

CALL FOR MORE INFORMATION



FOR SALE

\$49,000 (\$1.50 PSF)

AVAILABLE LAND

0.75 Acres

PROPERTY HIGHLIGHTS

- C2 Zoning
- .75 Acres
- Retail pad - ready for immediate development
- Located in prominent retail corridor
- Permitted drive access to NMSR 333

TRAFFIC COUNT

I-40: 18,827 VPD  
(Sites USA 2023)  
HWY 344: 9,120 VPD  
(Sites USA 2023)

AREA TRAFFIC GENERATORS



PROPERTY SNAPSHOT



6,087  
2023 POPULATION  
3 MILE RADIUS



3,758  
2023 DAYTIME POPULATION  
3 MILE RADIUS



\$96,882  
2023 AVERAGE INCOME  
3 MILE RADIUS



18,827 VPD  
I-40

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**SUMMARY AND LAND DIVISION OF LANDS OF**

BEING TRACT 5-A-2 OF THE LANDS OF MARY JANE ROSE, AND A PORTION  
OF LOT 4, BLOCK 2, TIERRA LINDA SUBDIVISION, LOCATED IN THE E 1/2 OF SECTION 27, T10N, R7E,  
N. M. P. M., SANTA FE COUNTY,  
NEW MEXICO.

LOT 4

**DESCRIPTION**

BEING all of TRACT 5-A-2 of the Lands of Mary Jane Rose, as the same is shown and designated on the plat thereof filed in the Office of the County Clerk of Santa Fe County, New Mexico, and also being an easterly portion of Lot 4, Block 2, TIERRA LINDA SUBDIVISION.

The undersigned owners do hereby attest that the land division as shown is with their free consent and in accordance with their wishes and desires, and do further dedicate any easements or rights-of-way as shown.

*[Signature]*

STATE OF NEW MEXICO,  
COUNTY OF Santa Fe ) ss

On this 11 day of April, 1986, the foregoing instrument was acknowledged before me by the persons whose name appears above.

**NOTARY PUBLIC**  
*[Signature]*  
My commission expires: 12/8/87

**APPROVALS**  
County of Santa Fe

*[Signature]* 4/11/86  
Santa Fe County Land Use Administrator Date

85-331  
Land Development Permit No.

I, Timothy Ray Oden, hereby certify that the above plat was prepared under my supervision from field notes of an actual field survey and is true and correct to the best of my knowledge and belief.

*[Signature]* 8 April 1986  
TIMOTHY RAY ODEN N.M.R.P.L.S. No. 8667 Date

163C19  
66  
SCALE: 1" = 100'  
● - SET 5/8" REBAR @ YELLOW LD. CAP.  
○ - FOUND 5/8" REBAR

590168  
COUNTY OF SANTA FE, N.M.  
Witness my Hand and Seal of Office  
ANGIE VICKI PEREZ  
County Clerk, Santa Fe County, N.M.

*[Signature]*  
Deputy

**RESOLUT RE**

Prepared by: T. R. Oden Surveying Services  
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