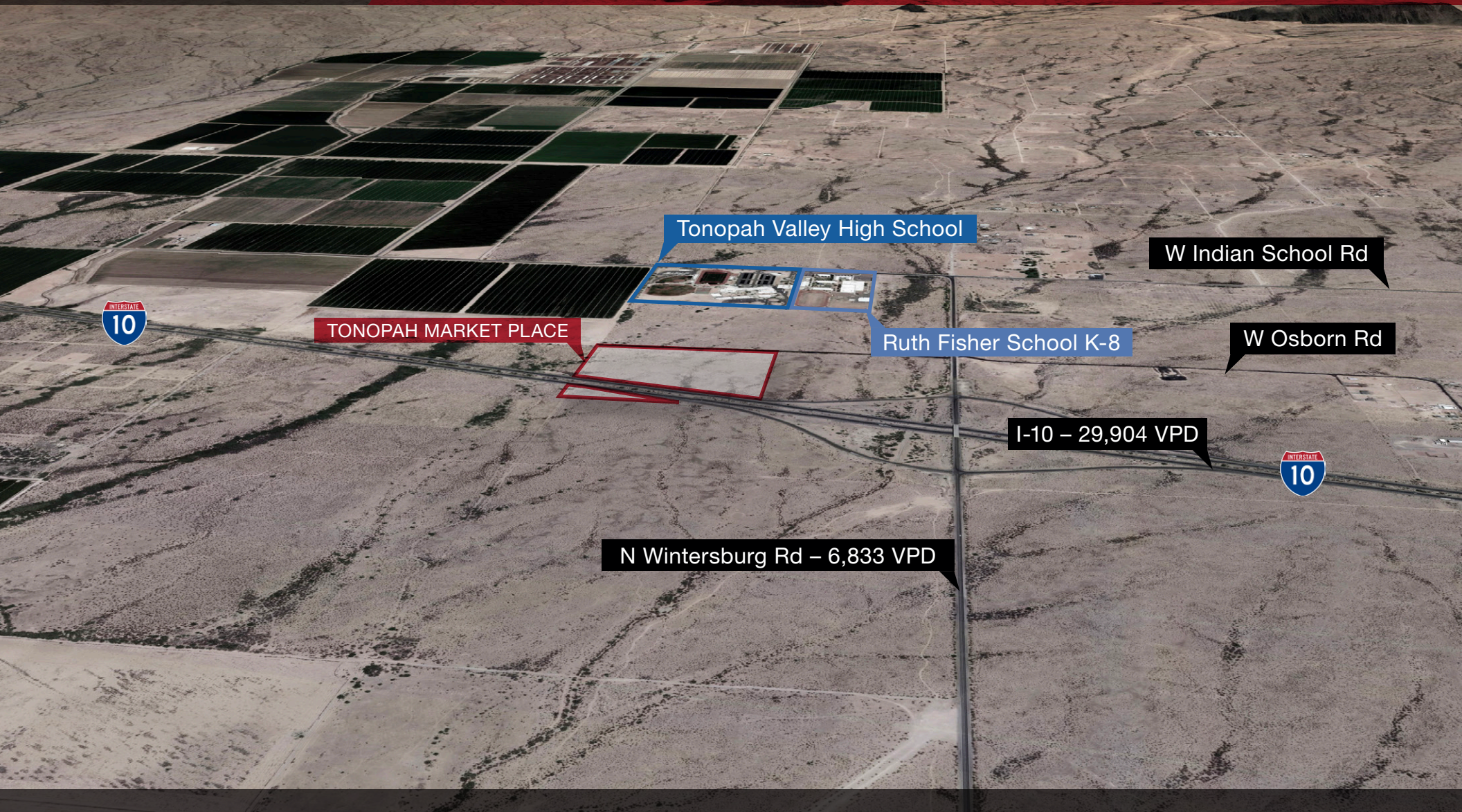


\$2,000,000  
(\$1.51/PSF)

