

# (NEC) 411TH AVENUE & INTERSTATE 10 TONOPAH, ARIZONA



## DETAILS

- SIZE: 37.18 +/- acres
- PRICE: Call for price
- PARCEL NUMBER: 506-34-015M
- ZONING: C-3 CUPD

SCOTT TRUITT - DESIGNATED BROKER

✉ TRUITT@WESTERNLANDCO.NET

🌐 WWW.WESTERNLANDCO.NET

📞 O: 623-977-4900 M: 602-622-9099 F: 888-901-4243



## HIGHLIGHTS

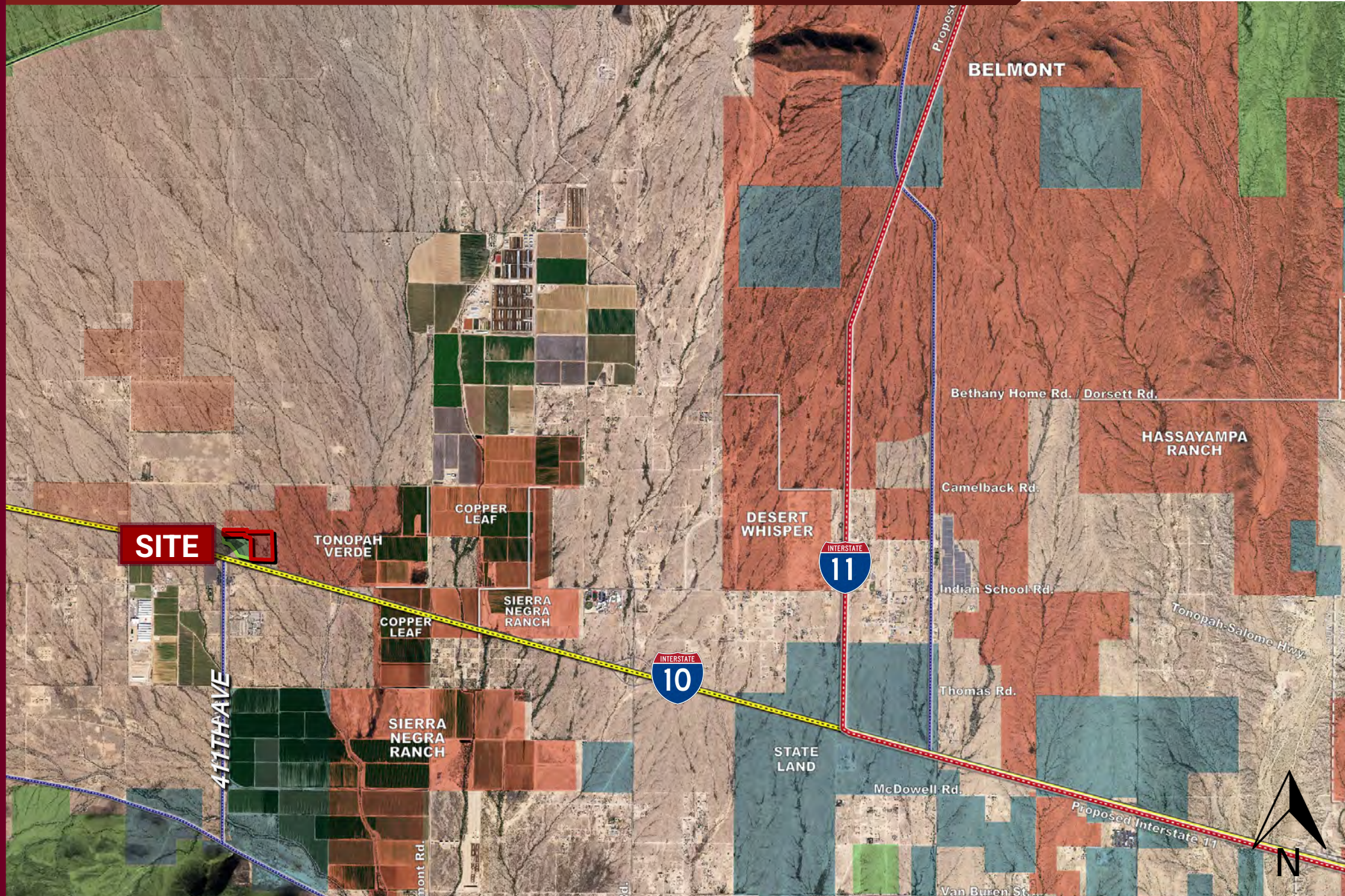
- Hard Interstate 10 traffic interchange corner!
- Excellent for travel center/truck stop, commercial storage, heavy equipment sales, electric vehicles charging station, hotel, restaurant, RV park, data center, distribution, and many other industrial or commercial uses.
- Multiple planned communities within close proximity of the property.

