

415th Ave W Indian School RD 0, Tonopah, AZ (MLS-6977710)

(Cross Streets: 416TH AVE & INDIAN SCHOOL RD)

Size: 9.47 Acres, **APN:** 506-34-006-A/506-34-002B, **Zoning:** R43, **Price:** \$568,200 (\$60,000/acre)

Exceptional opportunity to acquire 9.47 acres of land in Tonopah, AZ, situated near a major freeway exit with strong visibility and access. The property is located at 415th Ave & W Indian School Rd, near to Pilot Travel Center, Tonopah Downtown & surrounded by commercial land available at over \$500,000 per acre.

This offering includes two parcels: APNs 506-34-006A and 506-34-002B, providing flexibility for future use or development. The surrounding area continues to see commercial and infrastructure activity, making this an attractive option for investment, land banking, or future commercial or mixed-use potential.

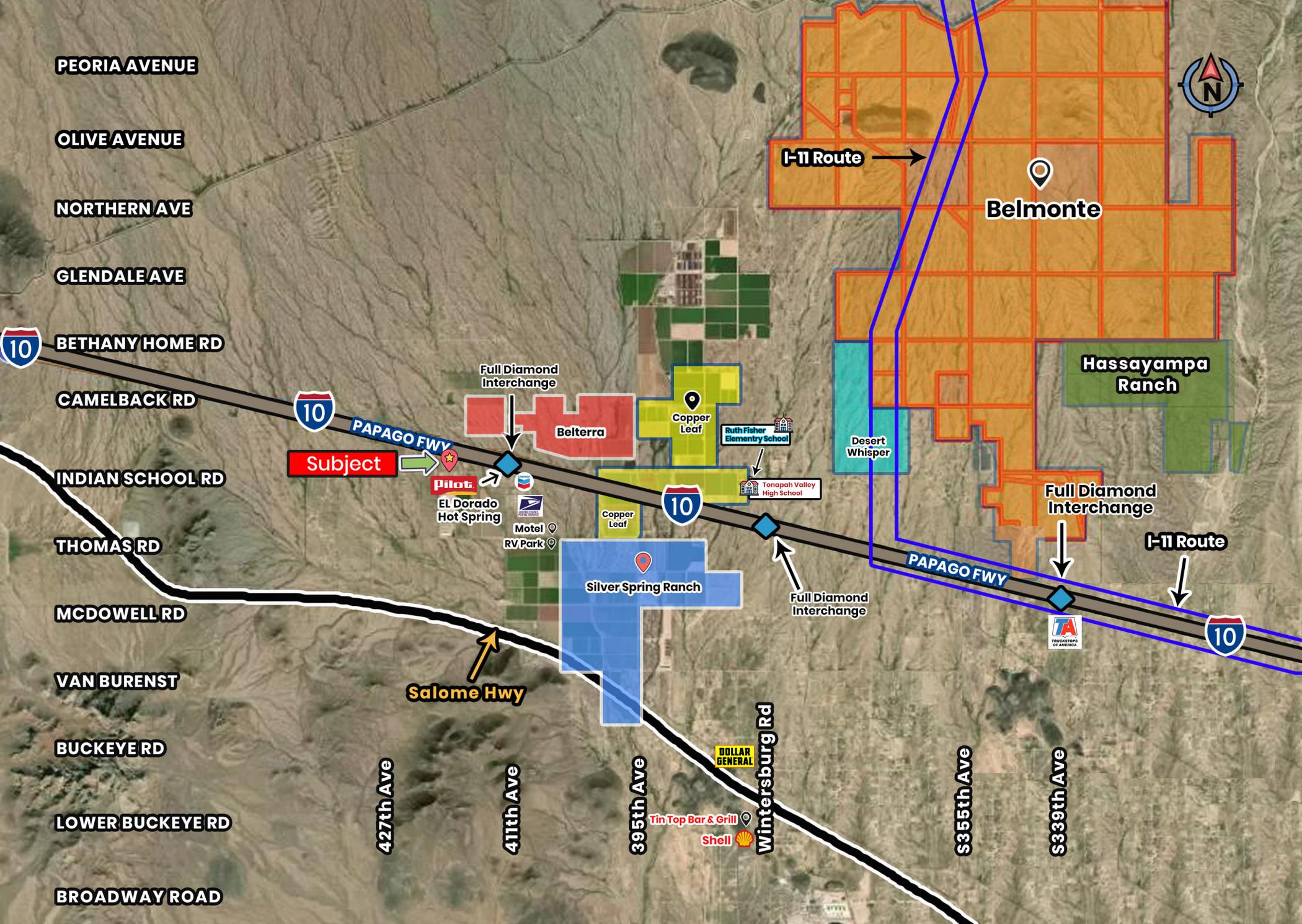
Opportunity to buy Adjacent 10 Acre Parcel (506-34-003) (MLS-6977712)

