

# (NEC) 411TH AVENUE & INTERSTATE 10

TONOPAH, ARIZONA



## DETAILS

- SIZE: 67.18 +/- acres
- PRICE: \$4.00 per square foot (\$11,705,000.00)
- PARCEL NUMBER: 506-34-015M
- ZONING: C-3 CUPD

SCOTT TRUITT - DESIGNATED BROKER



TRUITT@WESTERNLANDCO.NET



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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.

Notice: All information contained herein is based upon information and sources deemed to be reliable, however, Western Land Company, LLC., its Owners, Designated Broker, Officers or Assigns, and Sales Associates will not be held responsible for any inaccuracies; further, it is recommended to all parties to satisfy themselves as to the accuracy of all information provided.



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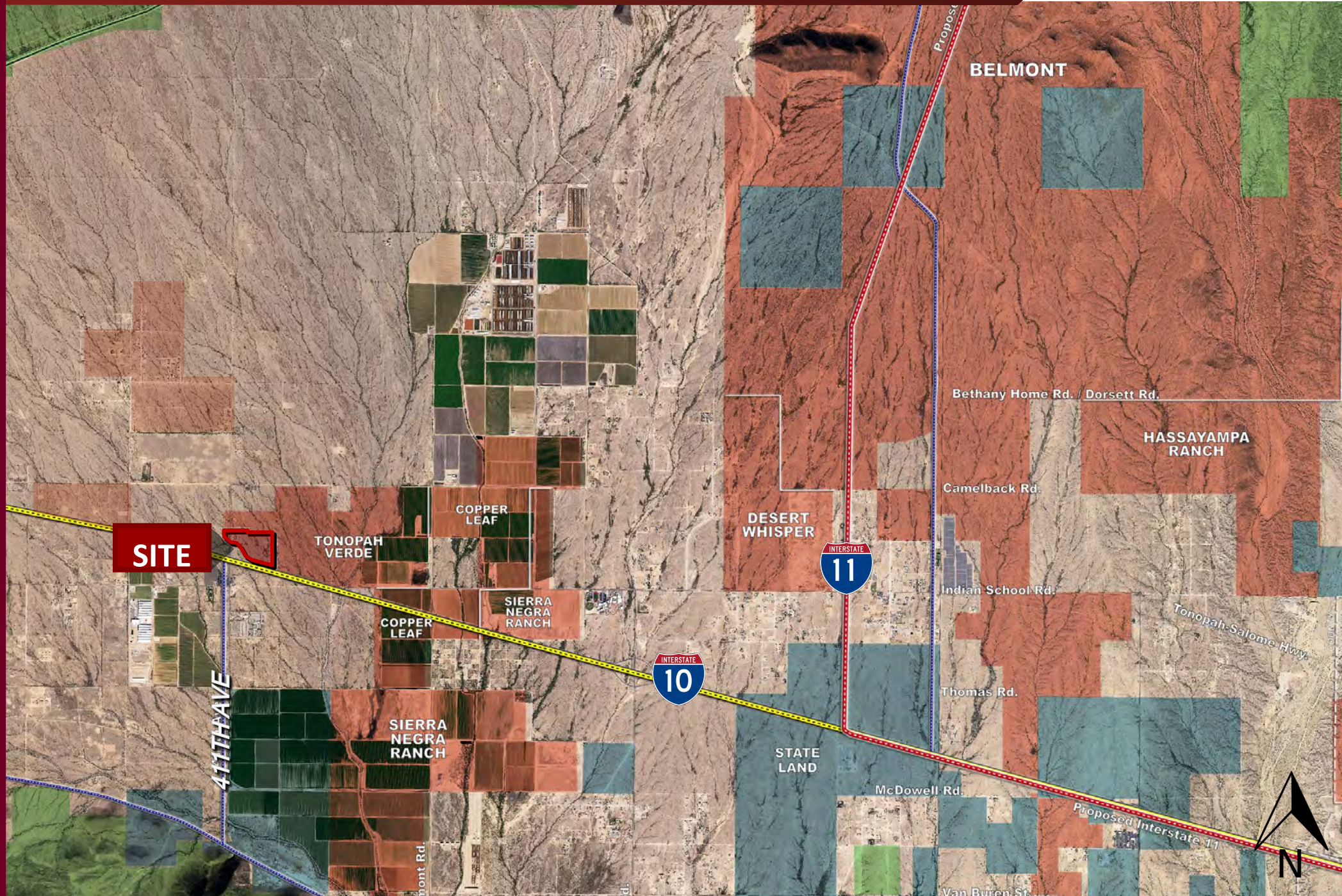


