

# MILLER ROAD & LOWER BUCKEYE BUCKEYE, ARIZONA



**VERRADO MPC**



Trade Area Polygon Demographics	Trade Area
Estimated Population	75,000
Ave Household Income	\$58,553
Estimated Households	20,058
Projected 2020 Population	218,591

**LOCATION:** (E)NEC Miller Rd. & Lower Buckeye Rd.

**PRICE:** \$640,000.00

**TAXES:** \$3,061.76

**PROPERTY SIZE:** 16 +/- net acres

**ASSESSOR'S PARCEL NUMBERS:** 504-63-137W

**ZONING:** MR (Mixed Residential)

**UTILITIES:**

Phone—CenturyLink

Power—APS

Water—City of Buckeye

Sewer—City of Buckeye

**HIGHLIGHTS:** Extremely well located site! The zoning allows for multifamily, office, educational facilities, and single family residential. There is paved road access and utilities are nearby. The City of Buckeye is one of the fastest growing cities in the nation. This is a fantastic opportunity and the property is priced to sell! Please call or email with questions.



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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.

**WEST VALLEY ROCK**

Yuma Rd.

Apache Rd.

BUENA VISTA

VILLAGES AT SUNDANCE

ST. HENRY CATHOLIC CHURCH

Durango St.

Lower Buckeye Rd.

