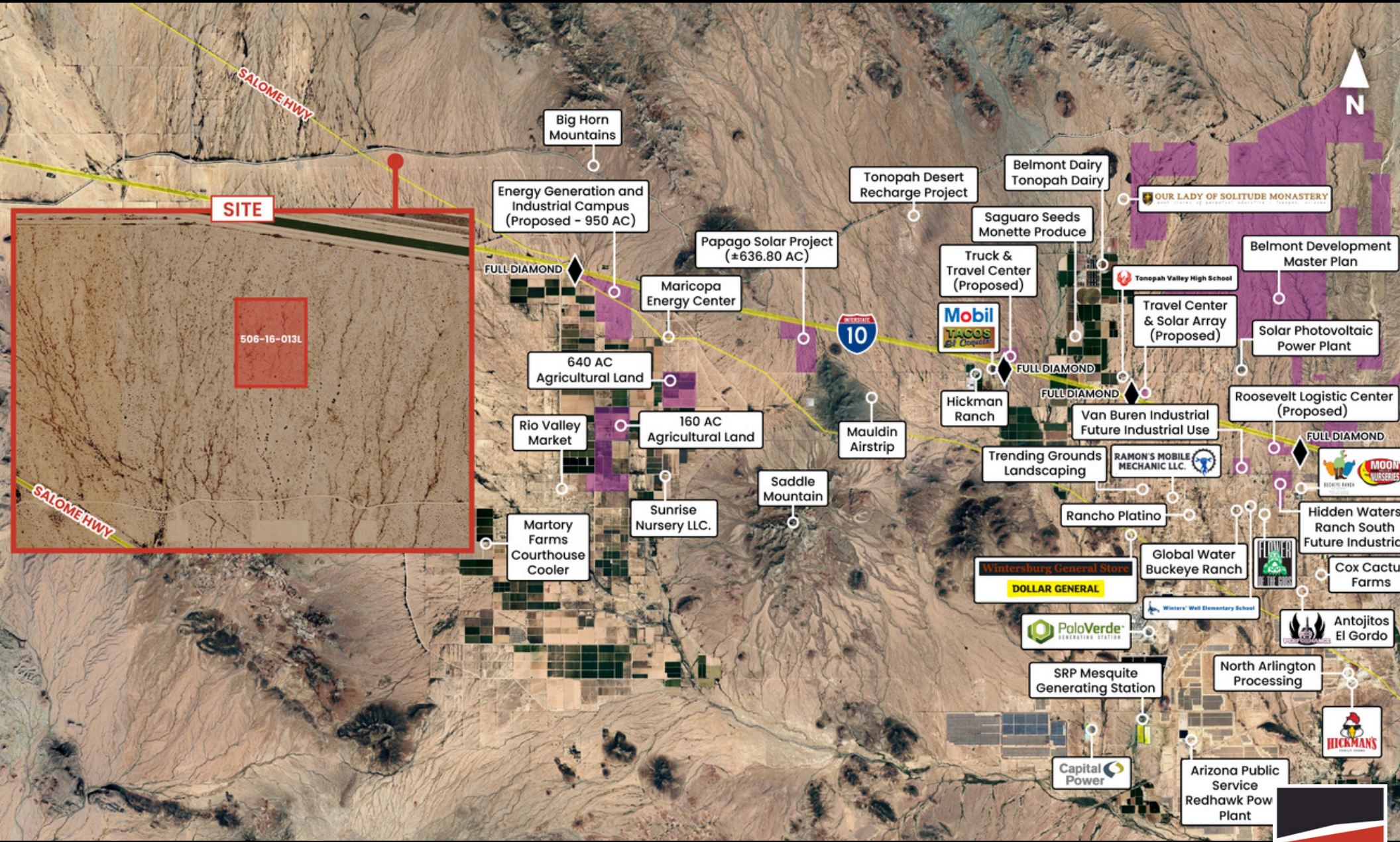


TONOPAHA LAND - ±10 AC

506-16-013L | TONOPAHA, AZ 85354



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CEO - Designated Broker
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bjz@roiproperties.com

