

# Commercial Land Potential Adjacent to Proposed I-11 and Movie Studio Project



**Joe Dodani**  
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- Associate Broker
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# EXECUTIVE SUMMARY

## Location Advantages;

- Frontage directly on Paved Indian School Road.
- Touching the proposed I-11 Highway corridor.
- Excellent proximity to I-10 for major transportation access.

## Surrounding Development:

- \$900 Million Desert Movie Studio Project nearby (movie production campus).
- Just southwest of Bill Gates's Proposed Smart City (Belmont).
- Part of the larger West Valley's infrastructure, solar, and logistics expansion zones.
- Desert Whisper Master Plan: 960.7 acres near 373rd Avenue and Indian School

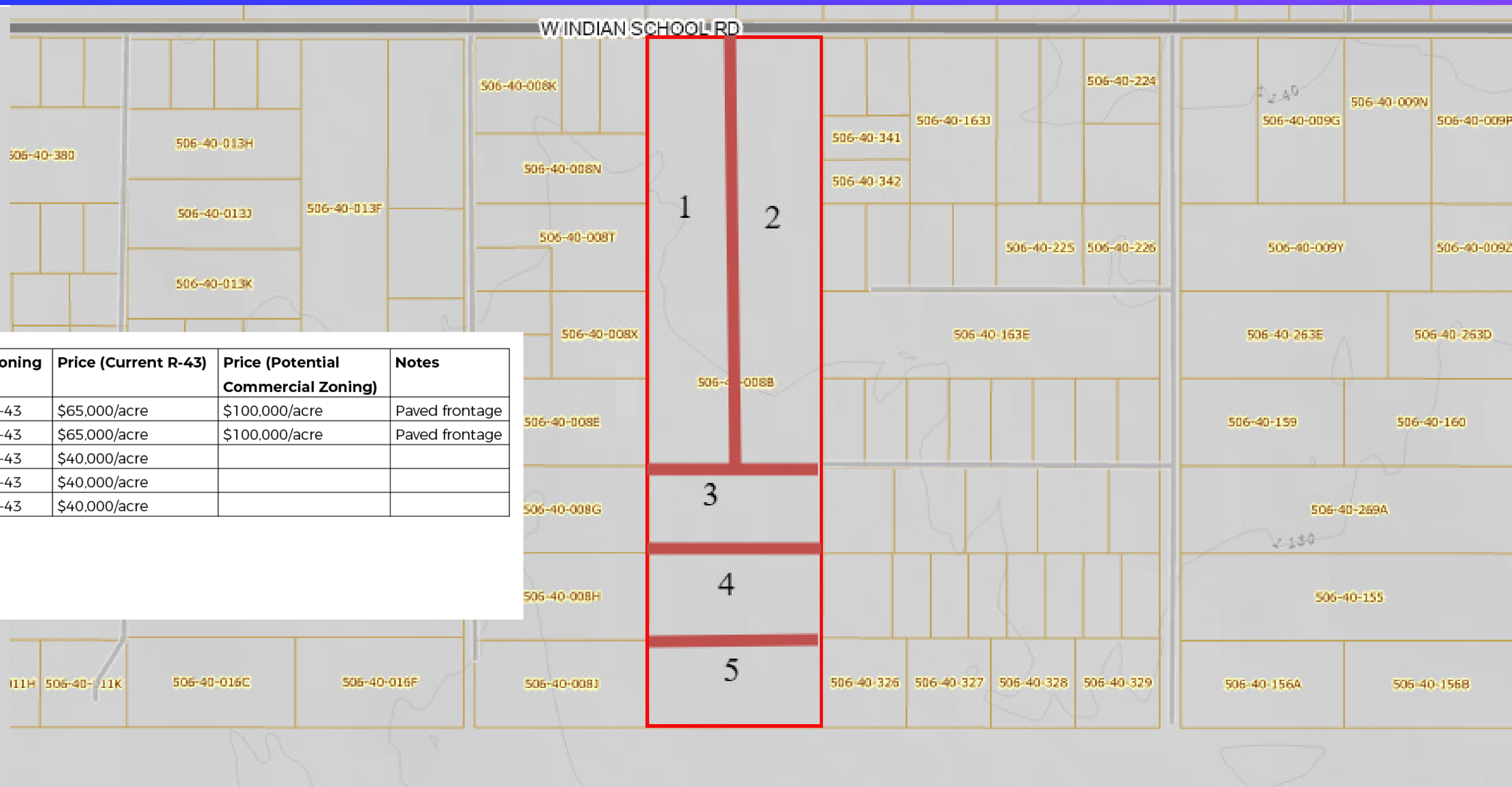
## Investment Potential:

- Strong commercial potential with current R-43 zoning.
- Active efforts by sellers to convert zoning to commercial.
- Price today: \$70,000/acre (R-43) or \$125,000/acre with commercial zoning approved.
- Significant upside as infrastructure is built out.

## Regional Significance:

- Tonopah positioned as a key growth and logistics hub west of Buckeye and the West Valley.
- Close proximity to major regional developments and transportation projects.
- Strong future growth driven by infrastructure expansion and development demand.

