



***the***  
***Benjamin***  
***group***

## **Tonopah 40**

**40300 W Thomas Road Tonopah, Arizona 85354**

<b>County:</b>	Maricopa	<b>Asking:</b>	<b>\$995,000.00</b> or \$ 26,689.92/AC
<b>East/West Rd.:</b>	Thomas Rd.	<b>Terms:</b>	Cash
<b>North/South Rd.:</b>	411th Ave	<b>Commission:</b>	3. % co-broke
<b>Net Acreage:</b>	37.28 acres +/-		
<b>Zoning:</b>	R-43		

### **COMMENTS**

**This property is adjacent to Silver Springs Ranch, a master planned community with over 8,100 homes. It has frontage on Thomas Road and is less than 1 mile to the proposed 395th Ave & I-10 off ramp and only two miles from the existing 411th Ave off ramp. There is a brand new high school and existing elementary school less than two and a half miles away. The property already has had an ALTA and a Phase I Environmental Report done. **Submit all Offers.****

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem to be Reliable. No warranties or representations, expressed or implied, are made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals. 3/13/2009

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