

PADS AVAILABLE

SSEC

HASSAYAMPA RD & I-10

Tonopah, Arizona



property highlights

AVAILABLE: Pads Available ± 12 to ± 15 Acres

UTILITIES: TBD

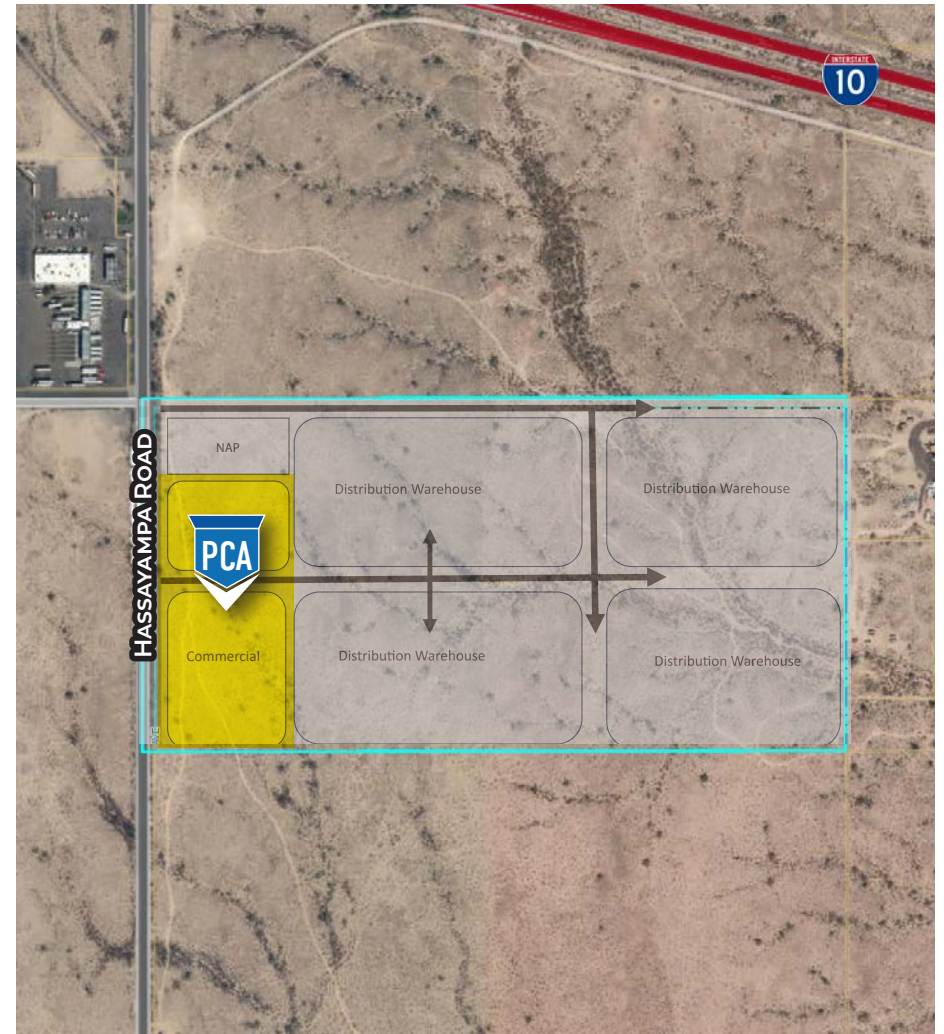
ZONING: Maricopa County

PRICING: Call for Pricing

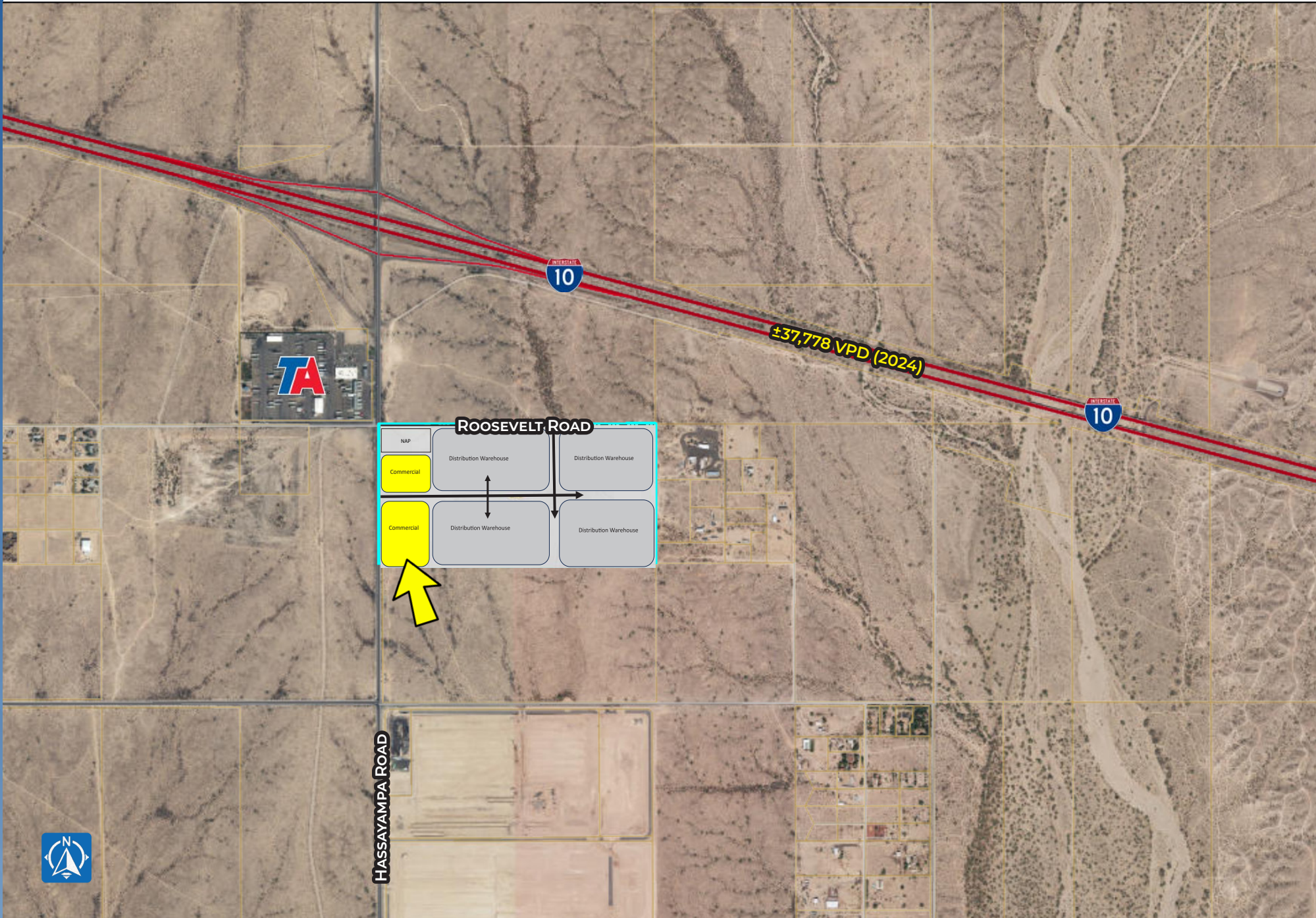
ACCESS: Hassayampa Road Frontage & Roosevelt Street

