



W INDIAN SCHOOL RD

SIERRA NEGRA RANCH

INTERSTATE I-10 & 395TH AVE TONOPAH, AZ 85354

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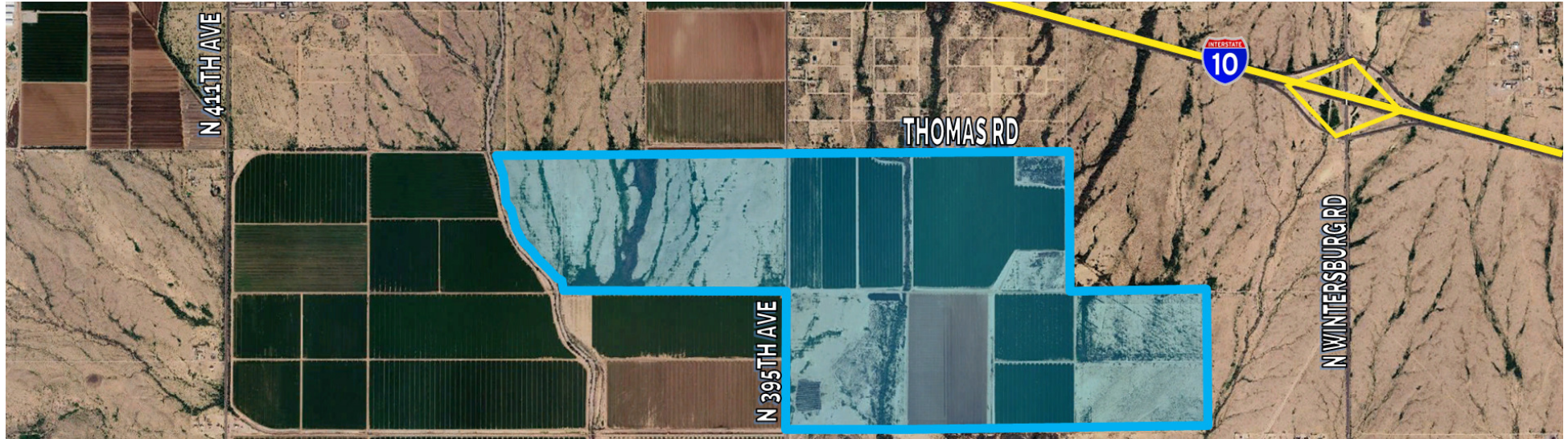
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SIERRA NEGRA RANCH

395TH AVENUE, TONOPAH, AZ 85354

MIXED LAND | FOR SALE



OFFERING SUMMARY

Sale Price:	CALL FOR GUIDANCE
Lot Size:	1,106 Acres

Introducing a prime development/investment opportunity along the Interstate 10 corridor west of one of the fastest-growing regions in the entire State of Arizona. This expansive 1,106-acre property is located just south of the freeway and is serviced by full diamond interchanges at Wintersburg Road and 411th Avenue. 395th Avenue bisects the property and provides easy north and south access with a full overpass. The 395th Avenue overpass has already been approved for a future full diamond interchange expansion via a "change of access" approval. Approximately half of the 1,106 acres is currently farmed. More importantly, over 95% of the acreage has grandfathered irrigation water rights which are critical for development under the State of Arizona's Agriculture to Urban water allocation program for development and the balance of the site could be brought into production with the addition of one well. The property owners have invested millions of dollars with Global Water, the parent company for the local utility providers, to guarantee water and sewer service for the property for a cost far less than surrounding communities. The property is ideally located for mixed use development including residential, industrial/employment and commercial elements.

Sierra Negra is far more than just a speculative investment. property With its significant water resources, utility access, physical access and location, the project is the same distance from the West Valley's major employment centers as current master-planned communities. However, Sierra Negra offers a superior opportunity due to its land value economic advantage and a clear path for continued development based on existing water rights and utility agreements.

