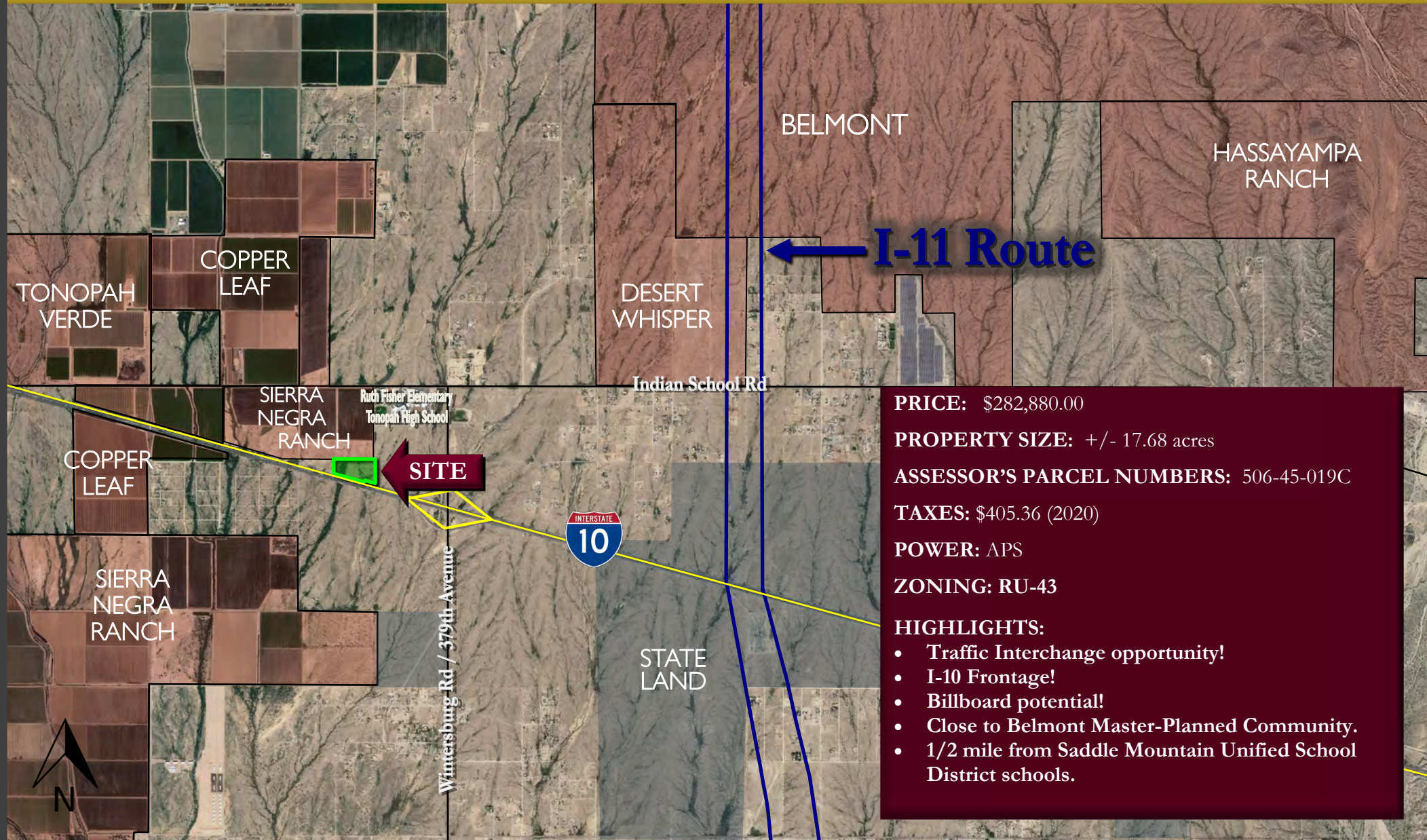


379TH AVENUE & INTERSTATE 10



PRICE: \$282,880.00
PROPERTY SIZE: +/- 17.68 acres
ASSESSOR'S PARCEL NUMBERS: 506-45-019C
TAXES: \$405.36 (2020)
POWER: APS
ZONING: RU-43
HIGHLIGHTS:

- Traffic Interchange opportunity!
- I-10 Frontage!
- Billboard potential!
- Close to Belmont Master-Planned Community.
- 1/2 mile from Saddle Mountain Unified School District schools.

