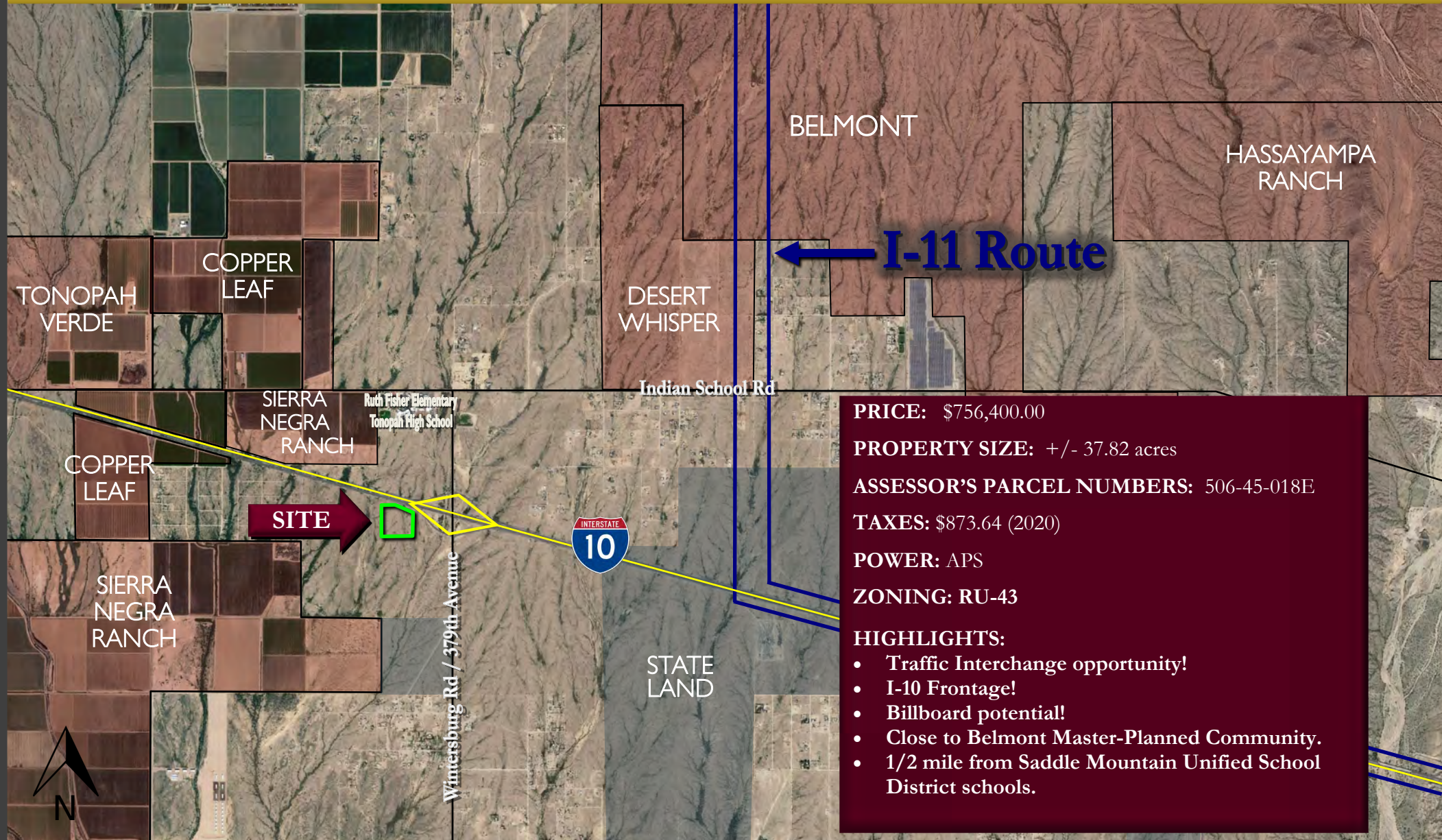


# SWC 379TH AVENUE & INTERSTATE 10



**PRICE:** \$756,400.00  
**PROPERTY SIZE:** +/- 37.82 acres  
**ASSESSOR'S PARCEL NUMBERS:** 506-45-018E  
**TAXES:** \$873.64 (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

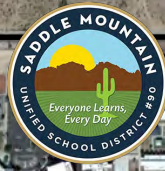
OFFICE: 623-977-4900  
MOBILE: 602-622-9099  
FAX: 888-901-4243

[TRUITT@WESTERNLANDCO.NET](mailto:TRUITT@WESTERNLANDCO.NET)

