

Prime Potential Commercial Land Opportunity (20 to 155 acres)



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EXECUTIVE SUMMARY

Location Advantages:

- Half mile Frontage on paved Indian School Road and half mile frontage on paved 395th Avenue
- Very close to Interstate 10 (I-10); 395th Avenue crosses over I-10
- Only 1–2 miles to 41st Avenue, a major upcoming commercial hub
- Close to Tonopah Downtown amenities including Pilot Truck Stop, gas stations, post office, motel, and large RV park

Surrounding Development:

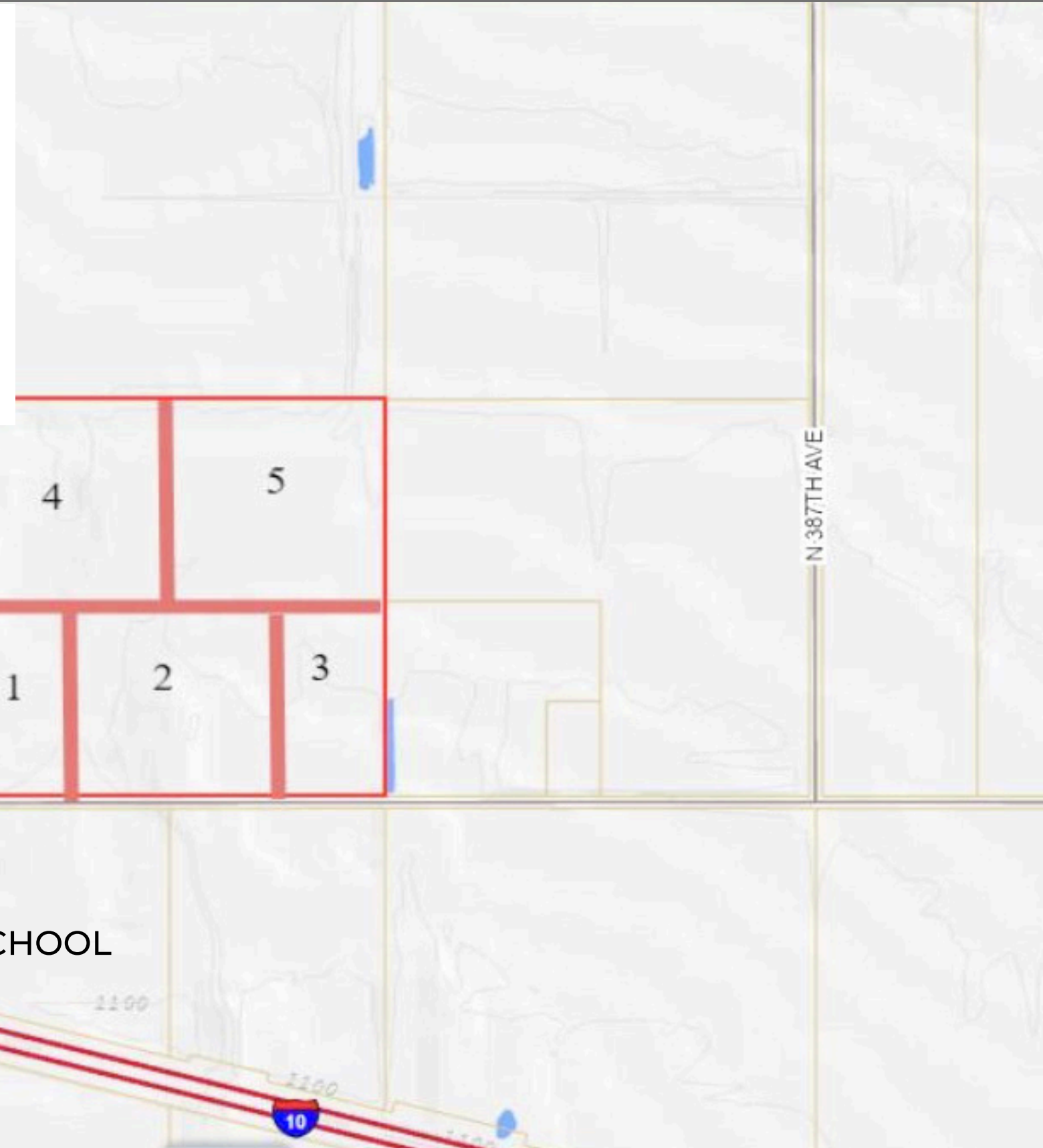
- \$900 Million Desert Movie Studio Project proposed nearby.
- Bill Gates' Smart City (Belmont) development close by.
- Growing master-planned communities and logistics projects.
- Zoning approved 2026, New Desert Mega Studio, 1500 acres.