89989 Degrees



60,000 CPD

21,000 CPD



**SITE**



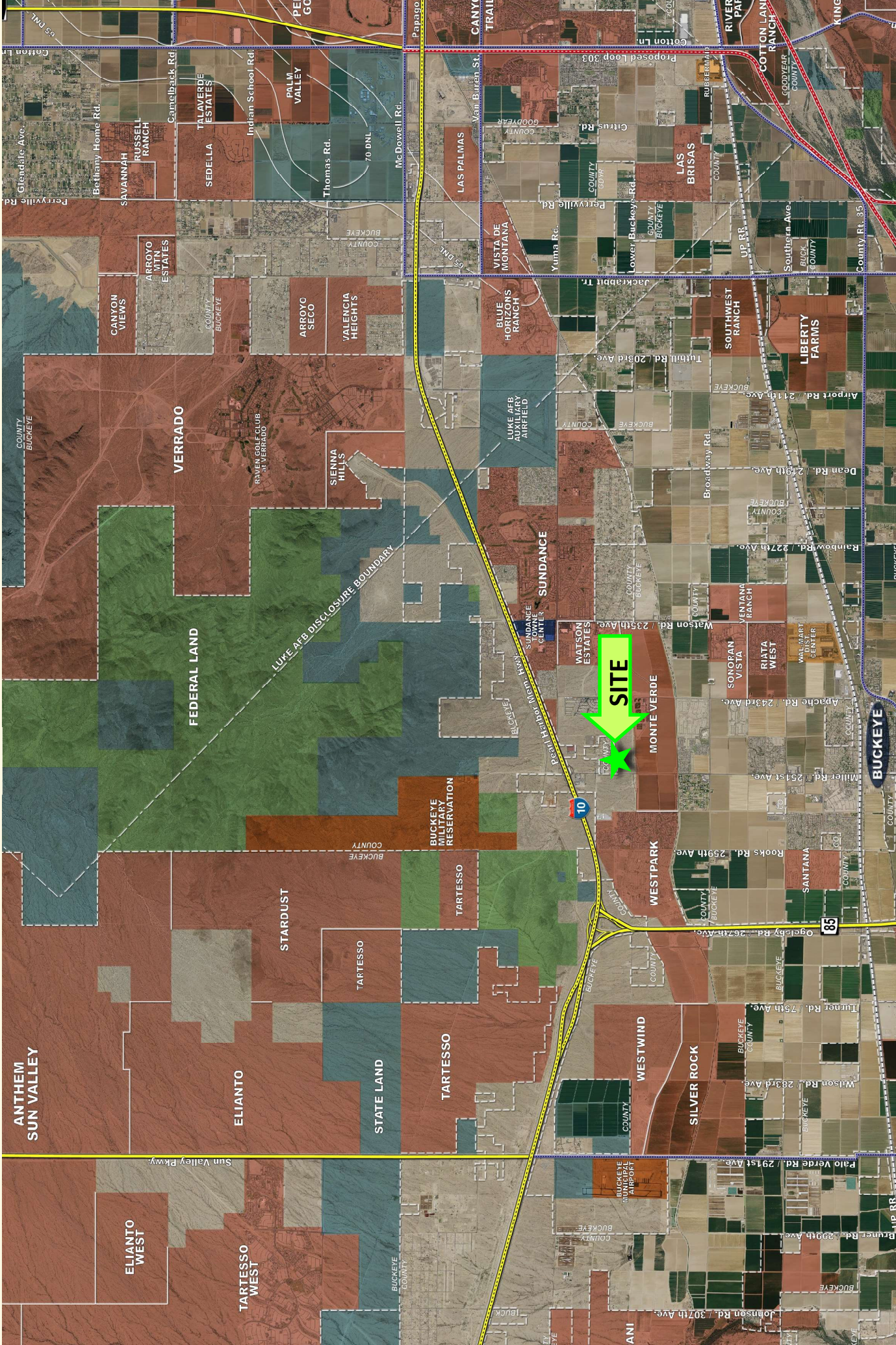
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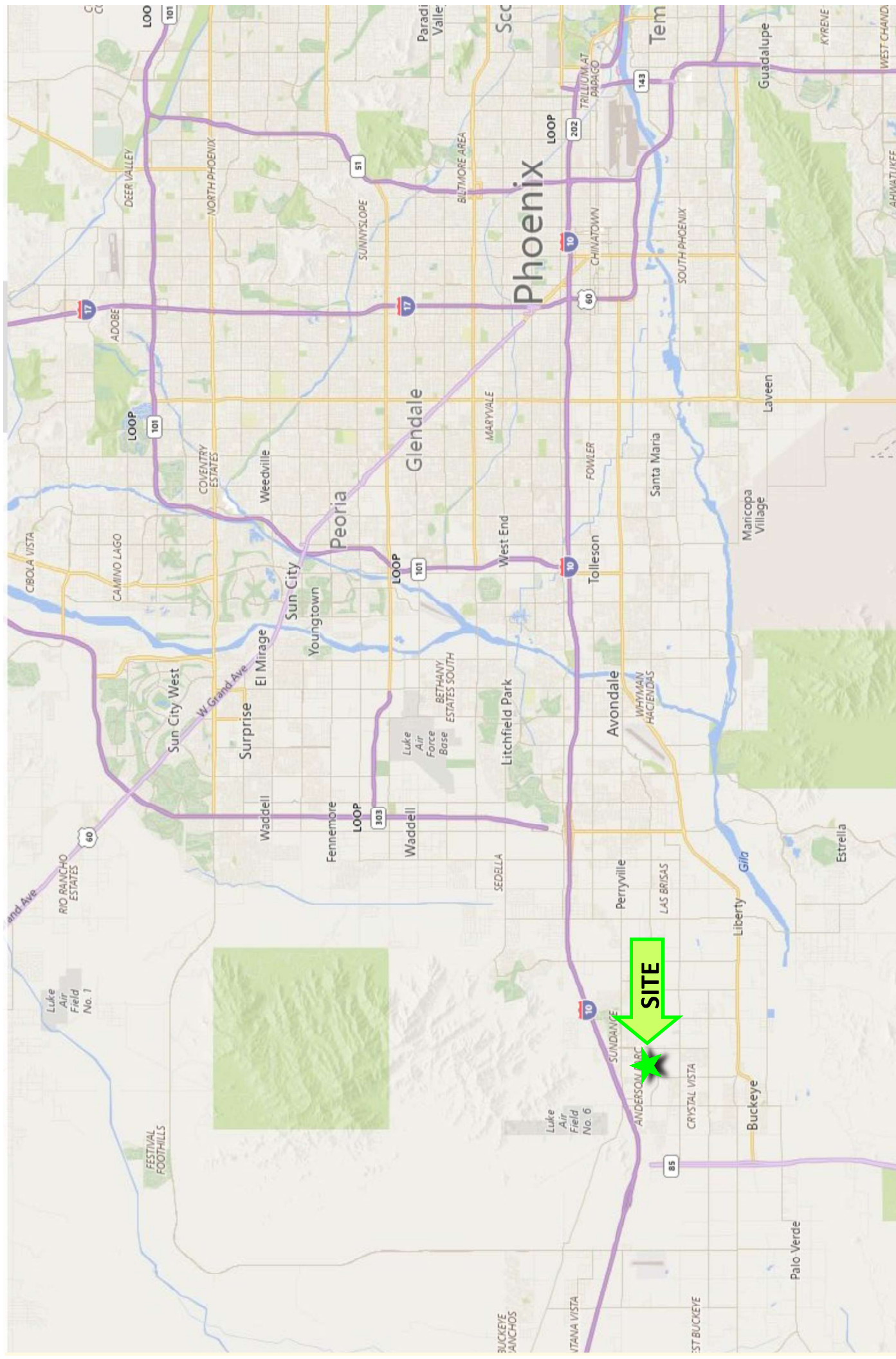


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