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LOCATION MAP

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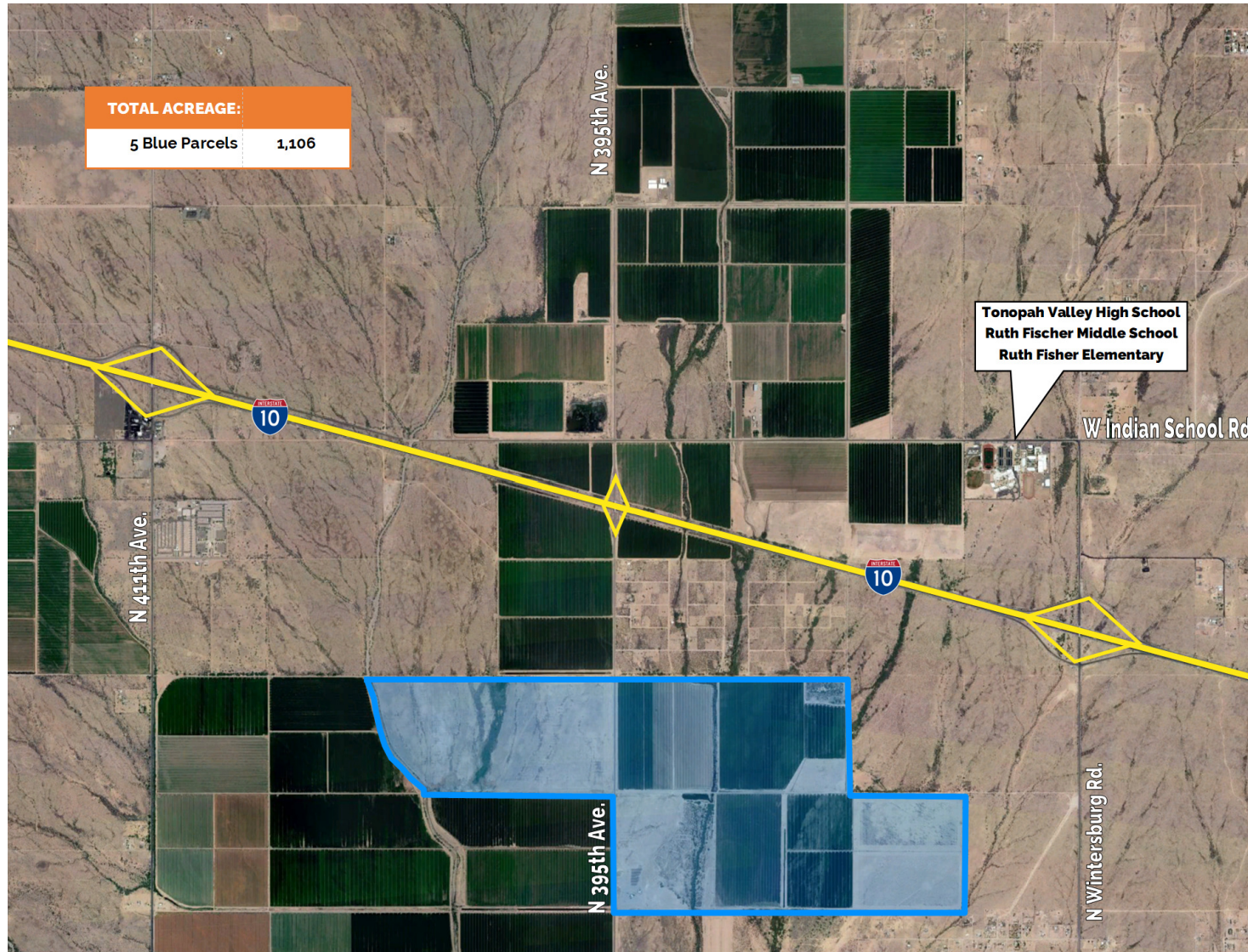
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AERIAL

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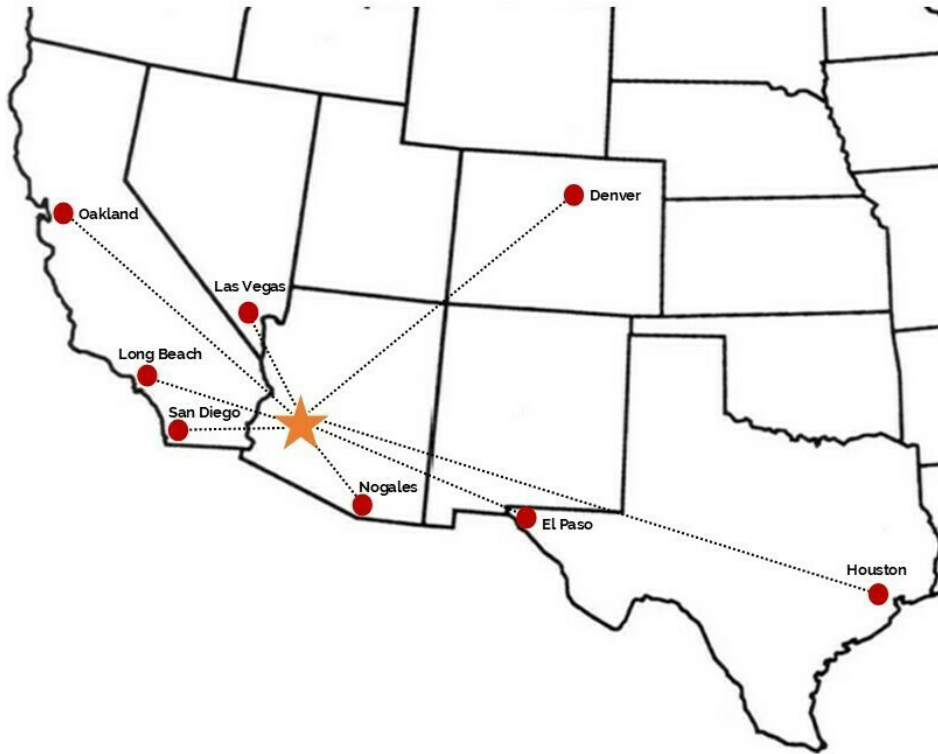
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STATE TRAVEL TIMES FROM SUBJECT SITE

