

# Tonopah Acreage Van Buren & Wintersburg



Parcel boundary outlined in orange — Van Buren & Wintersburg, Tonopah, AZ

<p><b>LOCATION</b> Tonopah, AZ</p>	<p><b>CROSS STREETS</b> Van Buren &amp; Wintersburg</p>	<p><b>FREEWAY ACCESS</b> 5 min to I-10 Exit 98</p>	<p><b>SCHOOLS</b> ~3 mi / 5 min</p>
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## LOCATION & ACCESS

The property is situated at the intersection of **Van Buren Street and Wintersburg Road** in Tonopah, Arizona — an unincorporated community in western Maricopa County, in the direct path of growth from the West Valley.

Wintersburg Road provides a straight, paved route to **Interstate 10 at Exit 98**, approximately a five-minute drive south. From there, downtown Phoenix is roughly 50 minutes east via I-10.

## AREA HIGHLIGHTS

- ▶ **I-10 Exit 98 (Wintersburg Rd):** approximately 5-minute drive — direct freeway access east toward Phoenix and west toward California.
- ▶ **Ruth Fisher Middle School:** approximately 3 miles / 5-minute drive — Saddle Mountain Unified School District.
- ▶ **Tonopah Valley High School:** approximately 3 miles / 5-minute drive — shares campus with Ruth Fisher Middle.
- ▶ **Ranch & rural residential character:** wide open desert, mountain views, low-density neighbors, established country roads.
- ▶ **Path of growth:** situated west of Buckeye, AZ — one of the fastest-growing cities in Arizona — with residential expansion moving steadily westward along the I-10 corridor.

## STREET VIEW



Ground-level views from the road — open desert, mountain views, scattered country residences in the distance

## FREEWAY ACCESS



Left: direct route from property to I-10 Exit 98 via Wintersburg Rd, approximately 3 miles / 5-minute drive · Right: I-10 Exit 98 signage

## ZONING & USE POTENTIAL

### CURRENT ZONING

#### R-43 / Rural-43 — Maricopa County

1 acre minimum lot size · Rural residential / agricultural district

### PERMITTED AS-IS

- ▶ Single-family homes (1 acre per dwelling)
- ▶ Farms, livestock, agricultural operations
- ▶ Ranch & equestrian uses
- ▶ Recreational uses
- ▶ Accessory dwelling units (with approval)

### REZONE POTENTIAL

The Maricopa County R-43 ordinance gives **favorable consideration** to rezone applications where utilities and street access are available. With direct freeway access at **I-10 Exit 98** and frontage on **Wintersburg Road** (planned 6-lane parkway), the parcel is positioned for potential rezone to:

- ▶ Higher-density residential subdivisions
- ▶ Commercial / mixed-use development
- ▶ Industrial uses including facilities

*All rezone uses subject to Maricopa County approval.*

## PATH OF PROGRESS — ACTIVE PROJECTS NEARBY

### \$25B

#### HASSAYAMPA RANCH AI DATA CENTER

2,000-acre, 1.5-gigawatt AI data center in Tonopah. County-approved December 2025. Backed by Arizona Land Consulting & Social Capital.

### \$136M

#### TRACT DATA CENTER CAMPUS

2,069-acre gigawatt-scale data center park acquired by Tract Inc. in Buckeye — the next major corridor build-out.

### 5,000 ac

#### BELMONT HEAVY INDUSTRIAL

Maricopa County Board of Supervisors approved 5,000 acres of the Belmont (Bill Gates) project for heavy industrial use.

Source: Maricopa County Board of Supervisors public records; Fortune (Dec 2025); Data Center Dynamics. Provided as area context only.

## INCENTIVES, POWER & TRADE ZONE

### FTZ #277

#### Foreign Trade Zone

Property sits within the **Greater Maricopa Foreign Trade Zone #277** — up to **75% real & personal property tax reduction** for qualifying FTZ-activated sites, plus customs duty deferral for warehousing and manufacturing.

### CDC PROGRAM

#### Data Center Tax Exemption

Arizona Computer Data Center (CDC) Program offers up to **20-year exemption** from Transaction Privilege Tax & Use Tax on qualifying capital investment (\$50M+ threshold in Maricopa County).

### POWER

#### Palo Verde Adjacent

Property is in the immediate vicinity of **Palo Verde Nuclear Generating Station** — the largest power producer in the United States. A primary reason data center developers are flocking to this corridor.

### JOBS CREDIT

#### Arizona Quality Jobs

Up to **\$9,000 per net new job** (over 3 years) for qualifying employers. Also eligible: Arizona Competes Fund deal-closing grants for projects creating new jobs at or above median wage.

Source: Arizona Commerce Authority; Greater Maricopa Foreign Trade Zone Inc. (gmtz.org); azcommerce.com. Eligibility, thresholds, and certifications subject to program requirements and state/federal approval.

## FLOOD ZONE DISCLOSURE



FEMA flood zone overlay — blue indicates flood-prone area

~97%

Of parcel sits **outside** the flood zone

~3%

Minor flood overlay at northwest corner — **buildable area** with standard precautions

The entire parcel is buildable land. The vast majority sits outside any mapped flood zone, and the small overlay at the northwest corner requires only standard precautions. Buyer to verify current FEMA flood maps and any insurance requirements prior to purchase.

## WATER & UTILITIES

The property is located within the **Hassayampa sub-basin** of the Phoenix Active Management Area, where groundwater is regulated by the Arizona Department of Water Resources (ADWR).

### INDIVIDUAL HOME USE

R-43 zoning permits private wells for single-family residential use on 1+ acre lots.

### SUBDIVISIONS

Require ADWR-approved Assured Water Supply (100-year designation). Buyers planning to subdivide should engage ADWR early.

### LARGE-SCALE DEVELOPMENT

Buckeye and West Valley cities are actively expanding water portfolios (e.g., Buckeye's \$80M Harquahala purchase). The \$25B Hassayampa Ranch data center demonstrates major projects are still being approved with compliant water plans.

Buyer to confirm well status, water rights, and ADWR requirements based on intended use.

## MARKET SNAPSHOT

**\$400K – \$500K**

AVERAGE HOME SALE PRICE IN THE AREA



**\$500,000**

38468 W Latham St  
Tonopah, AZ

Sold July 8, 2025



**\$405,000**

38422 W Buckeye Rd  
Tonopah, AZ

Sold February 2026

Based on comparable residential sales within 2 miles over the trailing 12 months. Raw land valuations differ from improved property values. All information deemed reliable but not guaranteed. Buyer to verify all property details prior to purchase.