# Tonopah Market Place Land For Sale

±30AC N of I-10 & N Wintersburg Rd, Maricopa County, AZ 85354



**Lane Neville** | lane.neville@naihorizon.com | 602 393 6726  
**Cole Neville** | cole.neville@naihorizon.com | 602 393 6606  
**Whitney Heritage** | whitney.heritage@naihorizon.com | 602 393 6783  
**Matt Westra** | matt.westra@naihorizon.com | 602 393 6667  
**Brandon Hall** | brandon.hall@naihorizon.com | 602 393 6668

**NAI**Horizon

2944 N 44th St, Suite 200, Phoenix, AZ 85018 | +1 602 955 4000 | [naihorizon.com](http://naihorizon.com)

# Tonopah Market Place Land For Sale

±30AC N of I-10, Maricopa County, AZ 85354

<b>Location:</b>	N Wintersburg Rd & I-10, Maricopa County, AZ 85354
<b>Size:</b>	30.45 Acres (1,326,620 SF)
<b>Price:</b>	\$2,000,000 (\$1.51/PSF)
<b>Comments:</b>	This 30.45 Acre parcel has great commercial/investment potential
<b>Zoning:</b>	CS-CUPD (Shopping Center)
<b>Taxes:</b>	\$802.01 Maricopa County (2023)
<b>Parcels:</b>	506-45-018A

## Features

- Prominent commercial development opportunity
- Interstate 10 frontage
- Immediate access to Wintersburg Rd Interchange
- "Shopping Center District" zoning approved
- First I-10 interchange west of future I-11
- Adjacent to Tonopah Valley High School
- 29,900 VPD on Interstate 10
- Located 5 miles west of Teravalis & Belmont MPC's

## Master Planned Communities (MPC) in Western Maricopa County

### Belmont MPC

Tonopah Market Place is located on the north side of Interstate-10, approximately 5 miles west of Belmont Arizona, a 25,000 acre master planned community located in western Maricopa County, approximately 35 miles west of Phoenix. Named for the scenic Belmont Mountains located to the north, Belmont is envisioned as a quality, sustainable, desert community of the future.

Hadley Design master planned Belmont's 25 Villages around a "City Center" and integrated them through an extensive interconnecting park and trail system. The City Center provides the opportunity for a diverse mix of uses, including technology based commercial, office, business, manufacturing and mixed-use residential zones to work synergistically, creating a dynamic urban center for the community.

When completely developed, the Belmont master planned community project will provide approximately 78,500 homes, over 3,400 acres of open space and up to 6 golf courses, as well as 24 school sites including 3 high school sites.

