

LAND FOR SALE

EXCLUSIVE LISTING | TONOPAH, ARIZONA | ±157 ACRES



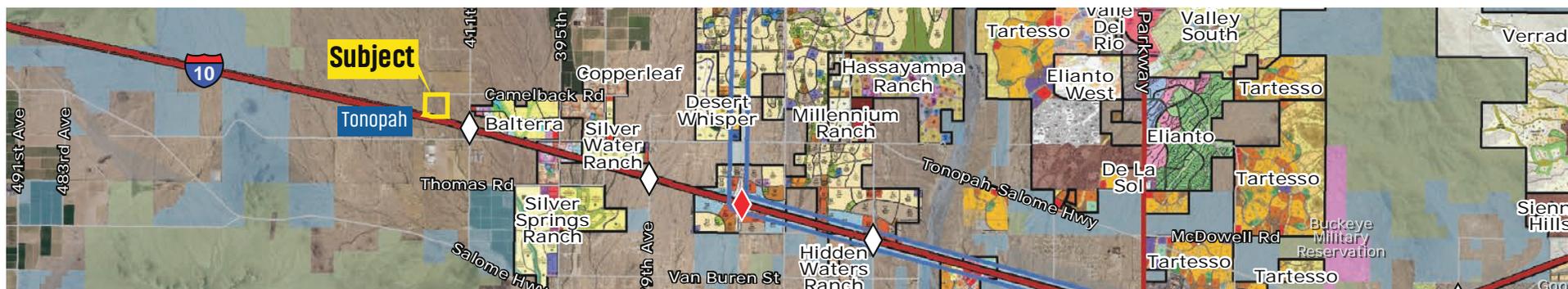
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 Land Advisors[®]
ORGANIZATION

The information contained herein is from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person reviewing this information to independently verify it. This package is subject to change, prior sale or complete withdrawal. AZTNO1970 - 82421

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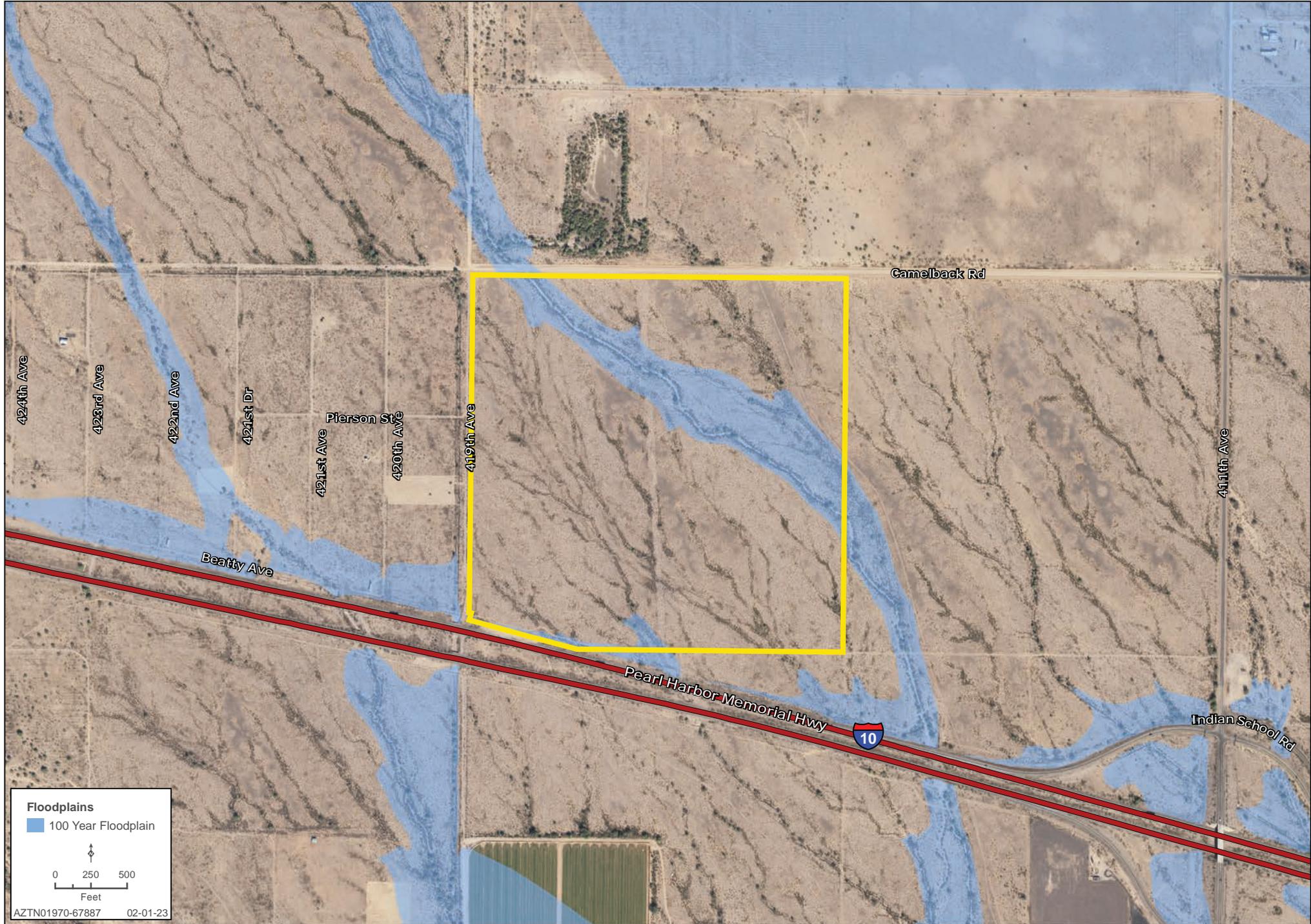