property highlights

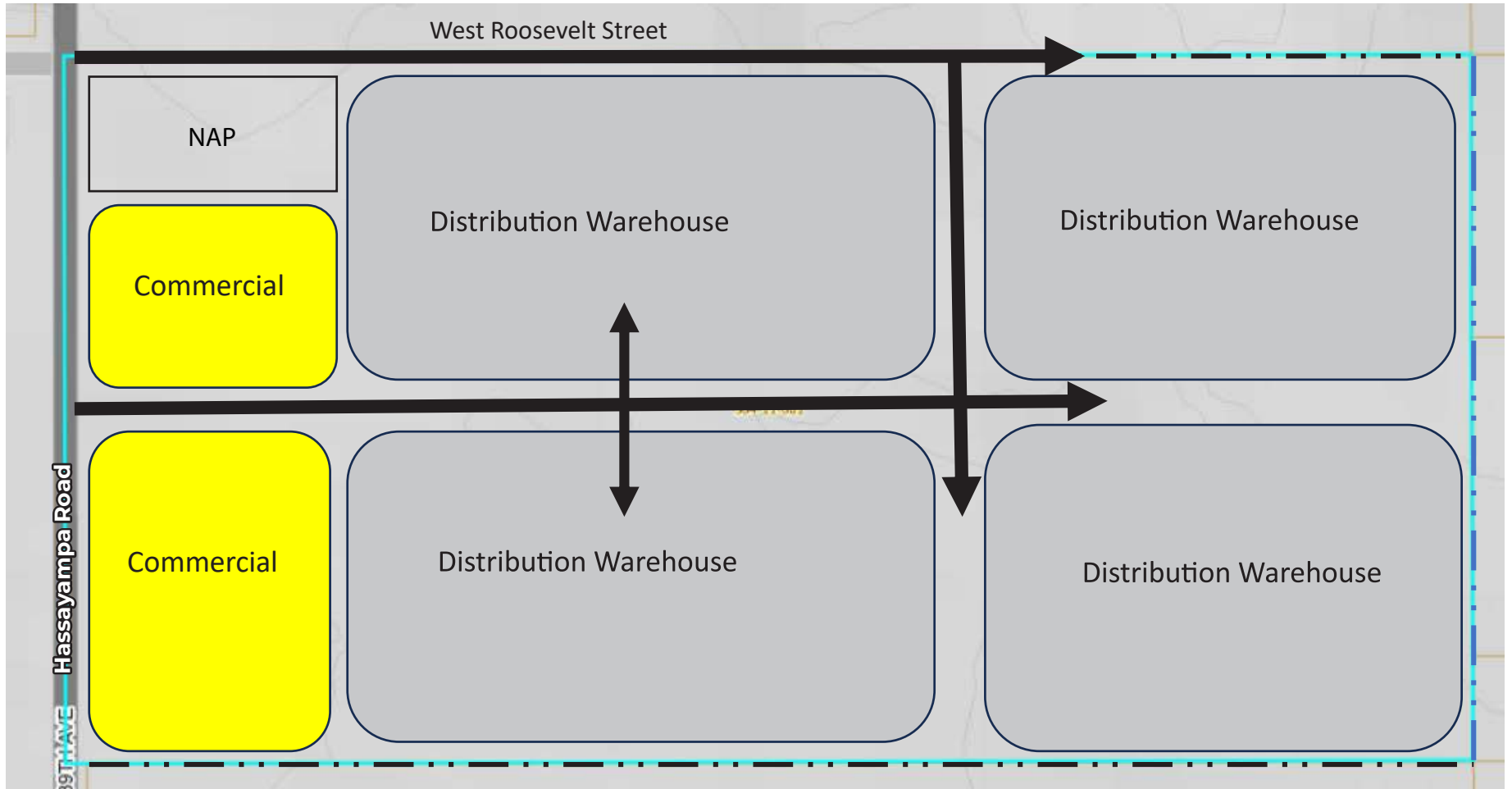
- ± 80 -Acre Site with Future Development Potential**
 Suitable for a master-planned mix of industrial and limited commercial uses, subject to County approvals.
- Strategic West Valley Location near Interstate 10**
 Positioned along a primary east-west corridor connecting Southern California to the Phoenix metropolitan area.
- Proximate to Travel Centers of America**
 Located caddy-corner to Travel Centers of America, generating strong daily and weekly visitation from interstate travelers and truck traffic.
- Regional Interstate Exposure**
 Interstate-10 serves as a major freight, logistics, and commuter corridor between California and Central Arizona.
- Ideal for Stop-Oriented and Highway-Serving Uses**
 Potential uses include travel-oriented fuel/convenience operators with high-flow diesel capability, quick-service restaurants, and complementary service users, subject to zoning and County approvals.