### Teravalis MPC (formerly Douglas Ranch)

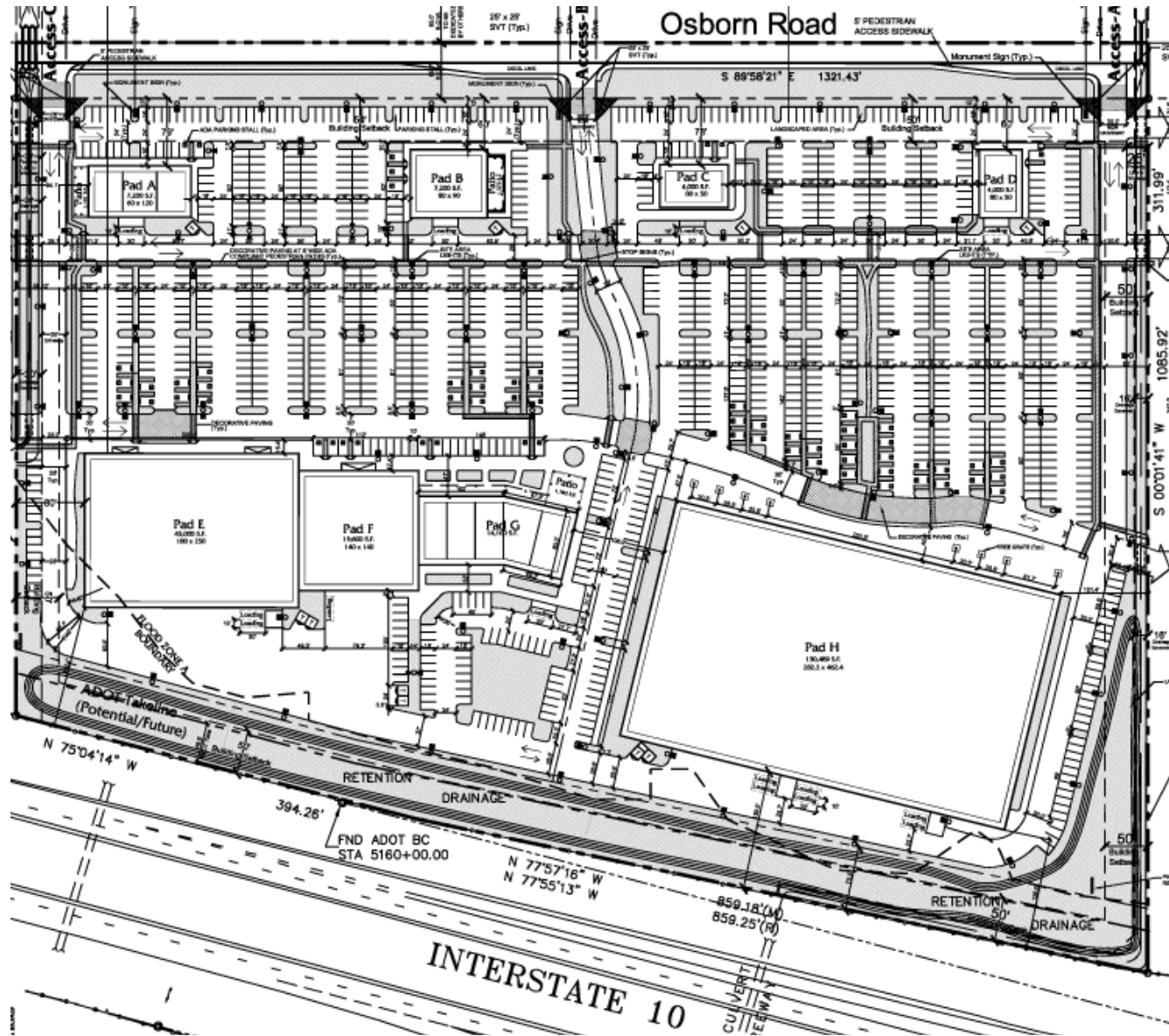
Teravalis, formerly known as Douglas Ranch, has broken ground in one of the fastest growing cities in the U.S. – Buckeye, Arizona. Tonopah Market Place is located app. 5 miles west of Teravalis on I-10.

Teravalis is defined by the majestic peaks of the mountains to the east and west, in a beautiful Sonoran Desert setting west of metro Phoenix. Teravalis will soon emerge adding to the continued westward growth of the metro Phoenix area to become a thoughtfully designed and holistic place. The vision of Teravalis is connected to the future but will honor the vitality and heritage of the spectacular Sonoran Desert landscape in a community focus on being a leader in energy and environmental design.