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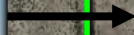
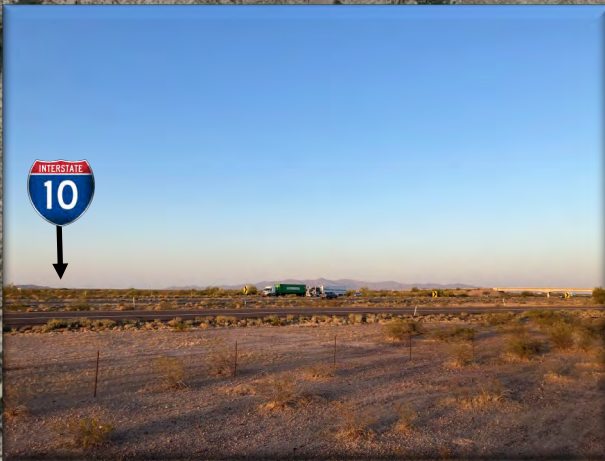
Indian School Rd



Ruth Fisher Elementary,  
Tonopah High School

SIERRA  
NEGRA  
RANCH

Wintersburg Rd / 379th Avenue



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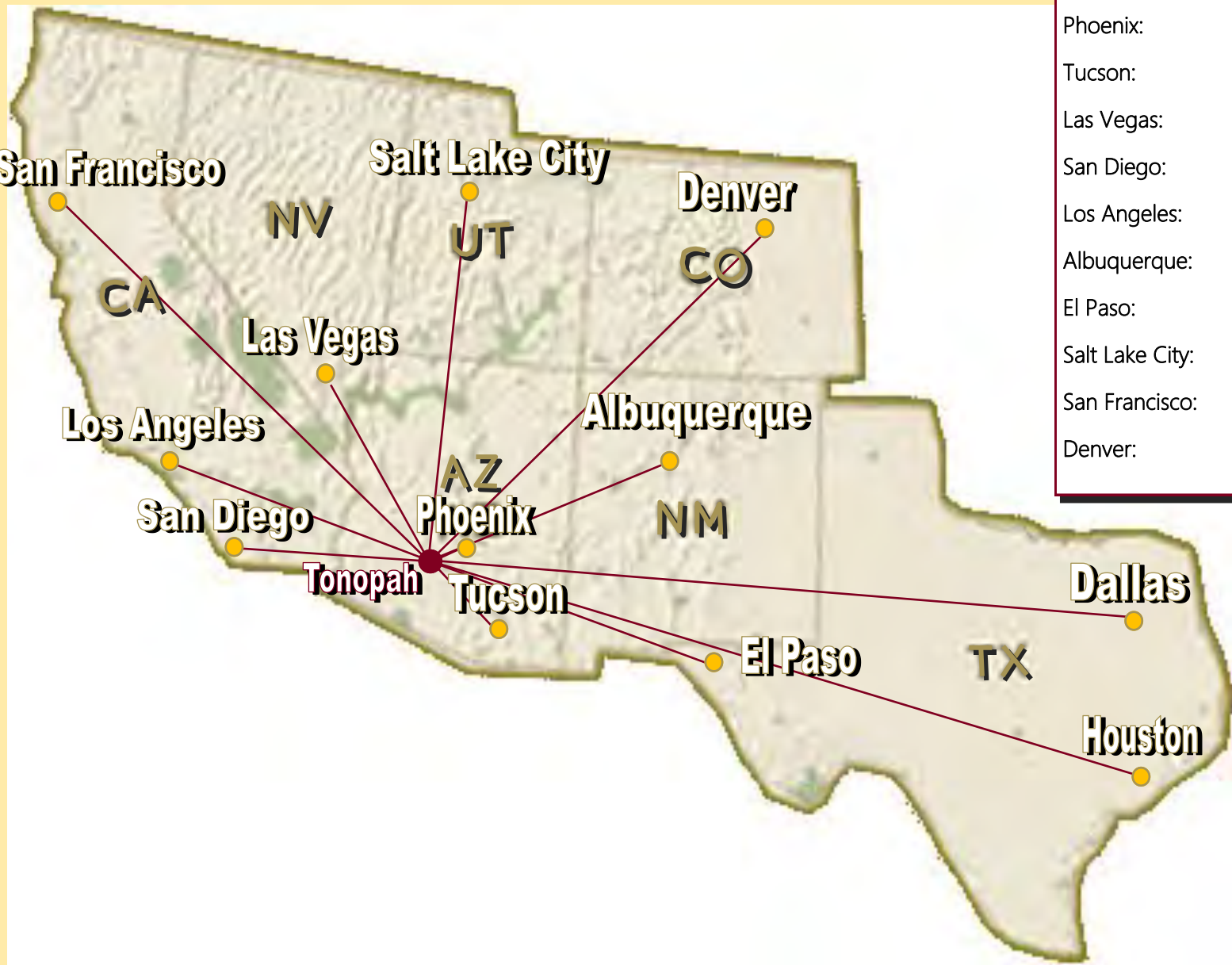
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**DISTANCE AND DRIVE TIME TO MAJOR CITIES**



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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