MIXED USE LAND

INTERSTATE I-10 & 395TH AVE, TONOPAH AZ 85343



Subject to:	Approx. Distance	Approx. Drive Time
Oakland	690.9 mi	11 hr
Long Beach	332.2 mi	6 hr
San Diego	339.9 mi	5 hr
Las Vegas	279.3 mi	4.5hr
Nogales	229.9 mi	3.5 hr
Denver	862.6 mi	13.5 hr
El Paso	481.2 mi	7 hr
Houston	1,227.2 mi	17.5 hr

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LOCAL TRAVEL TIMES FROM SUBJECT SITE

MIXED USE LAND

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LOCAL DISTRIBUTION CENTERS

MIXED USE LAND

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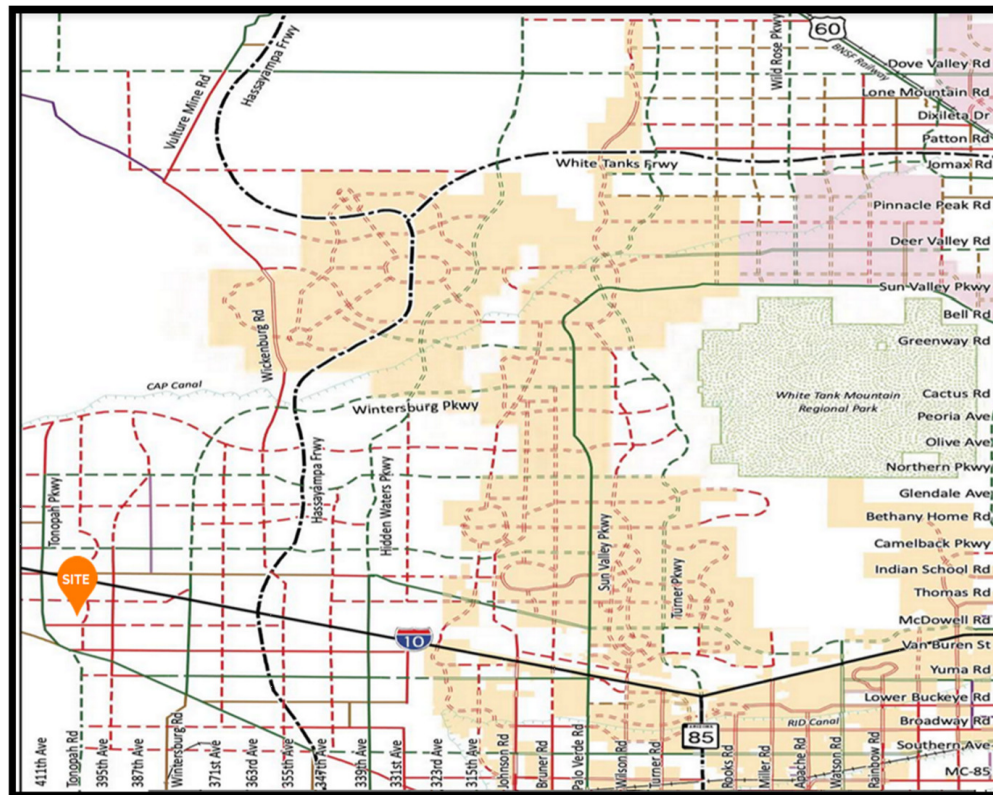
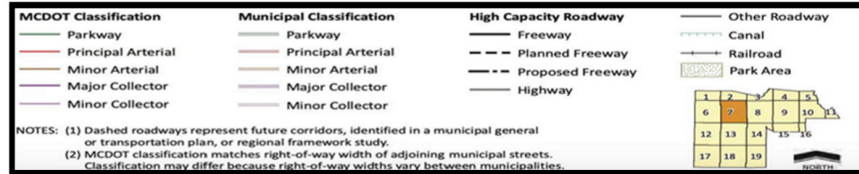
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MAJOR STREETS & ROUTES PLAN