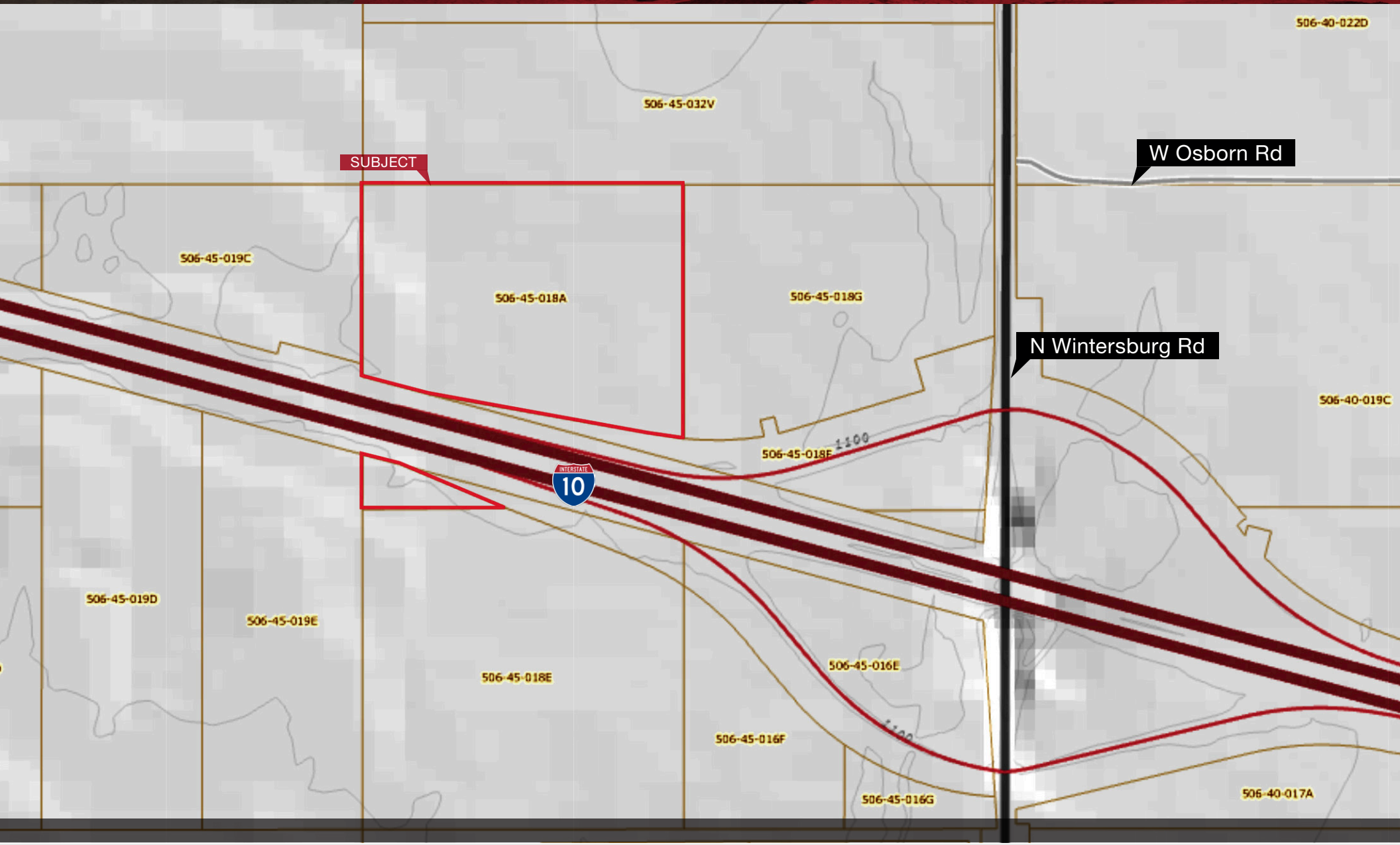
Teravalis is the next bold undertaking of Howard Hughes, an award-winning company which is distinguished for its ownership, management and development of distinct and successful commercial, residential, and mixed-use real estate projects throughout the United States. Teravalis pledges to build a future of connection, not just through cutting-edge technology and infrastructure, but through spaces and amenities that create human connections as well.

When completely developed, the Teravalis master planned community project will provide approximately 100,000 homes, with 300,000 residents and will have over 55 million s.f. of commercial real estate opportunities. Residential lot deliveries by homebuilders is expected to occur in 2025.