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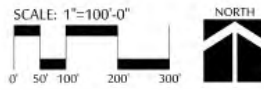
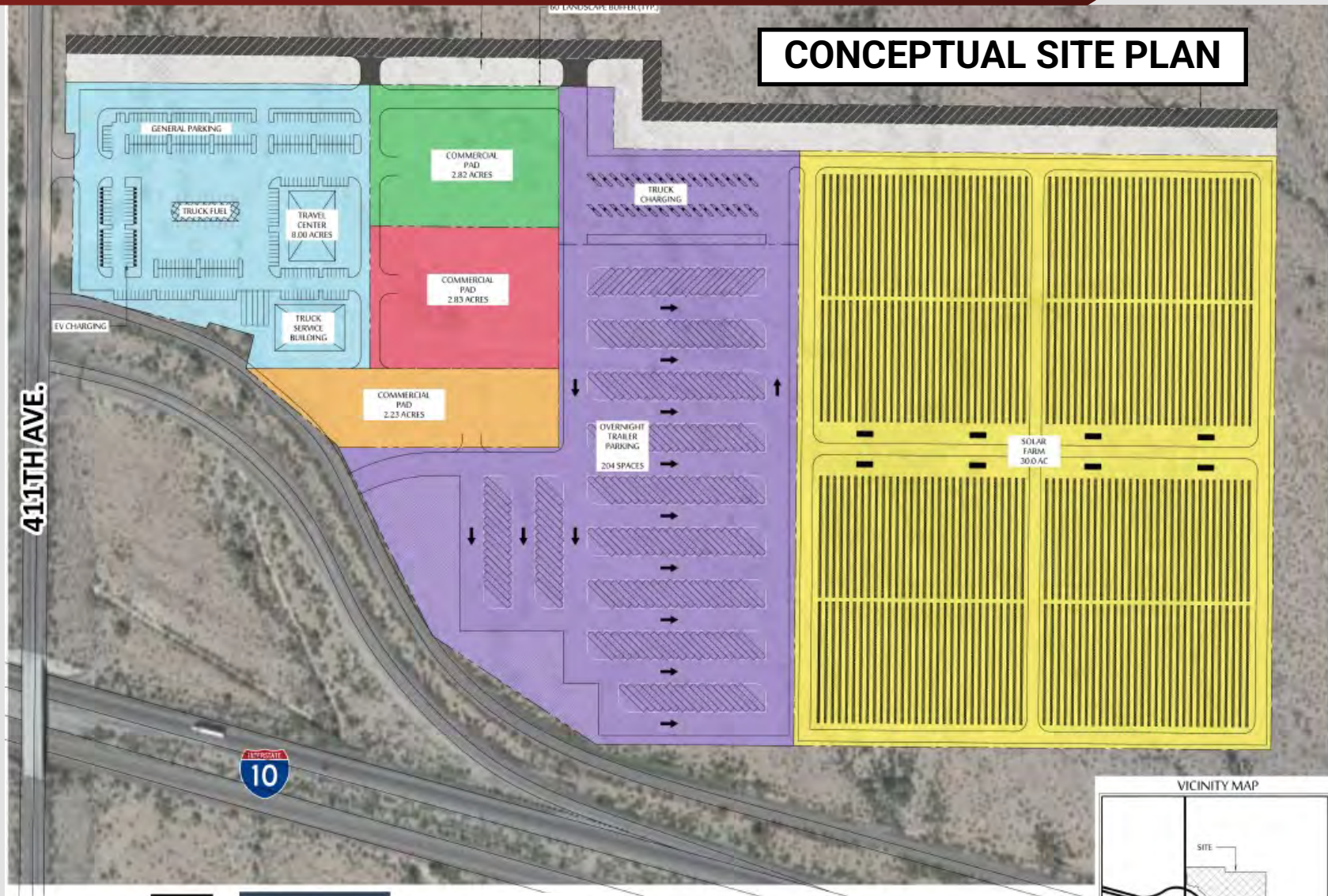
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## CONCEPTUAL SITE PLAN