Executive Summary

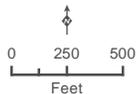
LOCATION	This property is located at the southeast corner of 419th Avenue and Camelback Road in Tonopah, Arizona.
PRICE	\$2,355,000 or \$15,000 Per Acre
SIZE	±157.05 Acres
PARCEL	506-34-008B
ZONING	RU-43 (One Acre Per Dwelling Unit - Maricopa County)
GENERAL PLAN	Rural Densities (0 to 1 DU/AC) Mixed Use
TAXES	\$93.62 (2022)
ACCESS	The property is accessed via the Full Diamond Interchange at Interstate 10 and 411th Avenue. From Interstate 10, take 411th Avenue north to Camelback Road, and the property is roughly a half of a mile west. Interstate 10 provides direct access to downtown Phoenix, Loop 101, Loop 202, Loop 303 freeways, and state route 85 (which provides access to Interstate 8).
COMMENTS	<ul style="list-style-type: none"> The property is approximately 3 miles east of the Interstate 11 proposed alternative route. I-11 is a planned intermountain west corridor that will connect Arizona to Nevada. The grander vision for I-11 is to become a CANAMEX corridor connecting Canada to Mexico, although planning efforts are still in the early stages. The Draft Tier 1 Environmental Impact Statement (EIS) has been completed, and the Final Tier 1 EIS is expected to be completed in 2021. Please click here for additional information related to interstate 11. The property is surrounded by numerous planned communities, including Millennium Ranch, Hassayampa Ranch, and Belmont. The property has approximately 2,600 feet of frontage along Camelback Road.

