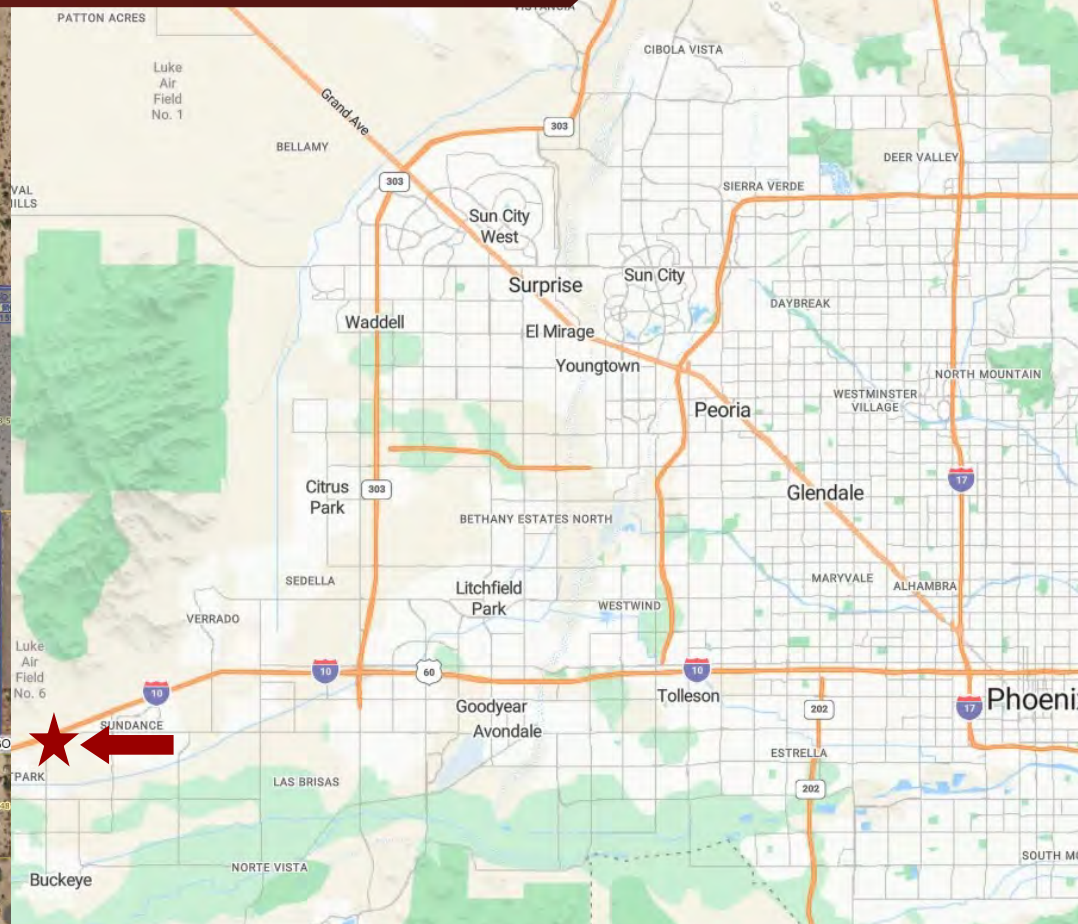


# (NEC) MILLER ROAD & DURANGO ST BUCKEYE, ARIZONA



## DETAILS

- **SIZE:** 17.42 +/- acres
- **PRICE:** \$20.00 psf (\$15,179,620.00)
- **ASSESSOR'S PARCEL NUMBER:** 504-63-007W, X, Y
- **ZONING:** General Commercr (Commercial/Industrial)
- **UTILITIES:** Water & Sewer - City of Buckeye, Power - APS

**SCOTT TRUITT - DESIGNATED BROKER**

✉ TRUITT@WESTERNLANDCO.NET  
🌐 WWW.WESTERNLANDCO.NET  
📞 O: 623-977-4900 M: 602-622-9099 F: 888-901-4243



## HIGHLIGHTS

- Immediate access off of I-10 from the Miller Road traffic interchange.
- Ideal for multiple commercial and industrial uses.
- Buckeye has been the fastest growing city for the past decade with a current population of 120,000. Visit [www.growbuckeye.com](http://www.growbuckeye.com) for population and demographics.
- Abundant labor force.
- Easy access to Southern California via I-10.

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.