# 5 Lots 40 Acres Property MAP



Lot	Size (Acres)	Zoning	Price (Current R-43)	Price (Potential Commercial Zoning)	Notes
Lot 1	12.5	R-43	\$65,000/acre	\$100,000/acre	Paved frontage
Lot 2	12	R-43	\$65,000/acre	\$100,000/acre	Paved frontage
Lot 3	5	R-43	\$40,000/acre		
Lot 4	5	R-43	\$40,000/acre		
Lot 5	5	R-43	\$40,000/acre		

## Property Overview:

- APN: 506-40-008B
- Total Size: 39.5 Acres

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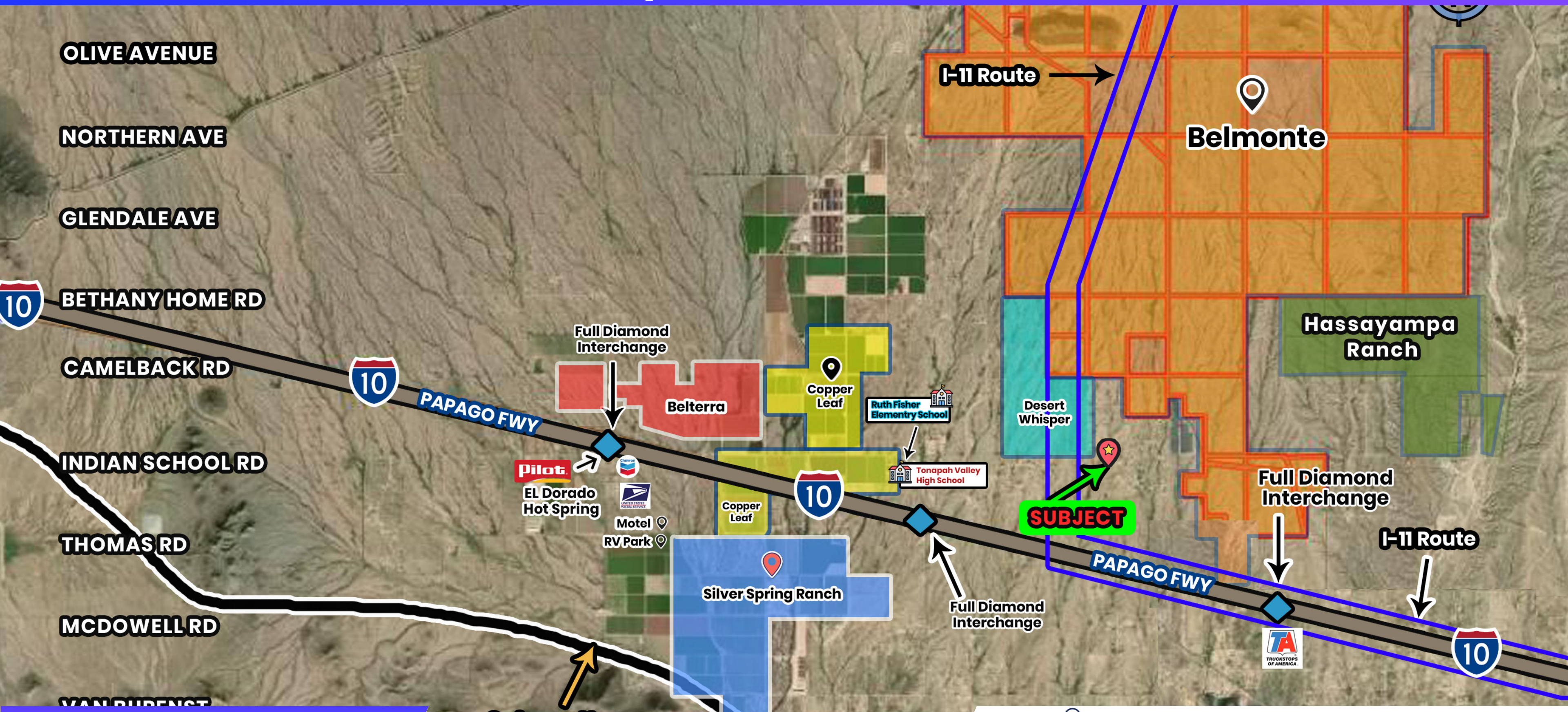
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# Tonopah Master MAP



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# Tonopah Resources & Articles

- \$900M Movie Studio Project Moving Ahead in West Valley - AZBEX for more info
- Belmont Industrial Development Update- bizjournals.com
- Tonopah Site Could Become Industrial Hub - AZBEX for more info
- 2800 Acres Solar Porject & other larger Solar Plants are coming to Tonopah
- Highway I-11, connecting Arizona, Nevada, Canada, and Mexico, will pass through 363rd avenue in Tonopah.I-11 & Intermountain West Corridor Study (i11study.com) for more info
- Tonopah is strategically located along the I-10 corridor en route to Los Angeles, just west of Buckeye—one of the nation’s fastest-growing cities and ranked among the top 15 for population growth over the past decade.
- Commercially viable properties in Tonopah offer comparable potential to those in nearby Buckeye, where commercial land values range from \$300,000 to over \$1 million per acre.
- The area around I-10 and 411th Avenue—often referred to as Tonopah’s central corridor—is experiencing growth on both the north and south sides of the interstate. Notably, two new truck stops are currently under development north of 411th Avenue, signaling increased commercial momentum in this strategic location.