### 411TH AVE. & I-10 SITE PLAN

NEC OF 411TH AVE. & INTERSTATE - 10 - MARICOPA COUNTY, AZ  
NOVEMBER 11, 2022



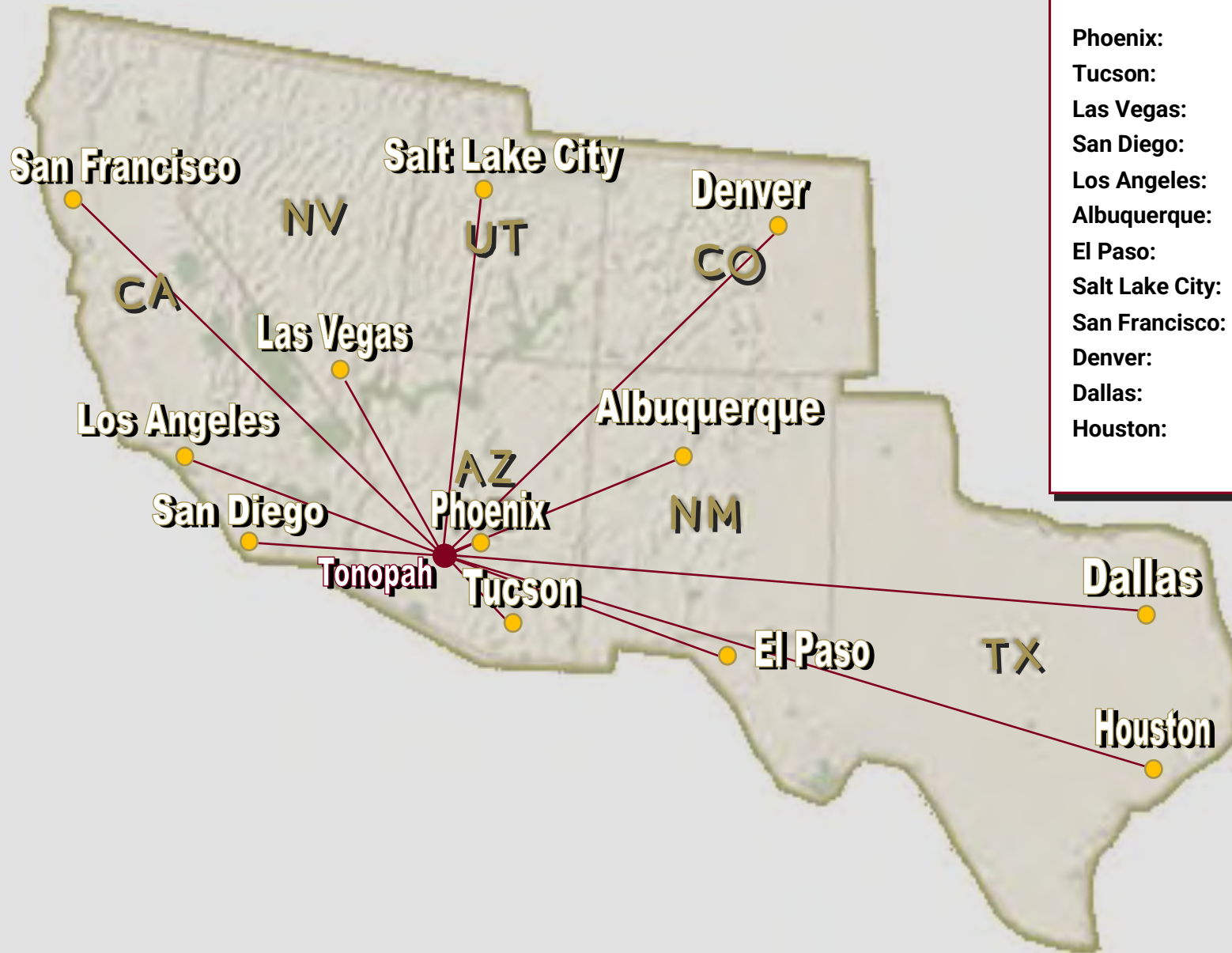
SCOTT TRUITT - OWNER/DESIGNATED BROKER  
8040 E MORGAN TRAIL, SUITE 22  
SCOTTSDALE, AZ 85258

OFFICE: 623-977-4900  
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**DISTANCE AND DRIVE TIME TO MAJOR CITIES**



<b>Phoenix:</b>	<b>53 miles / 58 minutes</b>
<b>Tucson:</b>	<b>173 miles / 2.3 hours</b>
<b>Las Vegas:</b>	<b>279 miles / 4.30 hours</b>
<b>San Diego:</b>	<b>313 miles / 4.5 hours</b>
<b>Los Angeles:</b>	<b>320 miles / 4.5 hours</b>
<b>Albuquerque:</b>	<b>468 miles / 7.2 hours</b>
<b>El Paso:</b>	<b>481 miles / 7.3 hours</b>
<b>Salt Lake City:</b>	<b>699 miles / 10.21 hours</b>
<b>San Francisco:</b>	<b>701 miles / 10.3 hours</b>
<b>Denver:</b>	<b>862 miles / 13.15 hours</b>
<b>Dallas:</b>	<b>1,116 miles / 15.5 hours</b>
<b>Houston:</b>	<b>1,227 miles / 17 hours</b>



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