zoom aerial

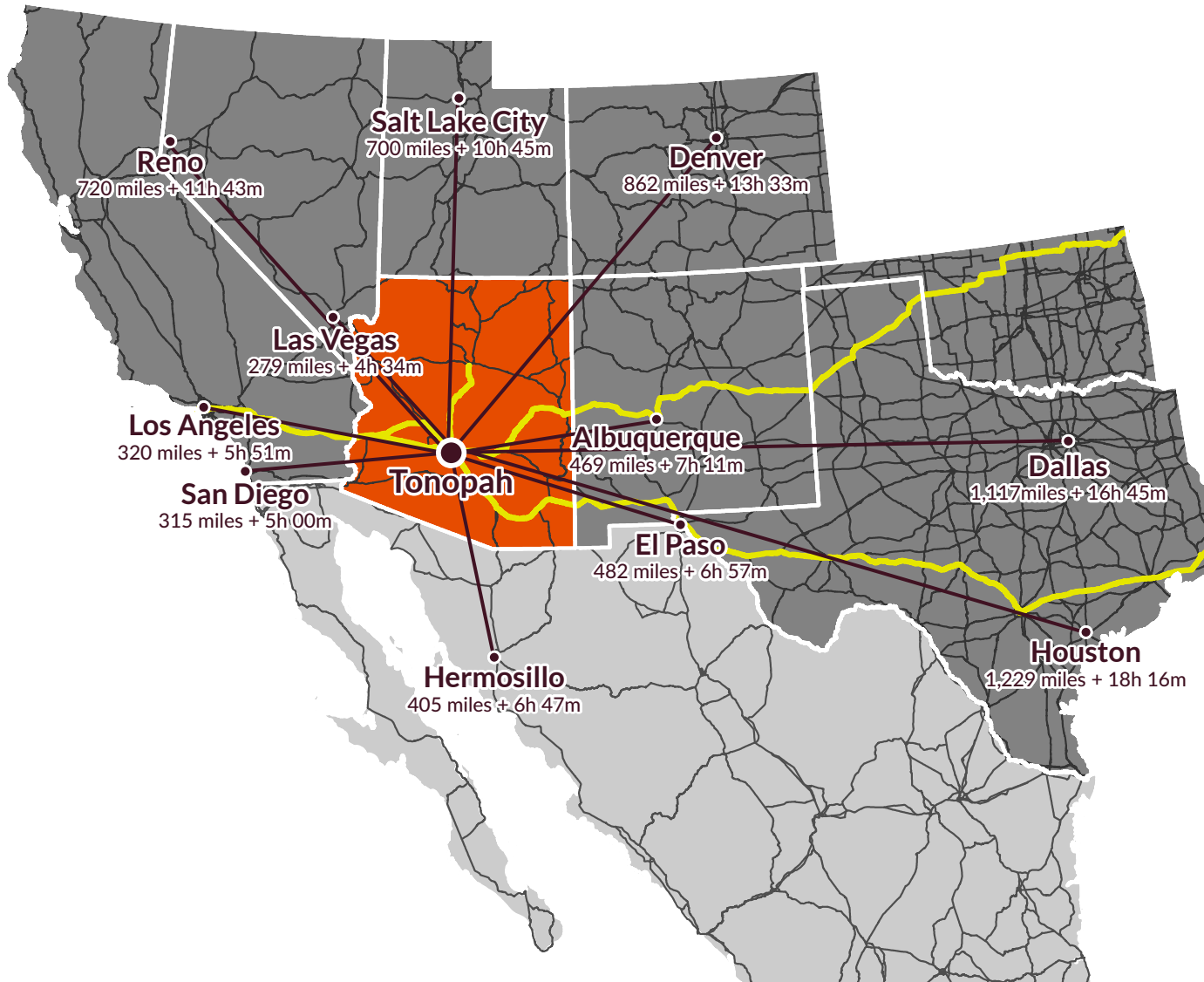


conceptual site plan



 AVAILABLE	 NEGOTIATING LEASE	 EXECUTED LEASE
---	---	--

economic drivers



Critical West Coast Freight Corridor

Interstate 10 links the Ports of Los Angeles/Long Beach to Phoenix and major Southwest markets, supporting over **\$1 trillion in annual freight movement**.

High Concentration of Truck Traffic

I-10 carries a **significant heavy truck share (20%+ in Arizona segments)**, driving consistent long-haul and regional trucking activity.

Western Gateway to the Phoenix MSA

Captures inbound freight traffic **before reaching Phoenix congestion**, positioning the site for high visibility and access.

Direct Access to Regional Truck Routes

Proximity to **SR-85 (Phoenix truck bypass route)** allows efficient movement around the metro and reconnection to I-10.

Adjacent to Established Truck Stop Demand

Located near **TravelCenters of America**, generating steady **24/7 truck traffic** and extended dwell times.

Underserved Highway Service Corridor

Limited nearby fuel, food, and service options create an opportunity to capture **repeat truck and traveler demand**.



EXCLUSIVELY LISTED BY

CHRIS SCHMITT
SENIOR ASSOCIATE
(602) 288-3464
cschmitt@pcaemail.com

DILLON YOUNG
ASSOCIATE
(602) 288-3474
dyoung@pcaemail.com

PHOENIX COMMERCIAL ADVISORS
3131 East Camelback Road, Suite 340
Phoenix, Arizona 85016
P. (602) 957-9800
F. (602) 957-0889
phoenixcommercialadvisors.com

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.