



- **Location:** 403rd Avenue and Interstate-10 in Tonopah, AZ
- **APN:** 506-45-023E
- **Size:** +/- 82 acres
- **Taxes:** \$1,470.84 (2021)
- **Price:** Submit offers
- **Terms:** Cash, submit on terms.
- **Comments:**
 - Nearly 1,000' of freeway frontage on Interstate-10.
 - Well positioned for growth located just off the 411th Avenue interchange, which has the highest density of commercial users in Tonopah.
 - Also located just minutes from Bill Gates' master planned "Smart City" known as, *Belmont*.
 - Excellent investment or 1031 exchange.
 - ZERO FLOODPLAIN IMPACT.

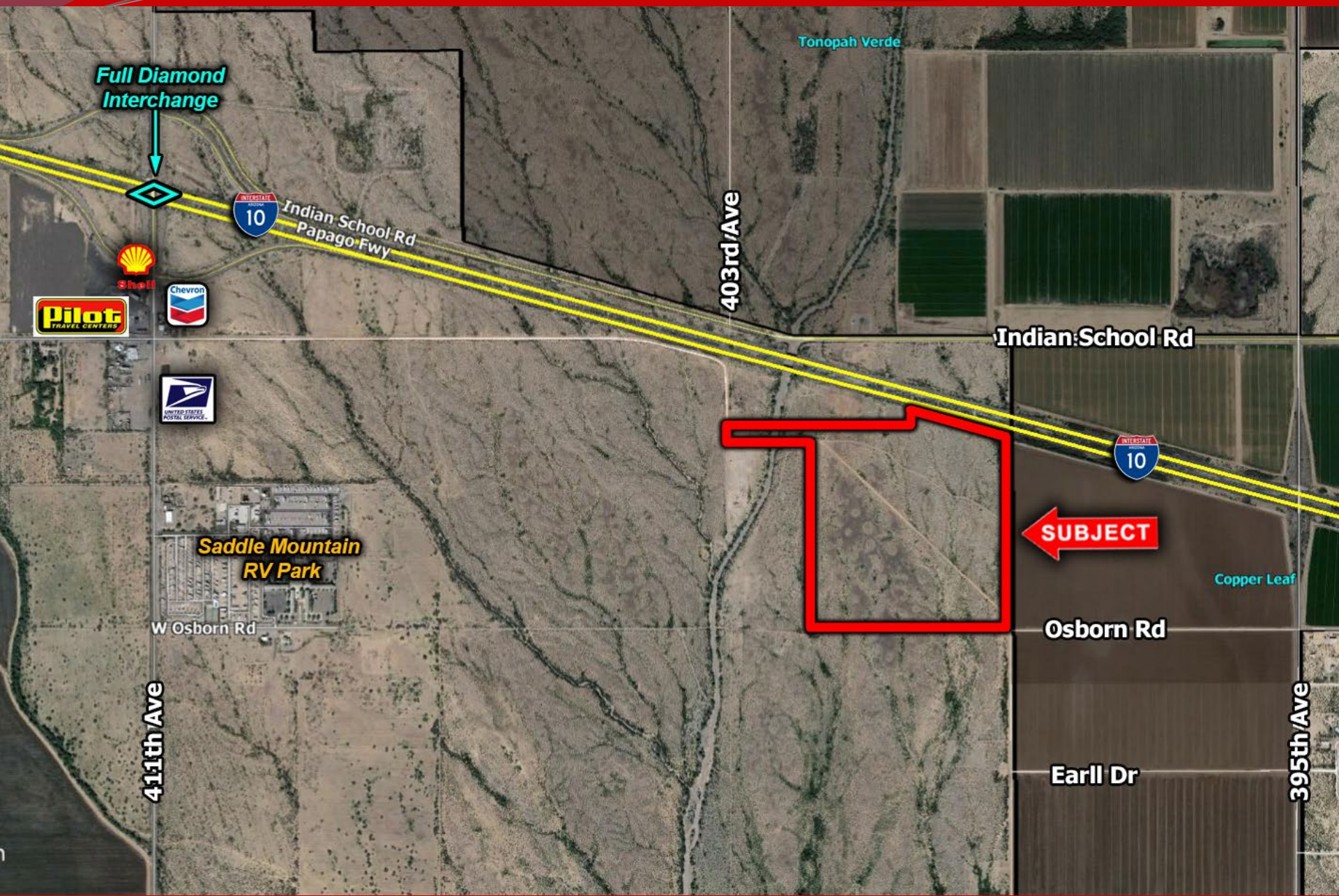
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Full Diamond
Interchange

Tonopah Verde

403rd Ave

Indian School Rd
Papago Fwy

Indian School Rd

INTERSTATE
10

SUBJECT

Copper Leaf

Osborn Rd

Earll Dr

395th Ave

411th Ave

Saddle Mountain
RV Park

W Osborn Rd

