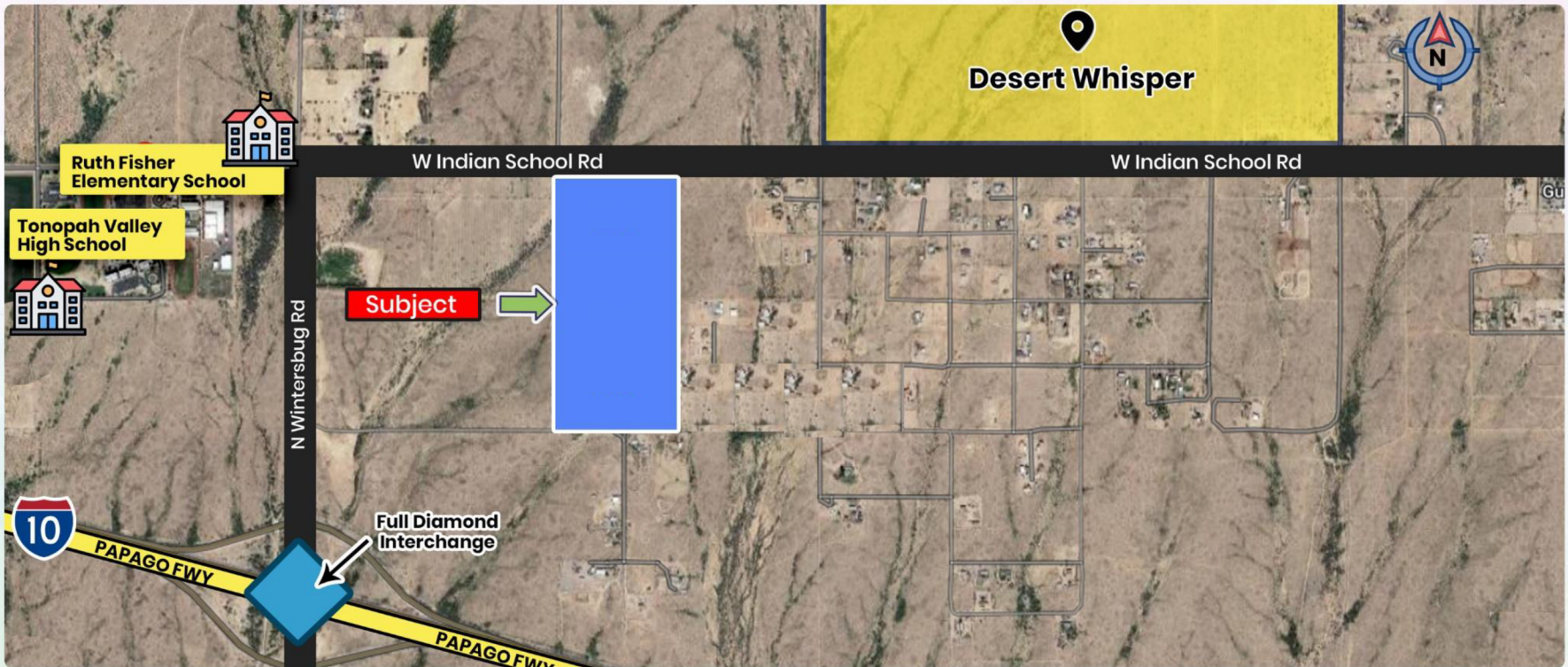


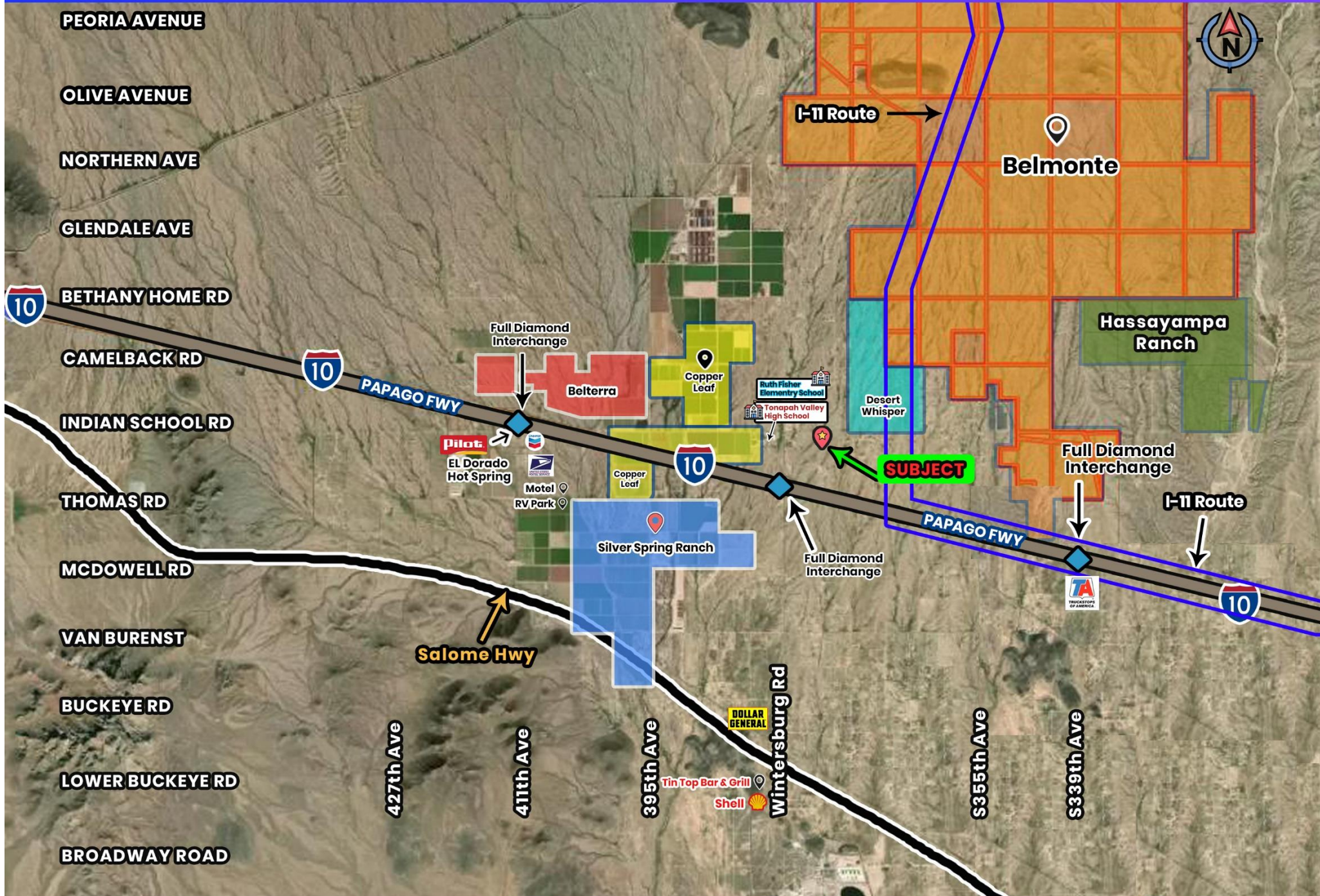
# 60 Acres with Indian School Road Frontage



- Paved Indian School Road Frontage, just east of Wintersburg Road, a major exit
- Next to Tonopah High School
- Close to Belmonte Master Plan/Bill Gates Proposed Smart City
- Across from Desert Whisper Master Plan
- Close to proposed I-11 Hwy
- Commercial/Industrial Potential
- 60 acres, Price \$2,100,000 (\$35,000 per acre)
- APN# 506-40-021



# 60 Acres with Indian School Road Frontage





# 60 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.

# 60 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



 [www.westvalleyland.com](http://www.westvalleyland.com)

 [joe@westvalleyland.com](mailto:joe@westvalleyland.com)

 480-200-7127

 8989 E Via Linda, #117A Scottsdale, Arizona 85258