Regional Significance:

- Ideal location for logistics, transportation hubs, retail developments, and solar energy facilities.



- Tonopah is becoming a key corridor west of Buckeye, one of America's fastest-growing cities.
- Benefits from the massive West Valley expansion and infrastructure boom.
- With commercial/potential commercial land available, this is the gateway to Tonopah's next chapter.



TONOPAH HIGHLIGHTS

- \$25B data center complex planned near Tonopah, Maricopa County supervisors have rezoned 2,000 acres near Tonopah for industrial use, advancing a proposed data center complex to fuel the nation's artificial-intelligence boom. The approval marks a major step for the proposed \$25 billion data center, which is expected to accommodate 1 gigawatt of power for AI technology. [www.azcentral.com/Tonopah Data Centre](http://www.azcentral.com/Tonopah-Data-Centre)
- Desert Studios a \$900M project, north of Interstate 10 and 339th Avenue in the Tonopah area, on 320 acres is part of 1400 acres master plan with residential and commercial projects. These 1400 acres was acquired from Bill Gates/Belmonte 25000 acres. [\\$900M Movie Studio Project Moving Ahead in West Valley - AZBEX for more info](#)
- 5000 acres from Bill Gates/Belmonte is under rezoning in final stages to convert to industrial. We are still waiting to hear more about the remaining 25000 acres of Bill Gates/Belmonte. [Belmont Industrial Development- bizjournals.com](#)
- Tonopah Site Could Become an Industrial Hub. [Tonopah Site Could Become Industrial Hub - AZBEX for more info](#)
- Desert Whisper DMP, 960.7 acres master plan on 373rd & Indian School & Bethany, is in Escrow with another investment company.
- More and larger Solar Plants are coming in Tonopah. [Solar Projects. aztechcouncil.org](#)
- Highway I-11, connecting Arizona, Nevada, Canada, and Mexico, will pass through 363rd avenue in Tonopah. [I-11 & Intermountain West Corridor Study \(i11study.com\) for more info](#)
- Tonopah is located on I-10 Highway on the way to Los Angeles, just west of Buckeye which is one of the fastest growing top-15 cities in terms of growth over last decade. Properties in Tonopah which are commercial potential properties are similar to commercial properties in Buckeye which are over \$300,000 to \$1M per acre.
- Other large developments are happening in Tonopah, South of 339th avenue. Also what we call Tonopah downtown on i10 and 411 avenue, both North and South of i10 on 411th avenue properties are going crazy, we have 2 new truck stop's coming-up on north of 411thavenue.

“ I don’t just sell land – I educate investors, guide them with strategy, and build long-term wealth.”



Joe Dodani

Associate Broker | eXp Realty
Certified Land Sales Expert
ICON Agent | Master Negotiator
Land Expertise | Group Investments
Strategic Subdivisions



LAND CAREER HIGHLIGHTS:

RE/MAX (2004–2005):

- Top 100 Agent among 150,000+ worldwide
- RE/MAX Chairman’s Club Award Winner

eXp Realty (2019–Present):

- Member of the world’s fastest-growing brokerage (89,000+ agents in 24+ countries)
- ICON Agent Awardee – Every Year Since Joining

JOE’S LAND INVESTMENT STRATEGIES:

- **Long-Term Holding:** Strategic buys for future appreciation
- **Buy–Sell–Reinvest:** Pull out your investment in 2–3 years, keep the rest free and clear
- **Buy–Subdivide–Sell:** Turn 5–50 acre parcels into smaller lots for short-term profits
- **Group Investments:** Acquire large tracts primed for commercial or industrial rezoning

LET’S CONNECT:

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