

### 40 Acres- 411th & Glendale

Tonopah, AZ

SUBJECT Glendale Ave N411th Ave 0.25 0.5 Miles

- > Size: 40.1 Acres
  - > **Zoning:** RU-43
  - > **Price:** \$240,000 (\$6,000/acre)
  - > Comments:
  - ✓ Extremely cheap price per acre with huge upside potential.
  - ✓ Ability to control large acreage position fronting a section line road.
  - ✓ In immediate proximity to multiple massive master planned communities including the 24,000-acre Belmont and 37,000-acre Teravalis.

### Great Investment Opportunity | Exclusively Available

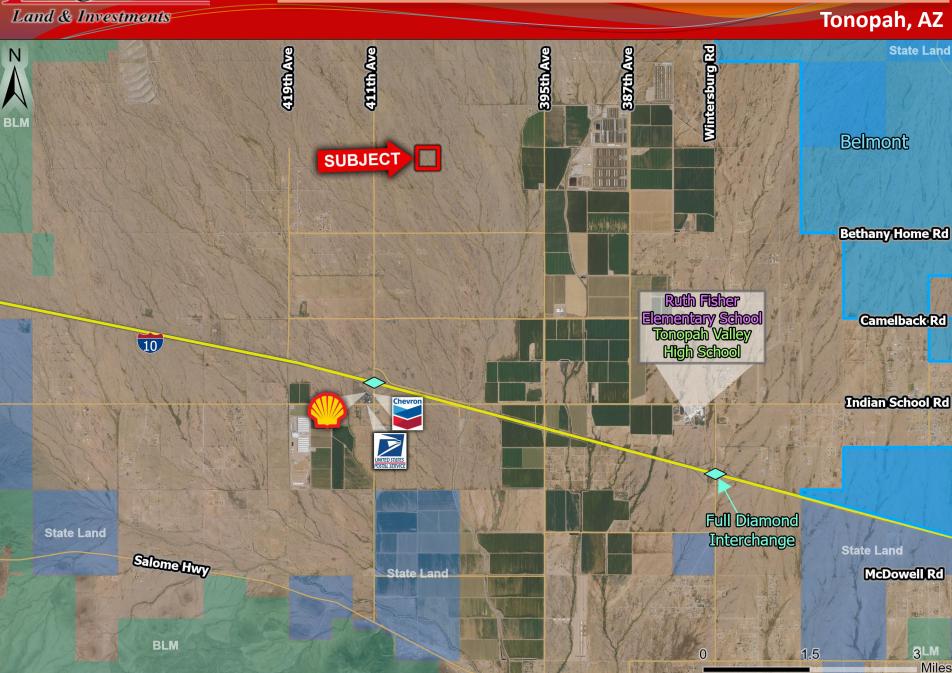
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#### JOE WERNER

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Land & Investments Tonopah, AZ Teravalis BLM **State Land** 4TITth Ave BLM 419th Ave 395th Ave 387th Ave Belmont **SunValley Pkwy** 11 Bethany Home Rd State Land Camelback Rd 10 **Indian School Rd** Tonopah Salome Hwy State Land Full Diamond Interchange State Land Salome Hwy McDowell Rd Van Buren St **355th Ave Buckeye Rd** DOLLAR GENERAL 339th Ave BLM **Lower Buckeye Rd** BAR & BRILL Stage Stop RV Park **Broadway Rd** PaloVerde