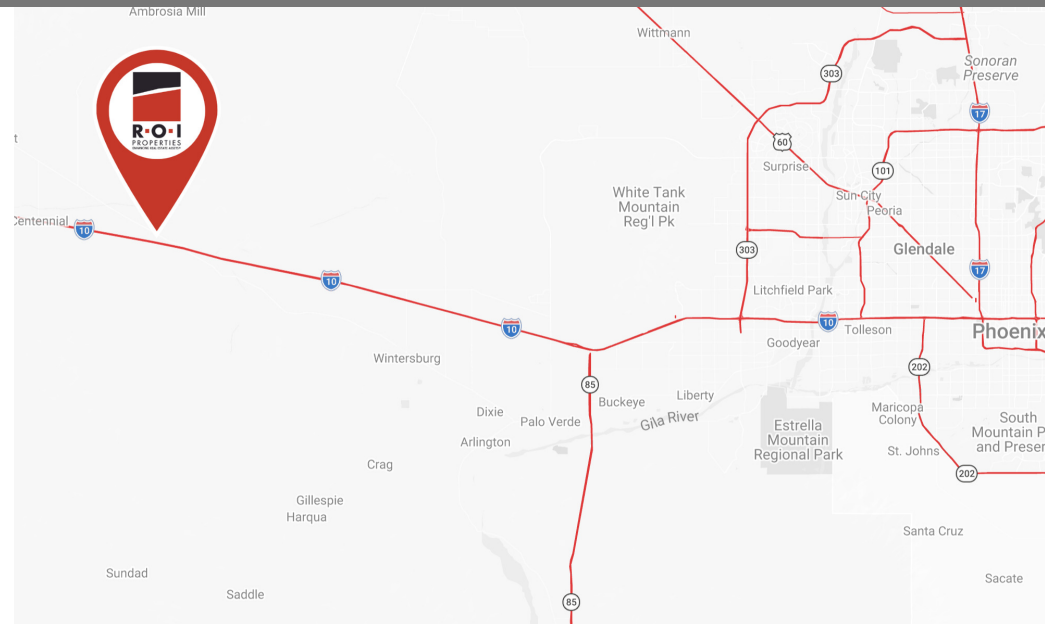
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SPECULATIVE INVESTMENT OPPORTUNITY WITH STRONG APPRECIATION POTENTIAL FOR SALE



OFFERING SUMMARY

Sale Price:	\$45,000
Price / AC:	\$4,469/AC
Lot Size:	10.07 AC / 438,805 SF
APN:	506-16-013-L
Zoning:	R-150

PROPERTY OVERVIEW

The subject property consists of approximately 10.074 acres of vacant land located in Tonopah, Arizona, roughly half a mile north of Salome Highway and just south of the Arizona Canal. The parcel is zoned for residential use and is not located within a designated floodway, making it a potential candidate for future development.

Situated in the far West Valley of the Phoenix metropolitan area, Tonopah is widely recognized as a long-term growth corridor driven by the continued expansion of the Greater Phoenix region. While the immediate area remains largely undeveloped, this characteristic positions the property as a speculative investment opportunity with potential for significant appreciation as infrastructure and residential demand continue to push westward.

PROPERTY HIGHLIGHTS

- Large parcel with potential for future subdivision or residential development
- Located approximately 0.5 miles north of Salome Highway
- Minimal surrounding development, offering long-term upside potential

