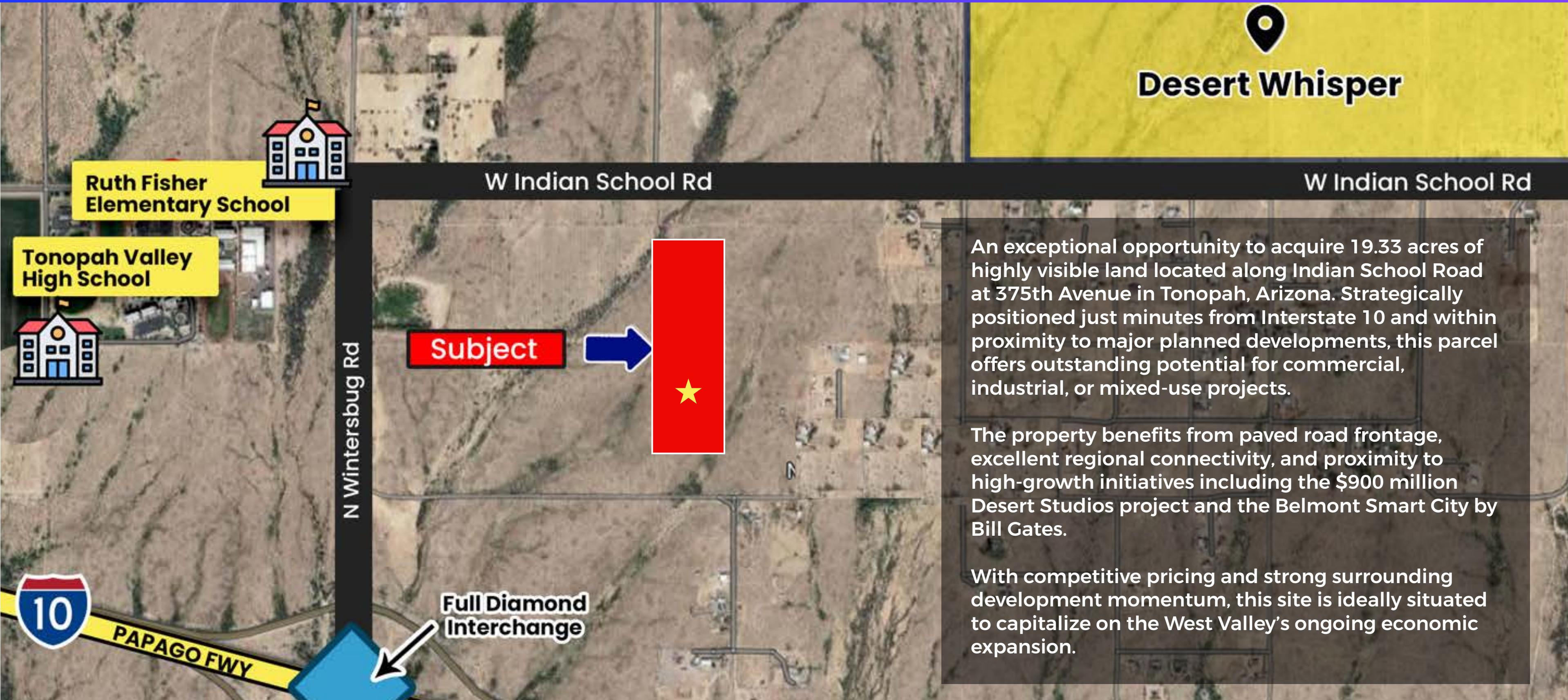


# ±20 ACRES PRIME LAND FOR SALE



**Joe Dodani**  
**Land Guru**



- Associate Broker
- Certified Land Sales Expert
- Master Certified Negotiation Expert



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# EXECUTIVE SUMMARY

**Location** : On W.Indian School Road and N. Wintersberg Road, Tonopah Arizona

**Current Zoning** : R43   **Acres**: 19.33   **APN**: 506-40-021C

**Price** : \$1,159,800   **R43 Zonning as is** \$60k/Acre   **Commercial Zoning** >\$100k/Acre

**Location Advantages**

- Minutes from I-10 and future I-11 Highway Corridor
- Next to Tonopah High School - great visibility and traffic
- Located in West Tonopah's rapidly growing investment zone

**Surrounding Development**

- Adjacent to \$900M Desert Movie Studios project
- Close to Belmont Smart City (Bill Gates-backed master plan)
- Across from Desert Whisper Master Planned Community
- Near solar energy zones and utility-scale projects

**Investment Potential**

- High upside with rezone to commercial or industrial
- Ideal for logistics, storage, energy, or mixed-use development
- Surrounded by multi-million dollar land acquisitions and infrastructure

**Regional Significance**

- Tonopah lies on the Phoenix-Los Angeles corridor via I-10
- Buckeye nearby is one of the top 10 fastest-growing U.S. cities
- I-11 planned to link Mexico to Canada, boosting industrial flow