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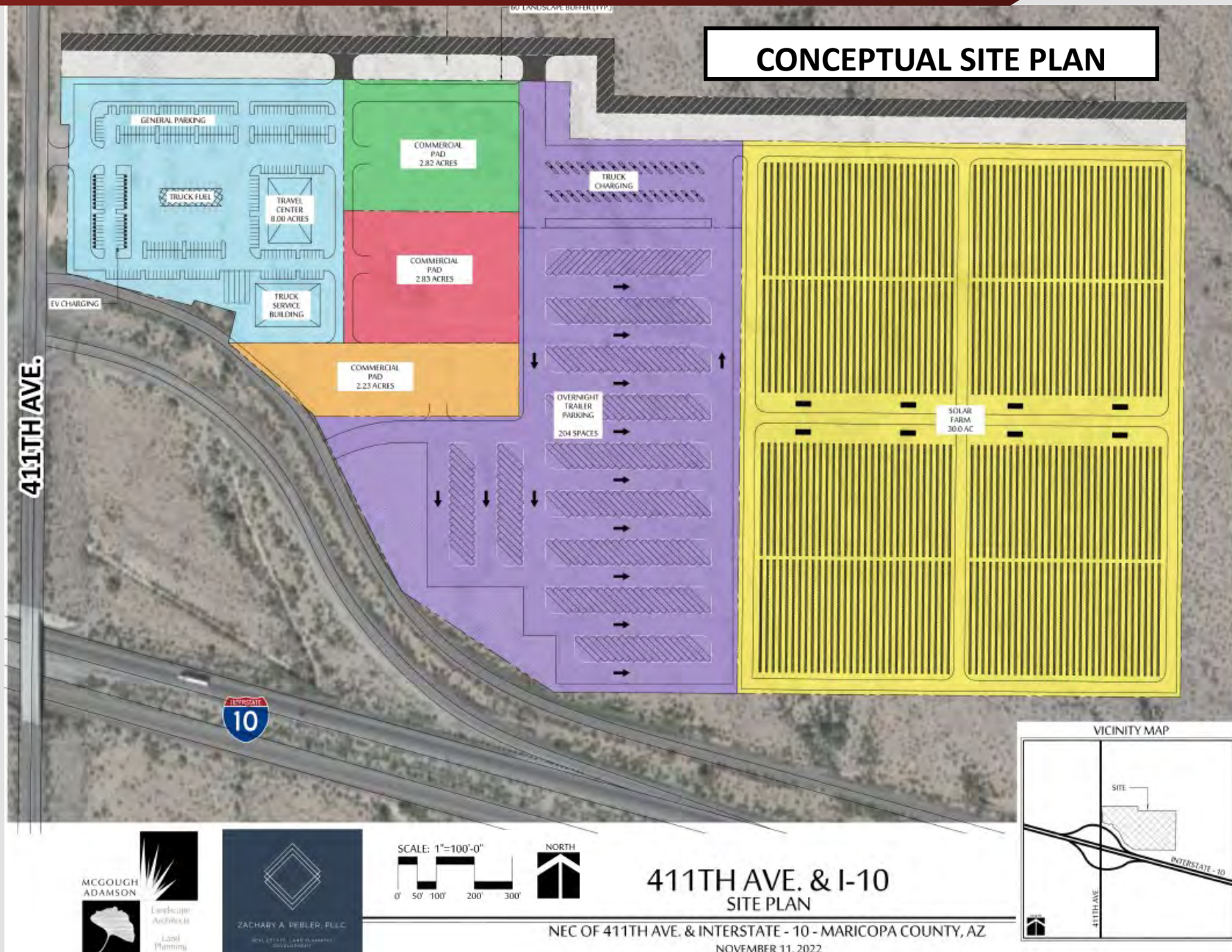
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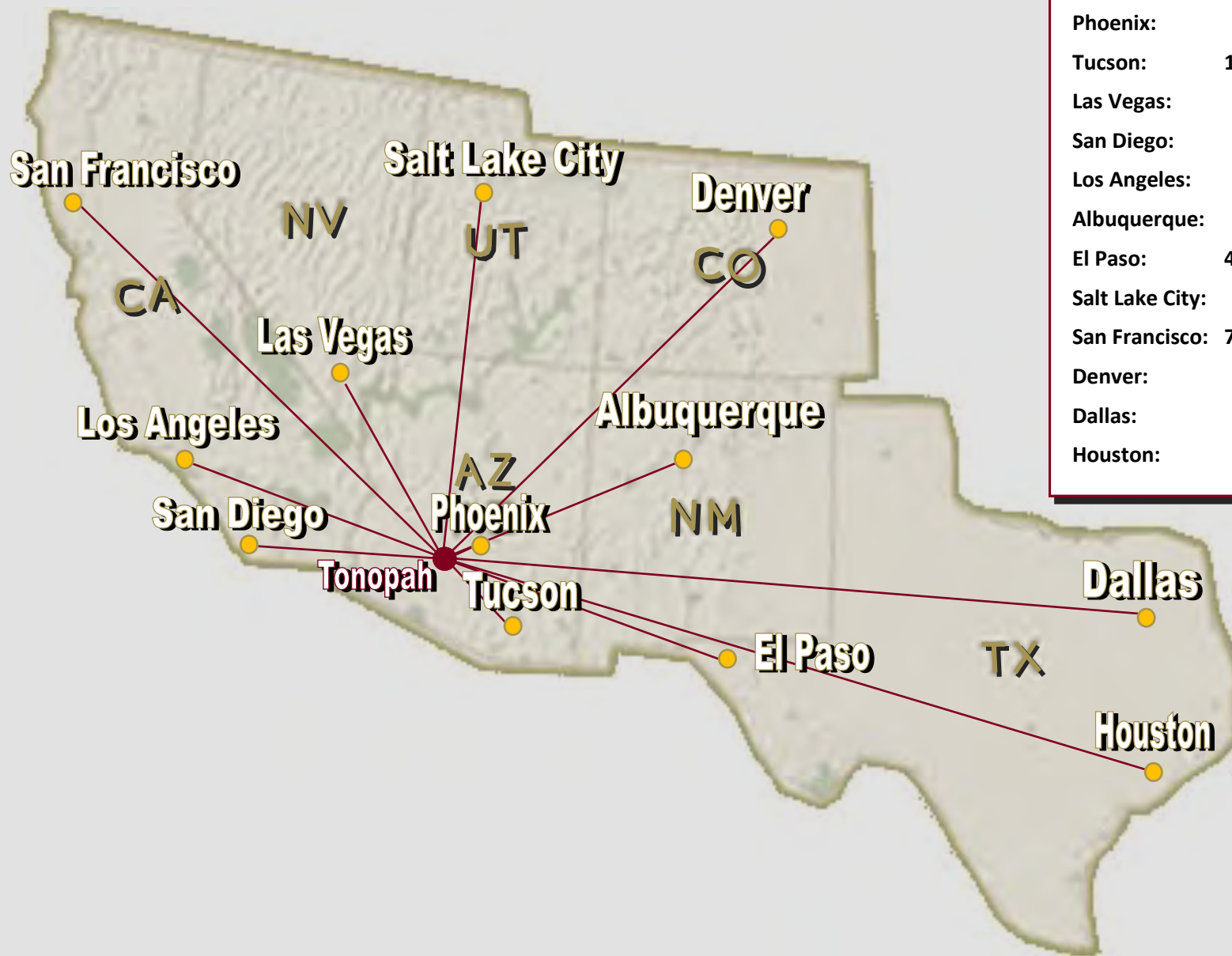


SCOTT TRUITT - OWNER/DESIGNATED BROKER  
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#### DISTANCE AND DRIVE TIME TO MAJOR CITIES

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
Dallas:	1,116 miles / 15.5 hours
Houston:	1,227 miles / 17 hours



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