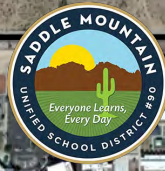


SCOTT TRUITT - DESIGNATED BROKER
8040 E MORGAN TRAIL, SUITE 22
SCOTTSDALE, ARIZONA 85258

OFFICE: 623-977-4900
MOBILE: 602-622-9099
FAX: 888-901-4243

TRUITT@WESTERNLANDCO.NET

Indian School Rd



Ruth Fisher Elementary
Tonopah High School

SIERRA
NEGRA
RANCH

Wintersburg Rd / 379th Avenue



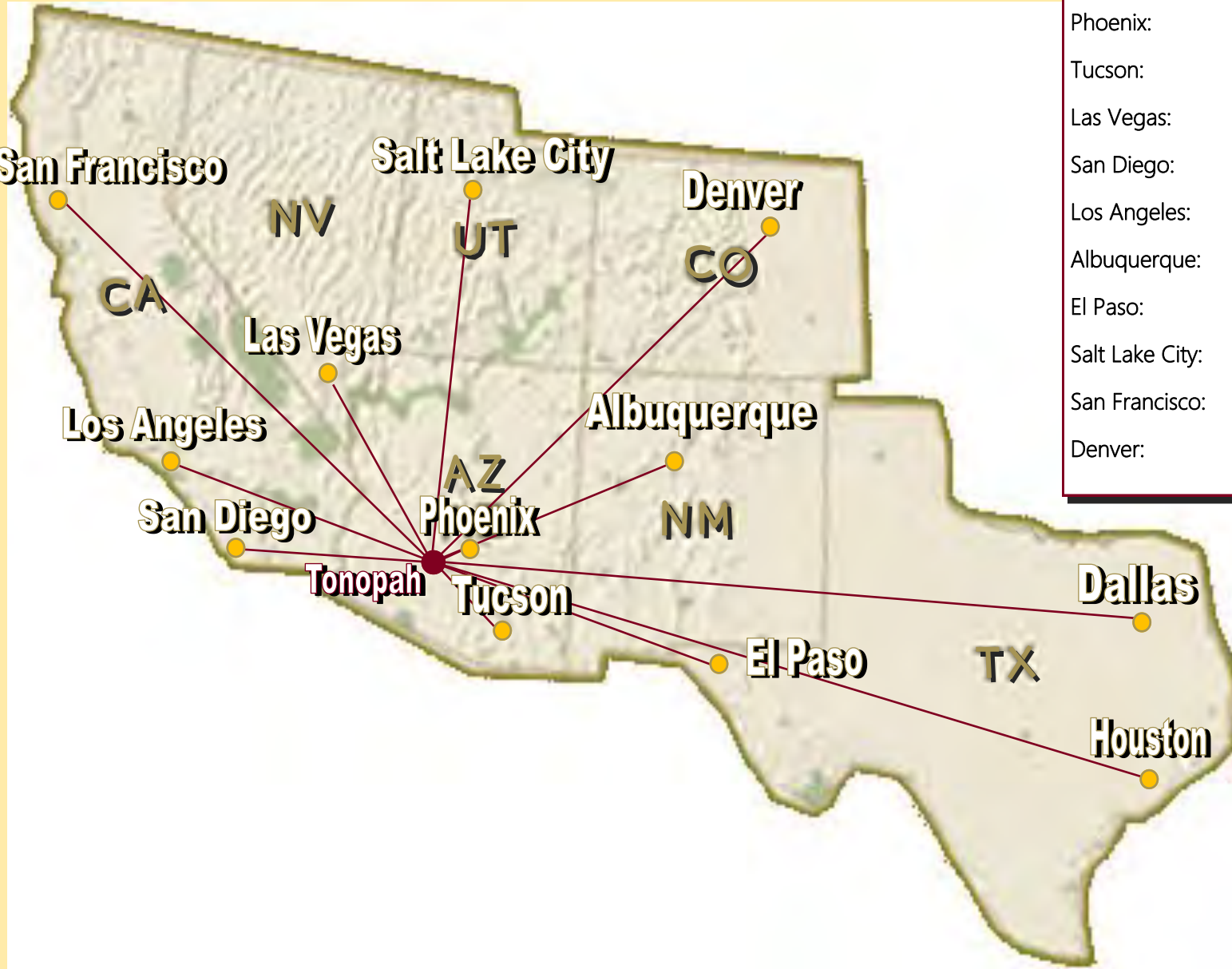
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DISTANCE AND DRIVE TIME TO MAJOR CITIES



Phoenix:	53 miles / 58 minutes
Tucson:	173 miles / 2.3 hours
Las Vegas:	279 miles / 4.30 hours
San Diego:	313 miles / 4.5 hours
Los Angeles:	320 miles / 4.5 hours
Albuquerque:	468 miles / 7.2 hours
El Paso:	481 miles / 7.3 hours
Salt Lake City:	699 miles / 10.21 hours
San Francisco:	701 miles / 10.3 hours
Denver:	862 miles / 13.15 hours



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