Investment Potential:

- Strong commercial potential with rezoning.
- Future value appreciation driven by truck stops, movie studio, and smart city development.
- Affordable entry pricing with high potential upside.
- Strategic location for logistics, commercial, and residential
- Near major transportation arteries including I-10/ proposed I-11
- Part of the expanding West Valley corridor west of Buckeye.

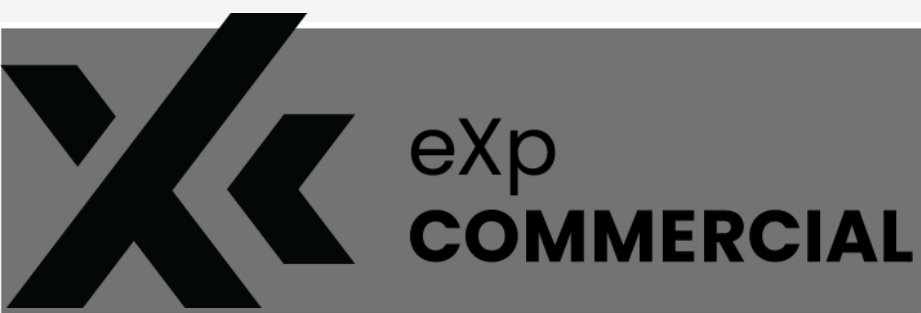
5 Lots 155 Acres Property MAP

Lot	Size (Acres)	Zoning	Price (Current R-43/ Commercial Potential)	Price (With + + Commercial Zoning)	Notes
Lot 1	20 ⁺	R-43	\$50,000/acre	\$90,000/acre	SW Corner
Lot 2	40	R-43	\$35,000/acre	\$70,000/acre	
Lot 3	20	R-43	\$40,000/acre	\$80,000/acre	SE Corner
Lot 4	40	R-43	\$25,000/acre	\$90,000/acre	NW Corner
Lot 5	40	R-43	\$20,000/acre	\$80,000/acre	NE Corner



