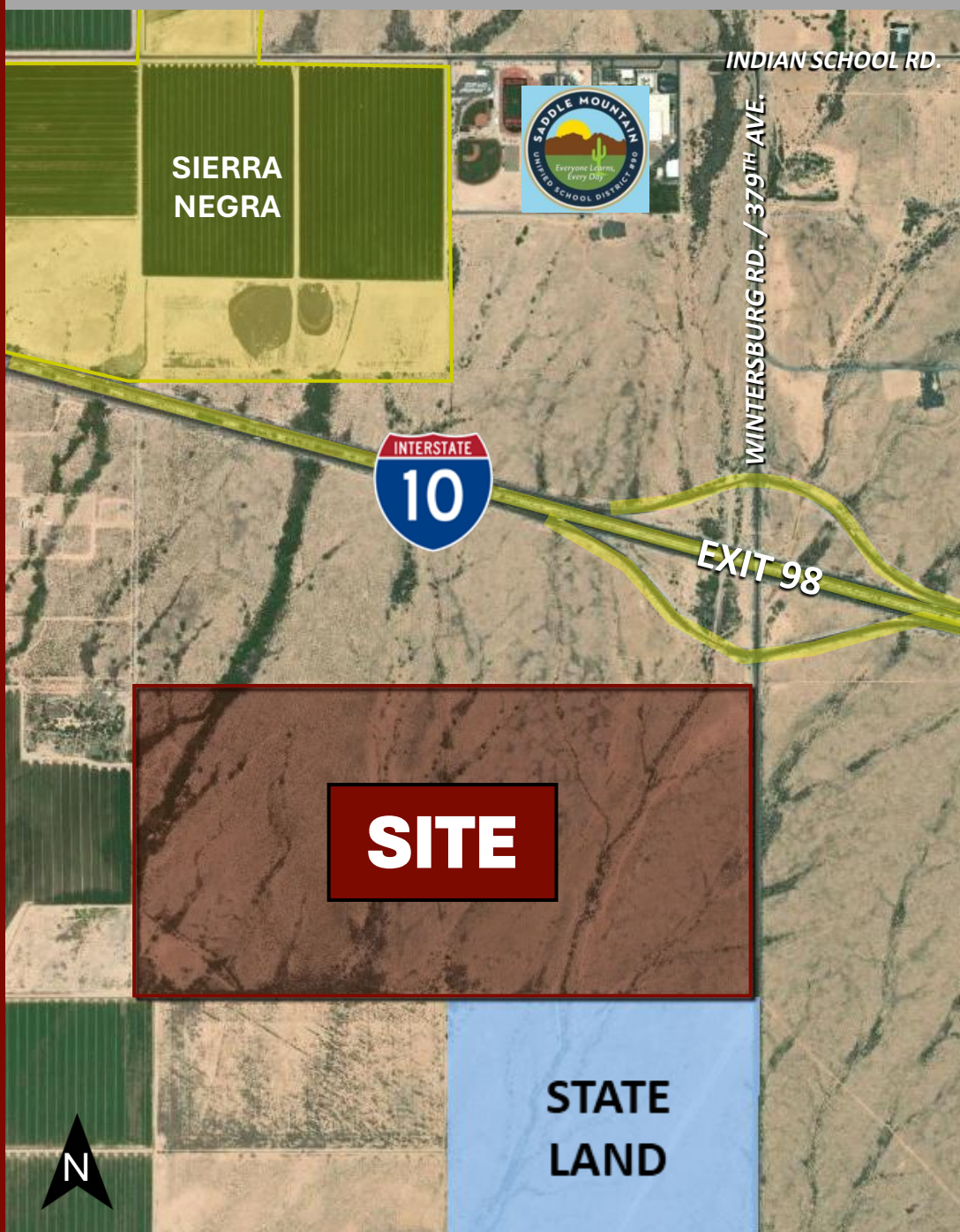


WINTERSBURG ROAD (379TH AVENUE) & INTERSTATE 10

TONOPAH, ARIZONA



DETAILS

- **SIZE:** 317+/- acres
- **PRICE:** Call for price.
- **PARCEL NUMBERS:** 506-45-028, 029H, 029J, 029Q, 029R, and 029S
- **POWER:** APS (Arizona Public Service)
- **ZONING:** IND-3 Heavy Industrial

HIGHLIGHTS

- Fantastic opportunity for multiple uses such as Data Center, Distribution, Manufacturing, Storage, Power Plant, Outdoor Event Venue, Motorsports Park, Mixed-Use Commercial, and many other uses.
- Easy access off of Interstate 10 with a built-out traffic interchange at Wintersburg Road.
- Multiple planned communities within close range of the property.

