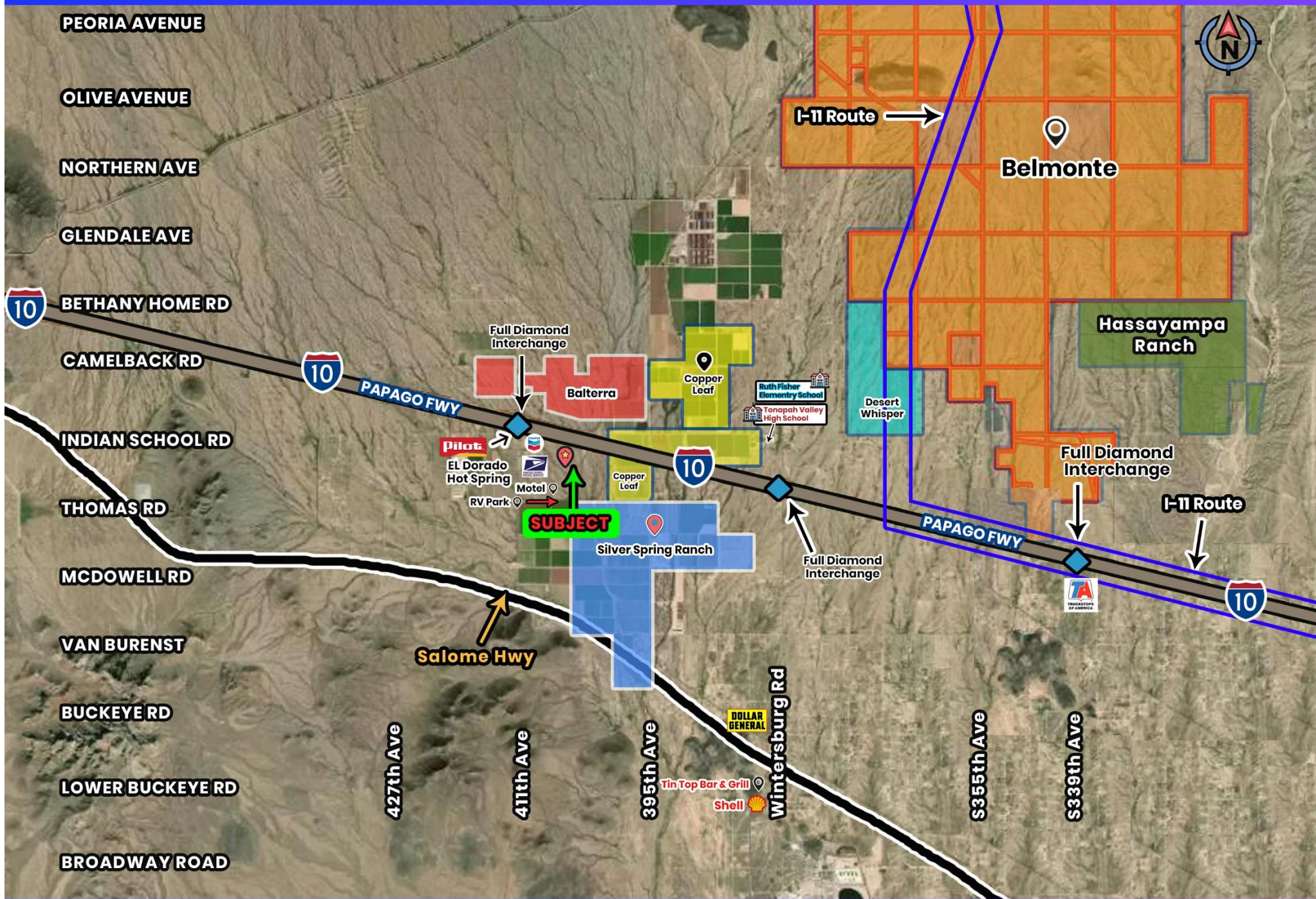


121 Acres, SEC 411TH AVENUE & I-10



- Tonopah Downtown (Pilot Truck Stop, Post Office, Motel and much more)
- Frontage on Indian School, I10 and Paved 411 ave
- Land use concept Commercial, Office, Industrial
- Close to Belmonte/Bill Gates Smart City proposed land
- Close to Desert Whisper Master Plan and Tonopah High School
- Close to proposed I-11 Hwy
- In county commercial Zone Planning
- 121 Acres - Price: \$7,260,000 (\$60,000 per acre)
- APN# 506-34-013, 506-34-032A, 506-34-034A

121 Acres, SEC 411TH AVENUE & I-10



BELMONTE - CITY OF FUTURE

Belmont is a proposed planned city in the Phoenix metropolitan area of Arizona, United States. The development, a partnership between billionaire philanthropist Bill Gates and local real estate investors, will be a "smart city" designed around emerging technologies. It is located in the West Valley area, along Interstate 10 near Tonopah



I-11-CONNECTING CANADA & MEXICO

In the summer of 2014 the Arizona and Nevada Departments of Transportation completed the two- year Interstate 11 (I-11) and Intermountain West Corridor Study. Congress recognized the importance of the portion of the Corridor between Phoenix and Las Vegas and designated it as future I-11 in the recent transportation authorization bill, Moving Ahead for Progress in the 21st Century Act (MAP-21). The study included detailed corridor planning of a possible interstate link between Phoenix and Las Vegas, and high-level visioning for extending the corridor south to Mexico and potentially north to Canada.

WHY TONOPAH, WEST PHOENIX, ARIZONA

- Located on I-10 Hwy on the way to Los Angeles, CA
- Bill Gates is planning to build a Smart City in Tonopah
- Many of the properties in Tonopah fall under Opportunity Zone Some of the largest Solar Plants are in Tonopah
- just 47 miles away, 43 minutes drive from Phoenix airport
- Highway I-11 Connecting Arizona, Nevada, Canada, and Mexico will pass through Tonopah
- Buckeye, Az one of the fastest-growing top 15 cities in terms of growth through out last decade

Jawahar “Joe” Dodani
Land Guru

Associate Broker

Certified Land Sales Expert

Master Certified Negotiation Expert



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