INTERSTATE I-10 & 395TH AVENUE, TONOPAH, AZ 85354

MIXED USE LAND

Maricopa County Major Streets & Route Plan



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HIGHWAY 11 "AMERICA'S SMART HWY"

MIXED USE LAND

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KEY EMPLOYERS IN THE VALLEY

INTERSTATE I-10 & 395TH AVE TONOPAH, AZ 85354

MIXED USE LAND

KEY EMPLOYERS IN THE VALLEY

Amazon 5,880	American Express 7,603	Apollo Group Inc 11,000	Arizona State University 18,500
AVNET 15,000	Bank of America 13,300	Banner Health 50,000	Freeport-McMoran Copper & Gold 7,550
Grand Canyon University 6,977	Honeywell 6,600	Honor Health 13,000	INTEL 13,000
JP Morgan Chase & Co. 10,600	Luke Air Force Base 7,840	Maricopa County 12,792	MAYO Clinic 7,100
Motorola 6,000	ON Semi 36,000	Phoenix Sky Harbor 50,000	Raytheon 10,000
State of Arizona 49,800	TSMC 12,000	Walmart 38,309	Wells Fargo 13,308

• Information provided by Phoenix Relocation Guide

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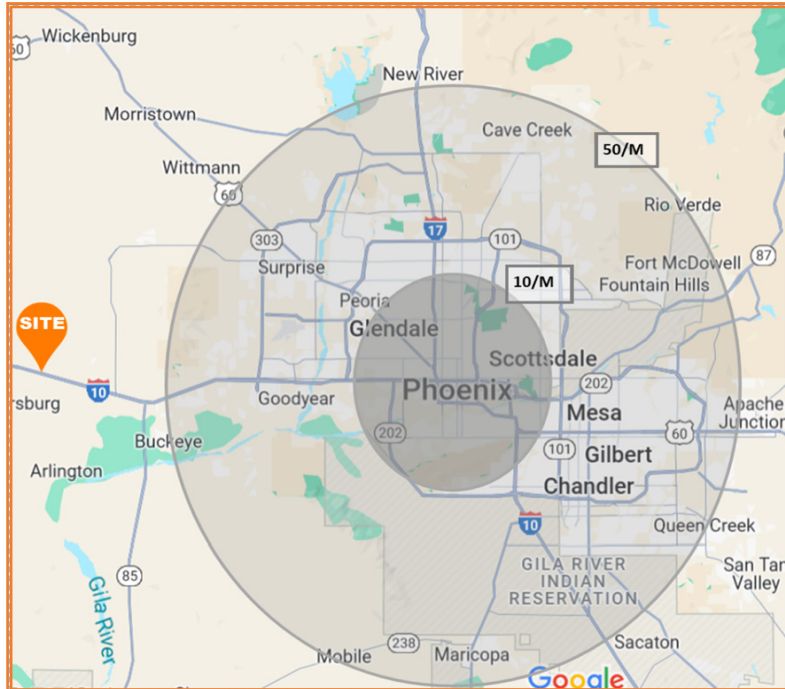
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METRO PHOENIX DEMOGRAPHICS

MIXED USE LAND

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METRO PHOENIX AREA	
Population	4,948,203
Median Age	37.6
Households	1,863,295
Employed Residents	2,220,140
Median HH Income	\$75,731

Traffic >>

Collection Street	Cross Street	Traffic Vol	Last Measured	Distance
I 10	N 403rd Ave E	29,377	2022	0.45 mi
Frontage Rd	N 411th Ave NW	455	2024	0.98 mi
Not Available	Not Available No	2,467	2020	1.03 mi
I-10 Exit 94 C-Ramp	N 411th Ave NW	1,926	2020	1.12 mi
I-10 Exit 94 G-Ramp	N 411th Ave	2,003	2024	1.12 mi
Indian School Road	N 411th Ave NW	463	2025	1.12 mi
411th Ave	I- 10 N	2,380	2024	1.16 mi
North 411th Avenue	W Osborn Rd S	2,377	2021	1.16 mi
North 411th Avenue	I- 10 N	2,268	2025	1.16 mi
N 411th Ave	I- 10 N	1,045	2025	1.16 mi

Made with TrafficMetrix® Products

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