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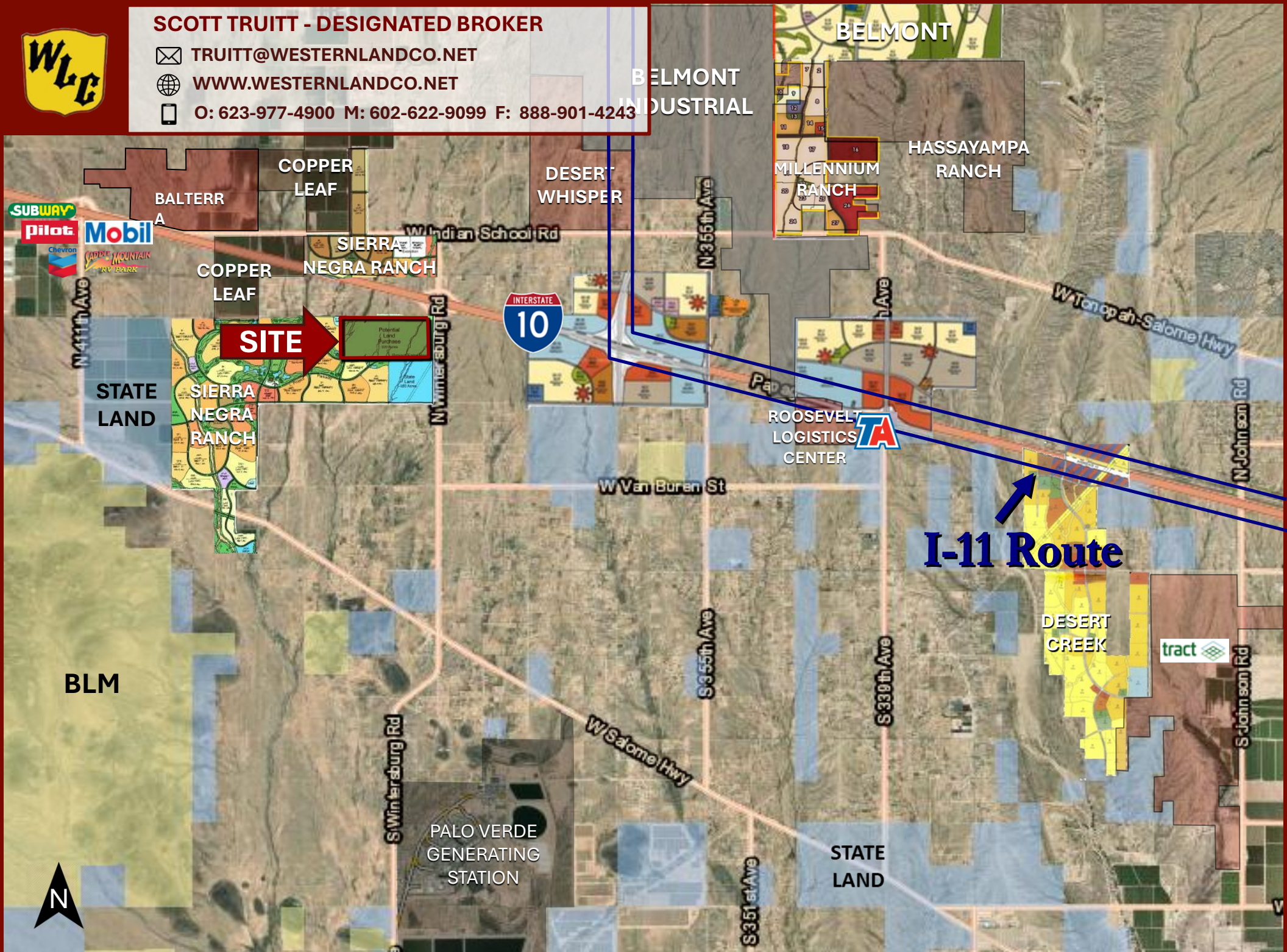


