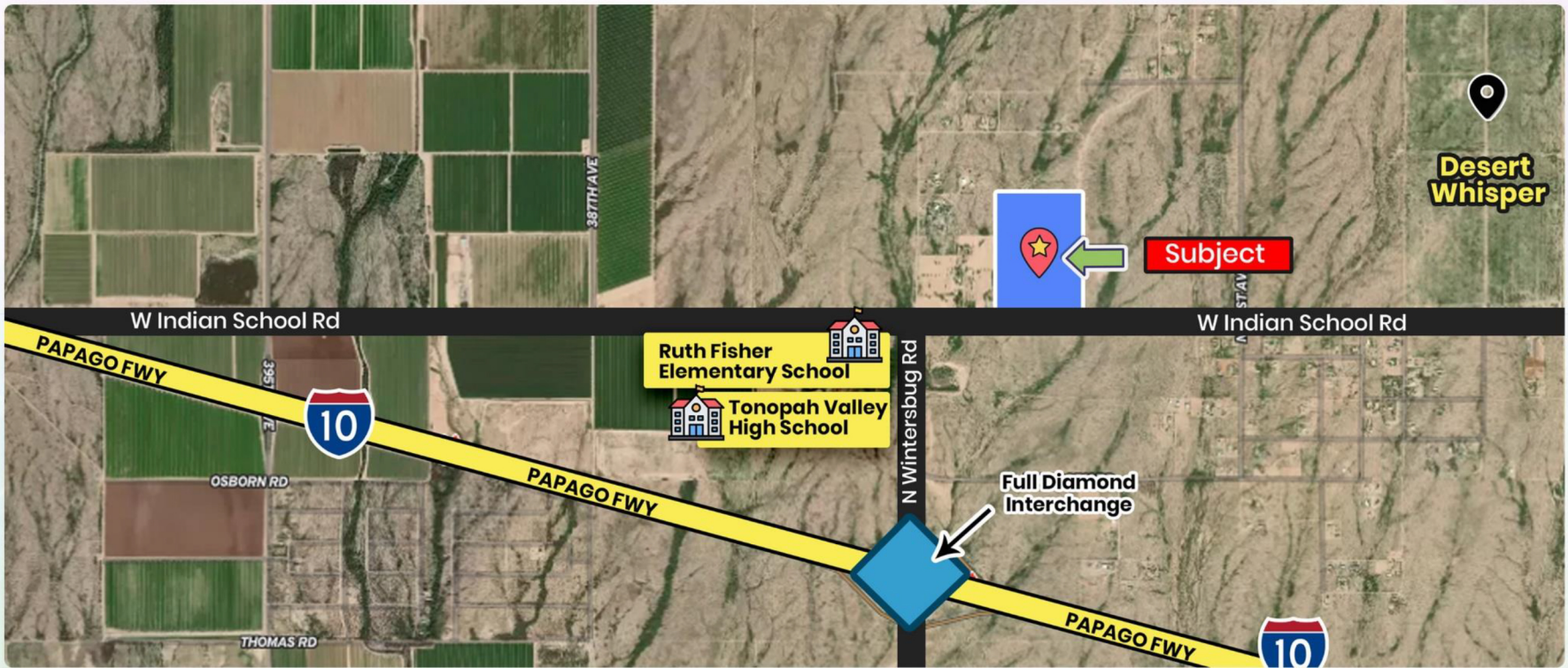
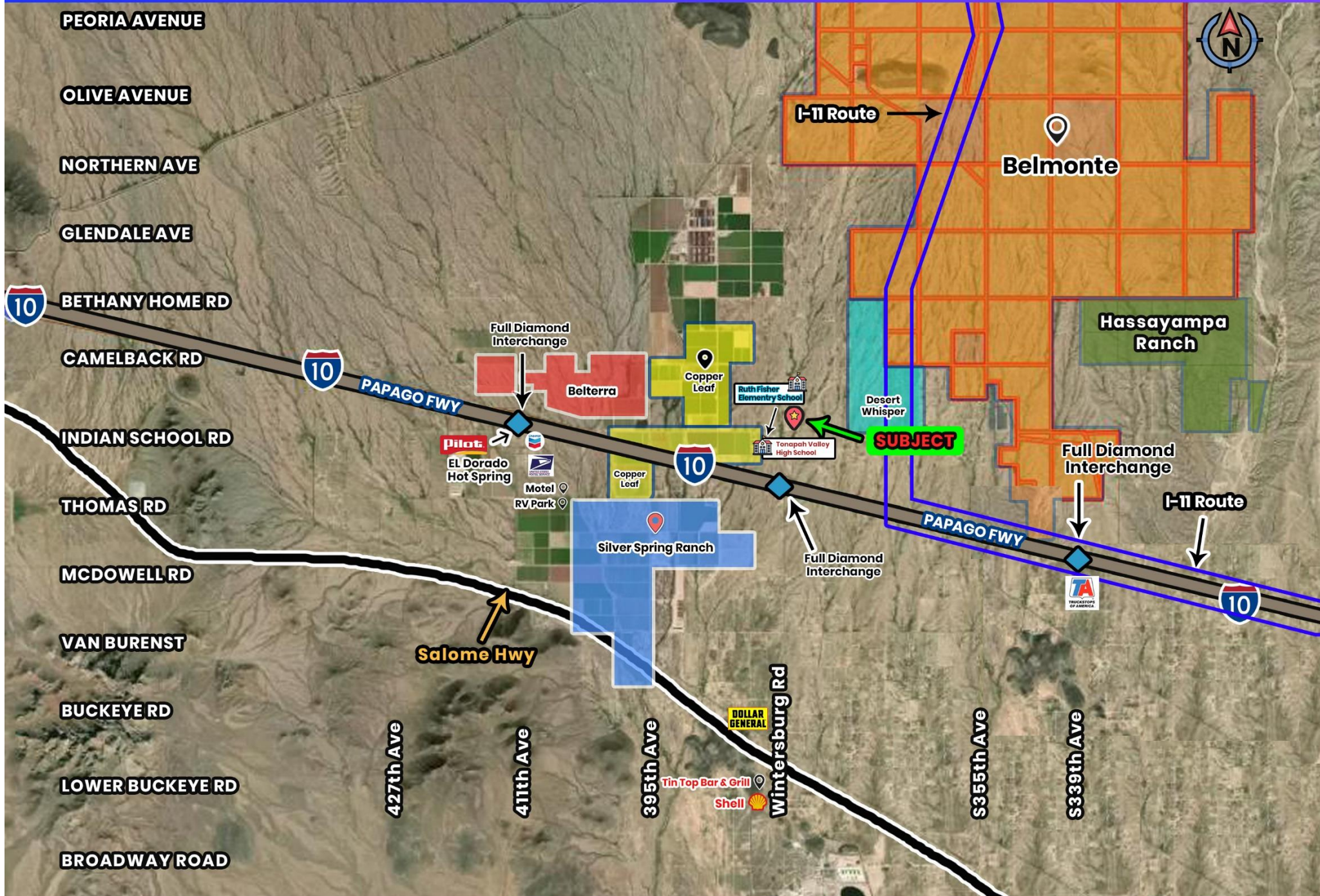


56 Acres with Indian School Road Frontage



- Paved Indian School Road Frontage, just a block away from Tonopah High School. Not far from Tonopah Downtown.
- close to I10 on 379 ave exit
- Next to master planned community like Desert Whisper (see preliminary plat in the documents)
- Surrounded by Belmonte/ Bill Gates 25, 000 acres for future "Smart City", Hassayampa Ranch (HR) and Sierra Nigra Ranch (SN)- Future master planned communities.
- Commercial potential property
- Commercial properties in Buckeye just 10 to 15 miles east are going from \$100,000 per acre to hundreds of thousands per acre
- 55.8 acres, Price \$1,953,000 (\$35,000 per acre)
- APN# 506-39-012A

56 Acres with Indian School Road Frontage



56 Acres with Indian School Road Frontage

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.

56 Acres with Indian School Road Frontage

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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