# (NEC) MILLER ROAD & DURANGO STREET BUCKEYE, ARIZONA



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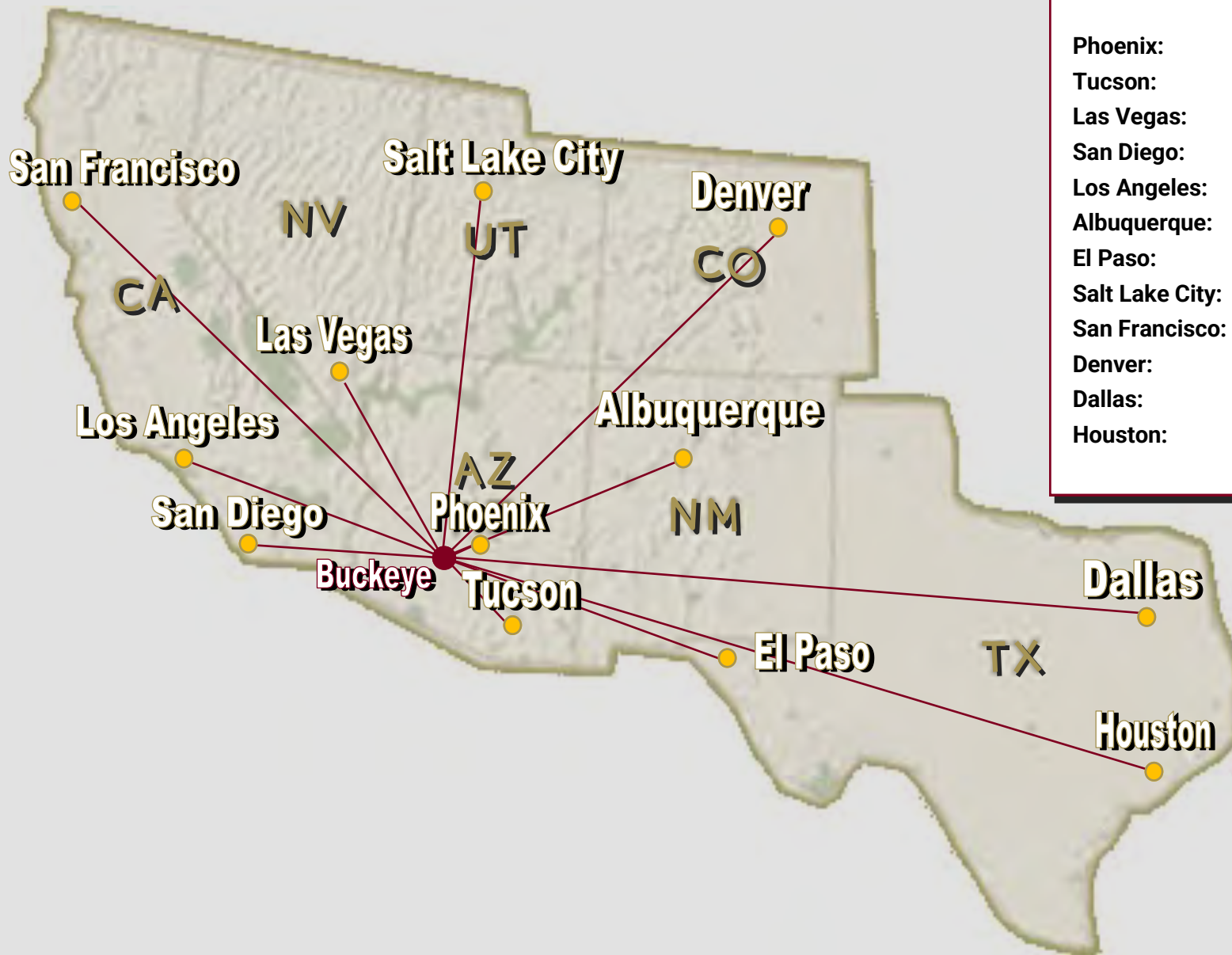
# (NEC) MILLER ROAD & DURANGO STREET BUCKEYE, ARIZONA



star Geographics | City of Goodyear, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau ...

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**DISTANCE AND DRIVE TIME TO MAJOR CITIES**



<b>Phoenix:</b>	<b>35 miles / 45 minutes</b>
<b>Tucson:</b>	<b>156 miles / 2.26 hours</b>
<b>Las Vegas:</b>	<b>294 miles / 4.34 hours</b>
<b>San Diego:</b>	<b>320 miles / 4.48 hours</b>
<b>Los Angeles:</b>	<b>345 miles / 5.15 hours</b>
<b>Albuquerque:</b>	<b>458 miles / 7.20 hours</b>
<b>El Paso:</b>	<b>470 miles / 6.46 hours</b>
<b>Salt Lake City:</b>	<b>714 miles / 10.32 hours</b>
<b>San Francisco:</b>	<b>746 miles / 10.45 hours</b>
<b>Denver:</b>	<b>853 miles / 13.31 hours</b>
<b>Dallas:</b>	<b>1,105 miles / 15 hours</b>
<b>Houston:</b>	<b>1,216 miles / 17 hours</b>



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