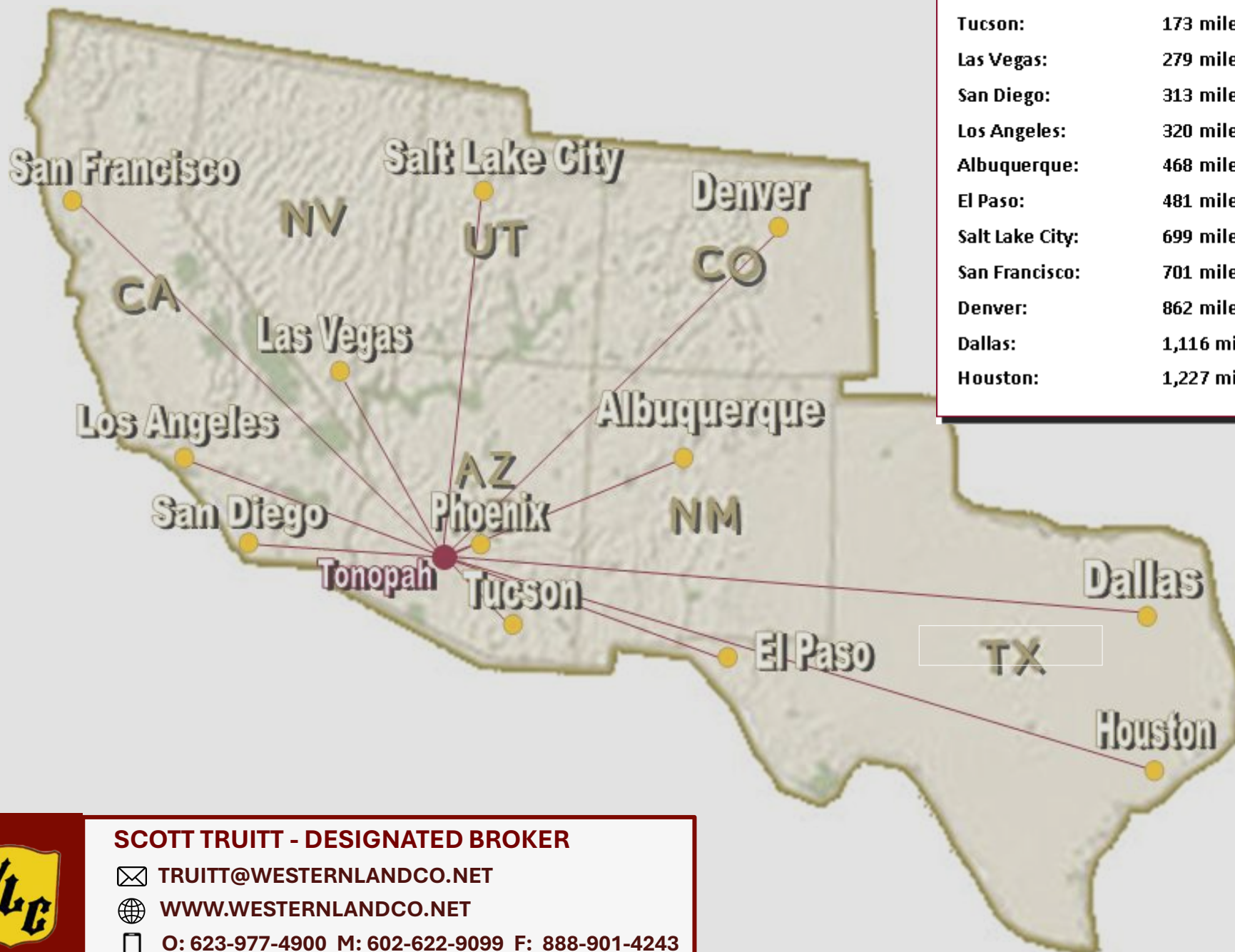
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DISTANCE AND DRIVE TIME TO MAJOR CITIES

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

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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.