DETAIL MAP

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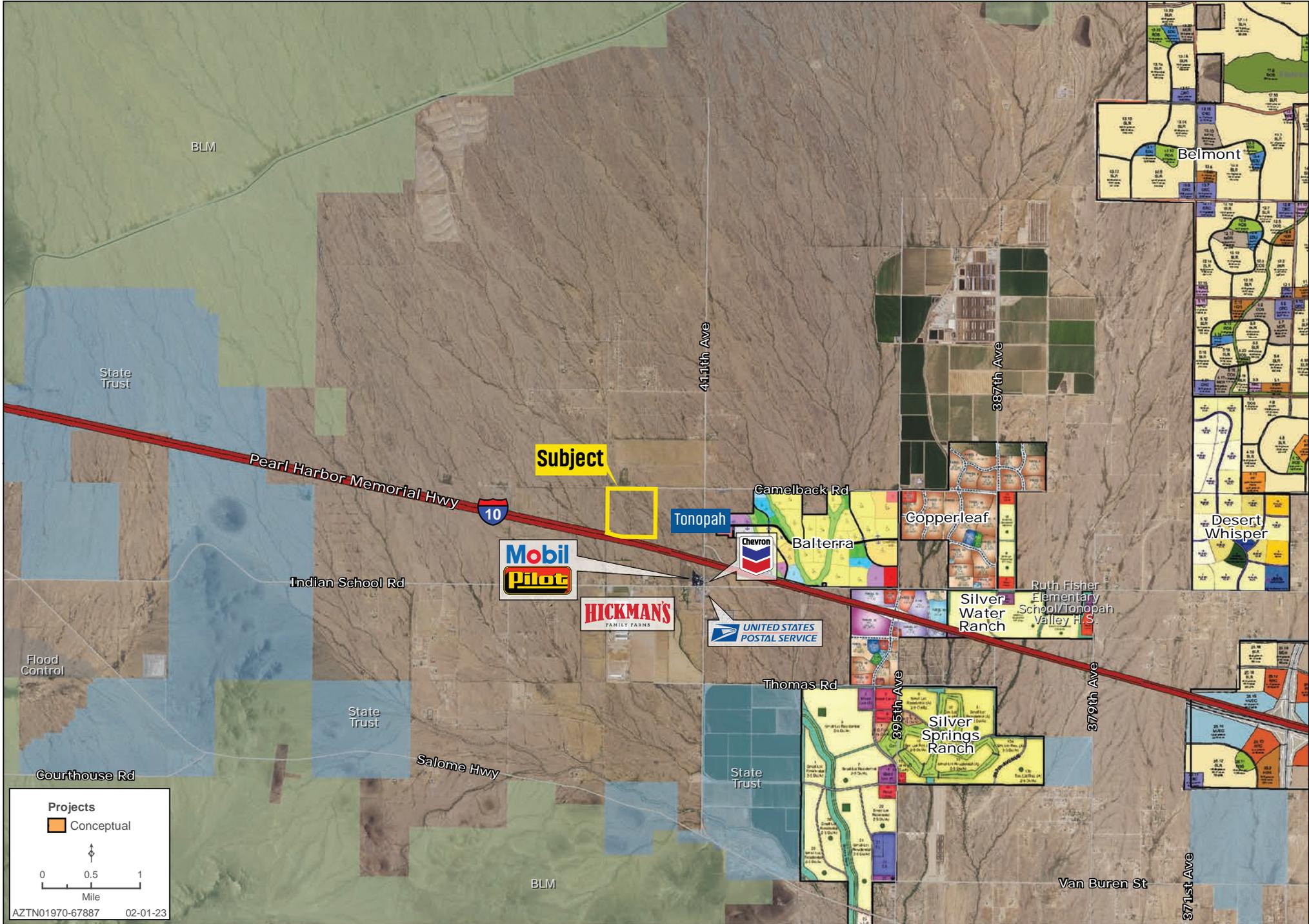
Floodplains
100 Year Floodplain