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R.O.I. PROPERTIES

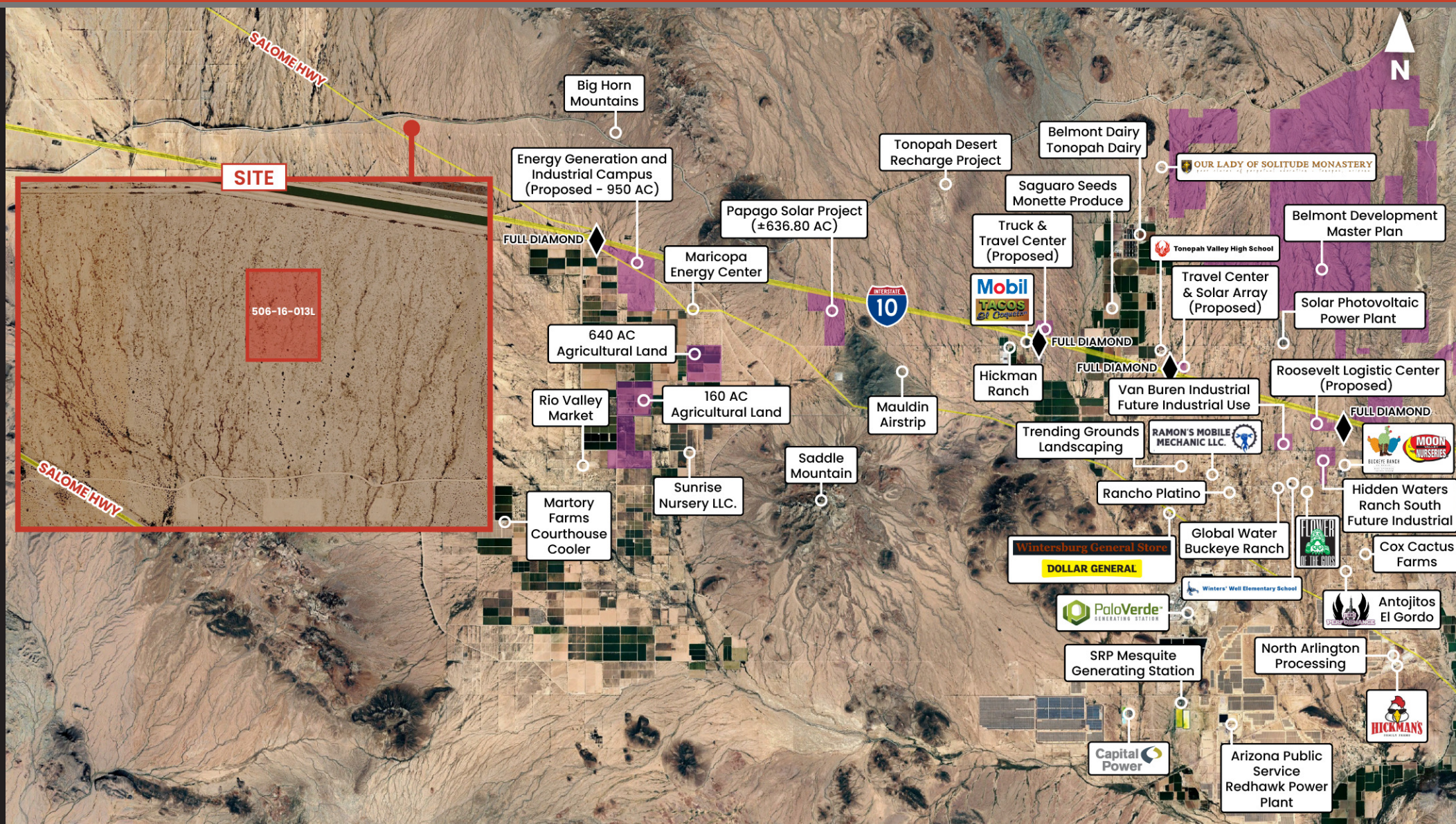
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REGIONAL ACCESS & GROWTH CORRIDOR