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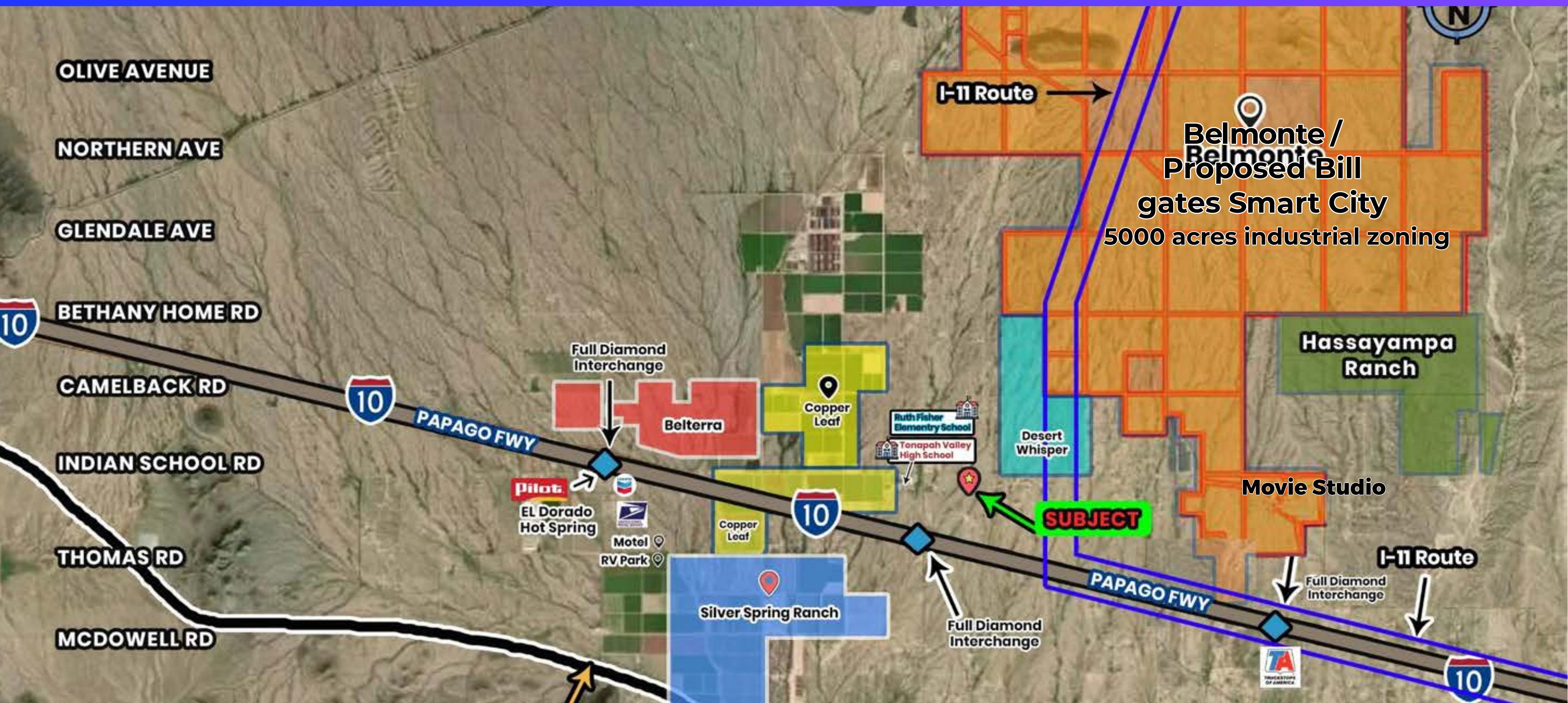


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# TONOPAH DEVELOPMENT MAP



# Joe Dodani

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# TONOPAH RESOURCES & ARTICLES

- \$900M Movie Studio Project Moving Ahead in West Valley - AZBEX for more info
- Belmont Industrial Development Update- [bizjournals.com](http://bizjournals.com)
- Tonopah Site Could Become Industrial Hub - AZBEX for more info
- 2800 Acres Solar Project & other larger Solar Plants are coming to Tonopah
- Highway I-11, connecting Arizona, Nevada, Canada, and Mexico, will pass through 363rd avenue in Tonopah. I-11 & Intermountain West Corridor Study ([i11study.com](http://i11study.com)) for more info
- Tonopah is strategically located along the I-10 corridor en route to Los Angeles, just west of Buckeye—one of the nation's fastest-growing cities and ranked among the top 15 for population growth over the past decade.
- Commercially viable properties in Tonopah offer comparable potential to those in nearby Buckeye, where commercial land values range from \$300,000 to over \$1 million per acre.
- The area around I-10 and 411th Avenue—often referred to as Tonopah's central corridor—is experiencing growth on both the north and south sides of the interstate. Notably, two new truck stops are currently under development north of 411th Avenue, signaling increased commercial momentum in this strategic location.

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