⁺ Listing is for Lot-1

+ + Minimum Cmmercial Pricing

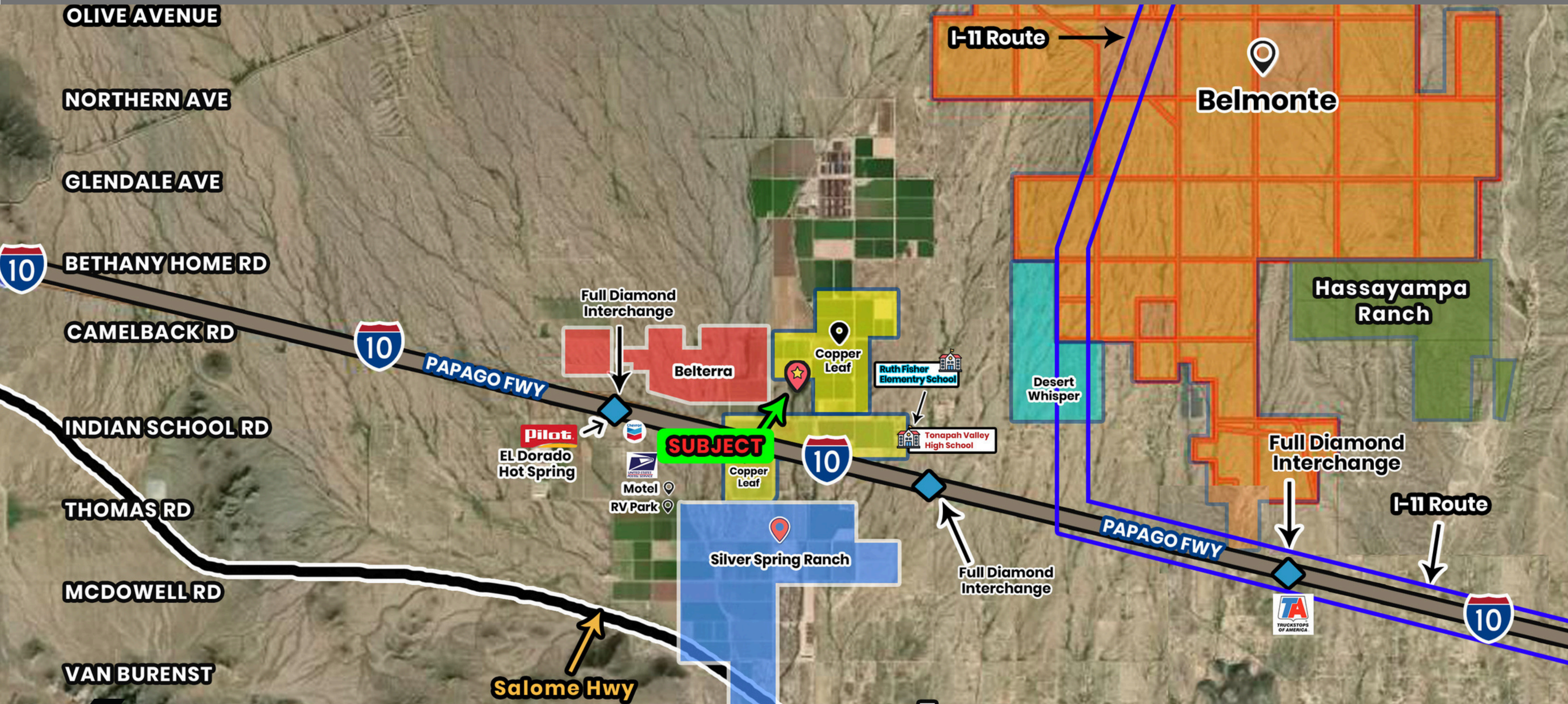


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Tonopah Master MAP



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TONOPAH DEVELOPMENT HIGHLIGHTS

Industrial • Infrastructure • Power • Community

SEPTEMBER 2026

01 NEW DESERT MEGA STUDIO

1,500-acre studio vision. Zoning approved Sept. 2026; groundbreaking expected in 1-2 years.

[SOURCE: Forbes >](#)

03 HASSAYAMPA RANCH

1,687 acres rezoned for light industry, with potential data-center and energy-campus uses.

[SOURCE: Maricopa County >](#)

05 TEN WEST LINK

125-mile, 500-kV line operating since June 2024; pathway supports over 3,000 MW of clean power.

[SOURCE: California ISO >](#)

07 HARQUAHALA ENERGY CAMPUS

917-acre site near 499th Ave. and Camelback Rd., with energy and industrial land-use approvals.

[SOURCE: Maricopa County >](#)

09 COMMERCIAL GROWTH

Truck stops and RV park activity; select commercial land cited at \$250,000-\$500,000 per acre.

[Local market update](#)

02 BELMONT / BILL GATES

About 5,000 acres redesignated Heavy Industrial; Belmont 1080 received IND-3 zoning.

[SOURCE: Maricopa County >](#)

04 FUTURE INTERSTATE 11

Build Alternative selected. Future segments still need Tier 2 studies, funding and approvals.

[SOURCE: Arizona DOT >](#)

06 PAPAGO STORAGE

300 MW / 1,200 MWh. Operating since 2025 under a 20-year agreement with APS.

[SOURCE: Recurrent Energy >](#)

08 DESERT WHISPER

Approved 960.87-acre master plan: about 2,943 homes, plus employment, retail and open space.

[SOURCE: Maricopa County >](#)

10 WESTWARD GROWTH

Infrastructure, commercial activity and major development are extending from Buckeye toward Tonopah.

[Local market observation](#)

Click a project heading or source to open its reference. Items 09-10 are local market observations.

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Project status varies. Independently verify information before investment or development decisions.





JOE DODANI

THE LAND GURU

LAND
PEOPLE
OPPORTUNITY
FREEDOM

Associate Broker, eXp Commercial | ArizonaLandInvestors.com | GlobalInvestorCircle.com

CAREER HIGHLIGHTS

-  Associate Broker since 2002
-  25+ Years Arizona Real Estate Experience
-  eXp Commercial / eXp Realty since 2019
-  ICON Agent every year since joining eXp
-  RE/MAX Top 100 Worldwide | 2004–2005
-  RE/MAX Chairman's Club Award | 2004–2005

EXPERTISE

-  Certified Land Sales Expert
-  Due Diligence & Closing Support
-  Certified Master Negotiator
-  Group Land Investments
-  Land Acquisition & Negotiation
-  Strategic Subdivision



Private Tonopah Guidance

Schedule a private Tonopah land tour or a 30-minute consultation to explore current land opportunities and investment strategies.

[Schedule Now](#) 

Book Joe's 30-minute consultation.

LAND OPPORTUNITIES
CREATE BRIGHTER
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