AZTN01970-67887 02-01-23

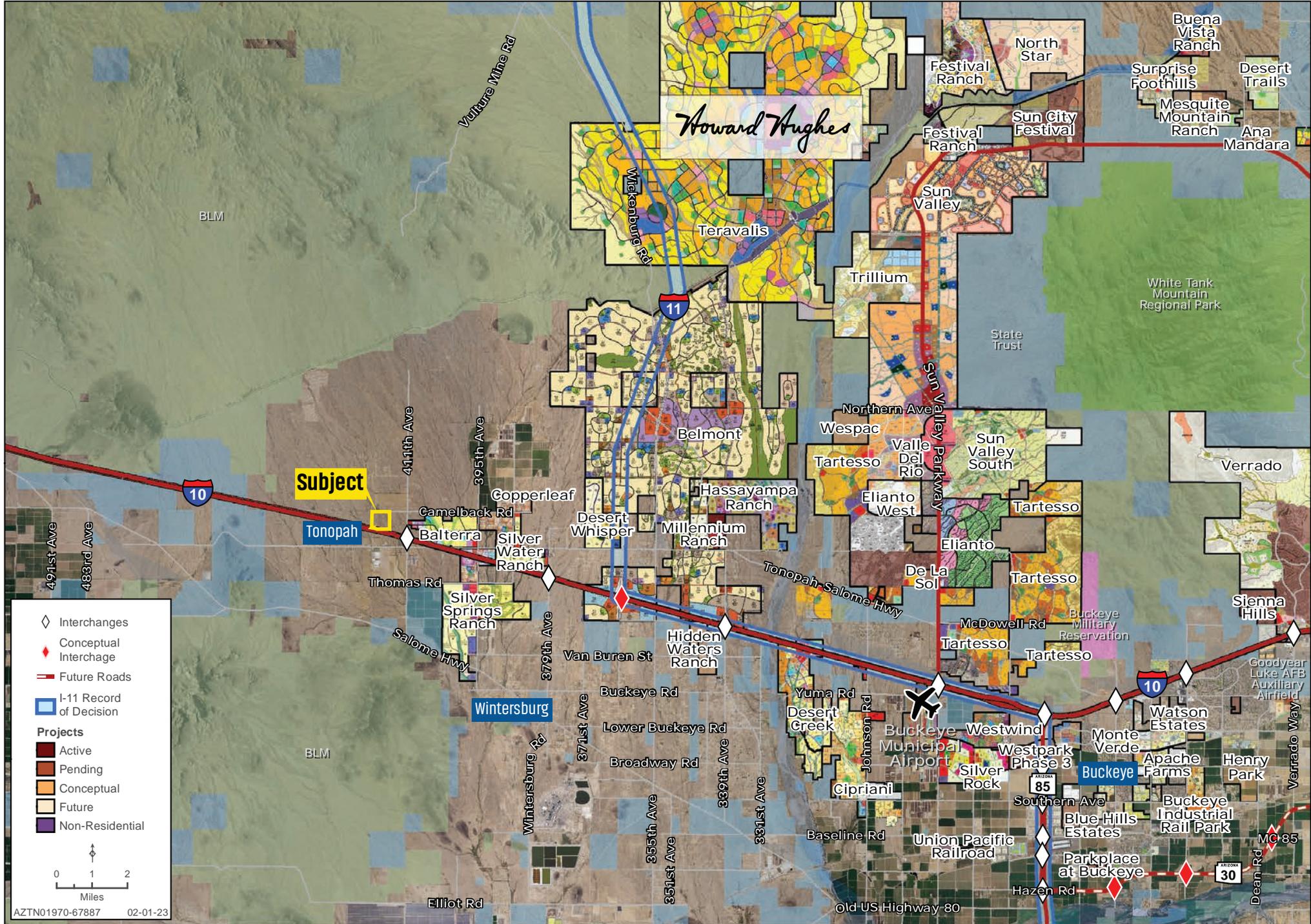
AREA MAP

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DEVELOPMENT MAP

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◇ Interchanges
 ◆ Conceptual Interchange
 — Future Roads
 ■ I-11 Record of Decision
Projects
 ■ Active
 ■ Pending
 ■ Conceptual
 ■ Future
 ■ Non-Residential

0 1 2
 Miles

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REGIONAL MAP

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