FOR SALE



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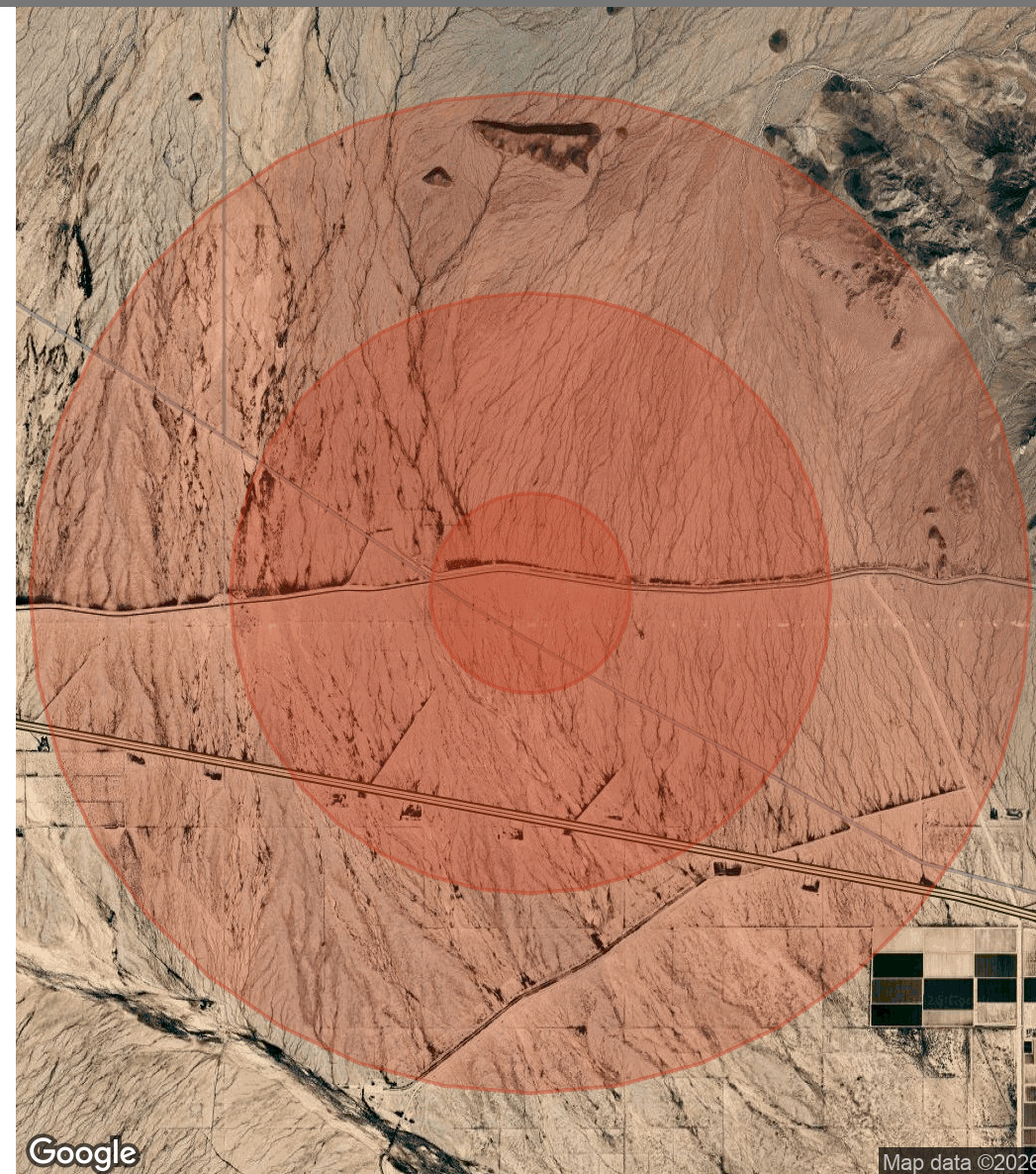


DEMOGRAPHIC SUMMARY

FOR SALE

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14	146	546
Average Age	54.2	49.0	45.3
Average Age (Male)	49.2	44.7	41.8
Average Age (Female)	59.5	53.4	48.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5	57	208
# of Persons per HH	2.8	2.6	2.6
Average HH Income	\$81,139	\$68,369	\$70,253
Average House Value	\$311,364	\$289,683	\$284,535



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