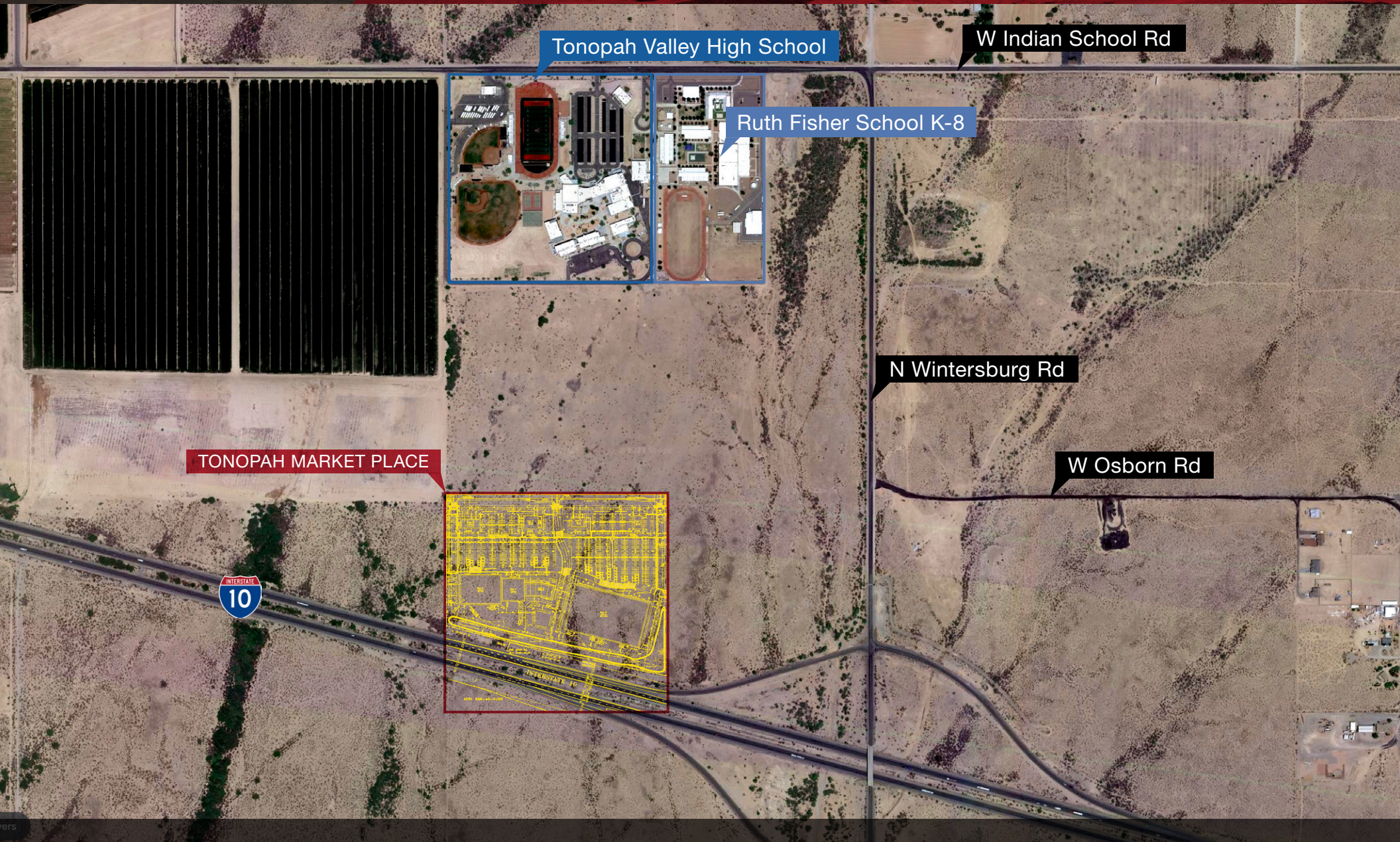
# Property Site Plan



# Property Parcel Map



# Property Aerial Map



Tonopah Valley High School

W Indian School Rd

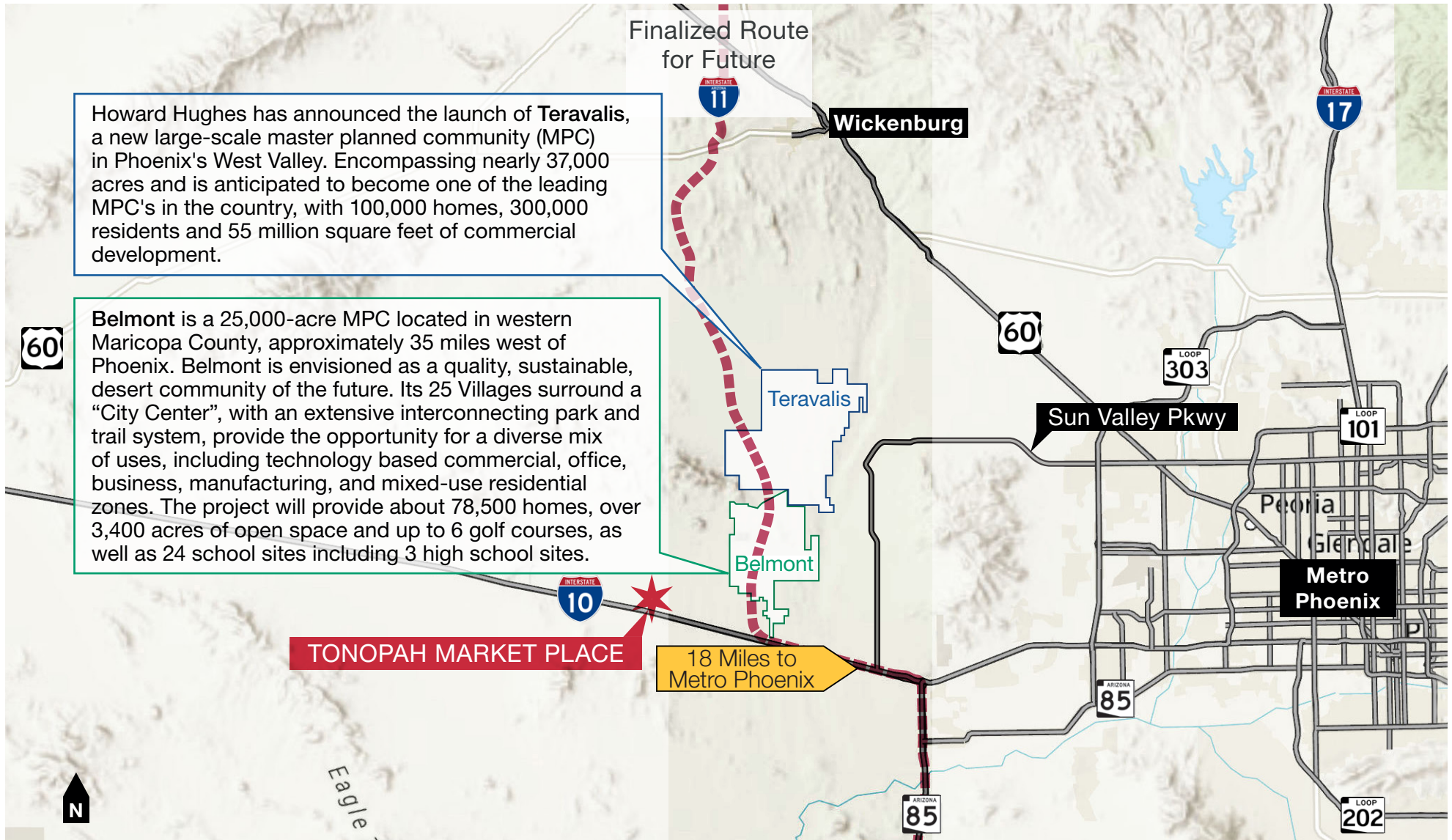
Ruth Fisher School K-8

N Wintersburg Rd

TONOPAH MARKET PLACE

W Osborn Rd

INTERSTATE  
10



# Tonopah Market Place Land For Sale

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For More Information Contact:

## Lane G. Neville

Managing Director/Partner  
lane.neville@naihazorizon.com  
602 393 6726

## Cole Neville

Senior Associate  
cole.neville@naihazorizon.com  
602 393 6066

## Whitney Heritage

Associate  
whitney.heritage@naihazorizon.com  
602 393 6783

## Matt Westra

Associate  
matt.westra@naihazorizon.com  
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602 393 6668

**NAI**Horizon

2944 N 44th St, Suite 200  
Phoenix, AZ 85018  
602 955 4000  
naihazorizon.com

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**Sale Conditions:** The Property is being sold "As-Is". Owner makes no representations or warranties to the condition of the Property. All due diligence investigation is the responsibility of the prospective buyer. Seller reserves the right to withdraw the Property if minimum pricing expectations are not met through the sale process.