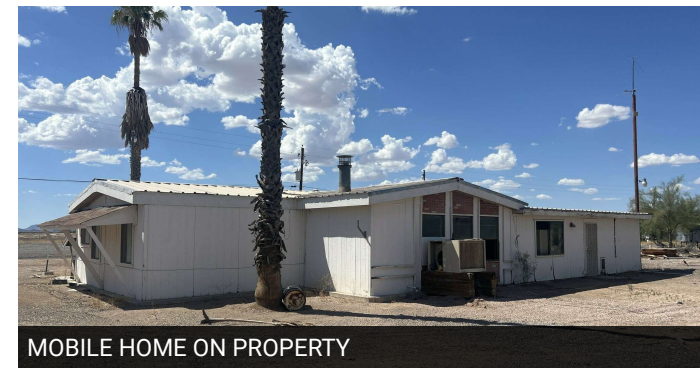
SHOP INSIDE



BILLBOARD



SHOP OFFICE



MOBILE HOME ON PROPERTY

**Beth Mickley**

480.420.4345  
beth.mickley@expcommercial.com

**Nate Zeune**

602.999.4309  
Nate.zeune@exprealty.com

**exp**<sup>®</sup>  
COMMERCIAL