

CALL FOR MORE INFORMATION



SITE
6.53 Acres

PROPERTY SNAPSHOT



4,913
2021 POPULATION
3 MILE RADIUS



2,656
2021 DAYTIME POPULATION
3 MILE RADIUS



\$109,685
2021 AVERAGE INCOME
3 MILE RADIUS



7,630 VPD
NM-14

PROPERTY SUMMARY

Looking for the perfect development opportunity? Located in a highly desirable, popular tourist area with excellent visibility right off NM-14. This prime 6.53 acre lot is every developers dream. Zoned C-1 – parcel can be split. Well house on property currently serves neighboring 2 properties. Less than 5 miles from Paako Golf Course and less than 20 minutes from I40 & Tramway.

PROPERTY OVERVIEW

Lot Size	6.53 Acres
Zoning	C-1
Submarket	East Mountains

The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.

FOR SALE

\$4.00 PSF

FOR GROUND LEASE OR BUILD-TO-SUITE

Call for pricing

AVAILABLE LAND

6.53 Acres

PROPERTY HIGHLIGHTS

- Commercial land ready to develop on North 14 at the intersection of Sandia Crest Rd
- Ability to subdivide land to buyer's/tenant's needs
- C-1 zoning allowing for a variety of retail, office and hospitality needs
- Less than 5 miles from Paako Golf Course and 20 minutes from I-40 & Tramway

TRAFFIC COUNT

NM-14: 7,630 VPD
Sandia Crest Rd (NM-536): 2,162 VPD
(SitesUSA 2021)

AREA TRAFFIC GENERATORS

**Sandia
Crest**

**Paako
Ridge**

**East Mountain
High School**

**San Antonio
Elementary
School**

Austin Tidwell, CCIM
atidwell@resolutre.com
505.337.0777

Daniel Kearney
dkearney@resolutre.com

Rob Powell, CCIM
rpowell@resolutre.com
www.resolutre.com

Turquoise Trail Land

SWC NM-14 & SANDIA CREST RD
12475 NEW MEXICO 14
CEDAR CREST, NM 87008



Austin Tidwell, CCIM
atidwell@resolutre.com
505.337.0777

Daniel Kearney
dkearney@resolutre.com

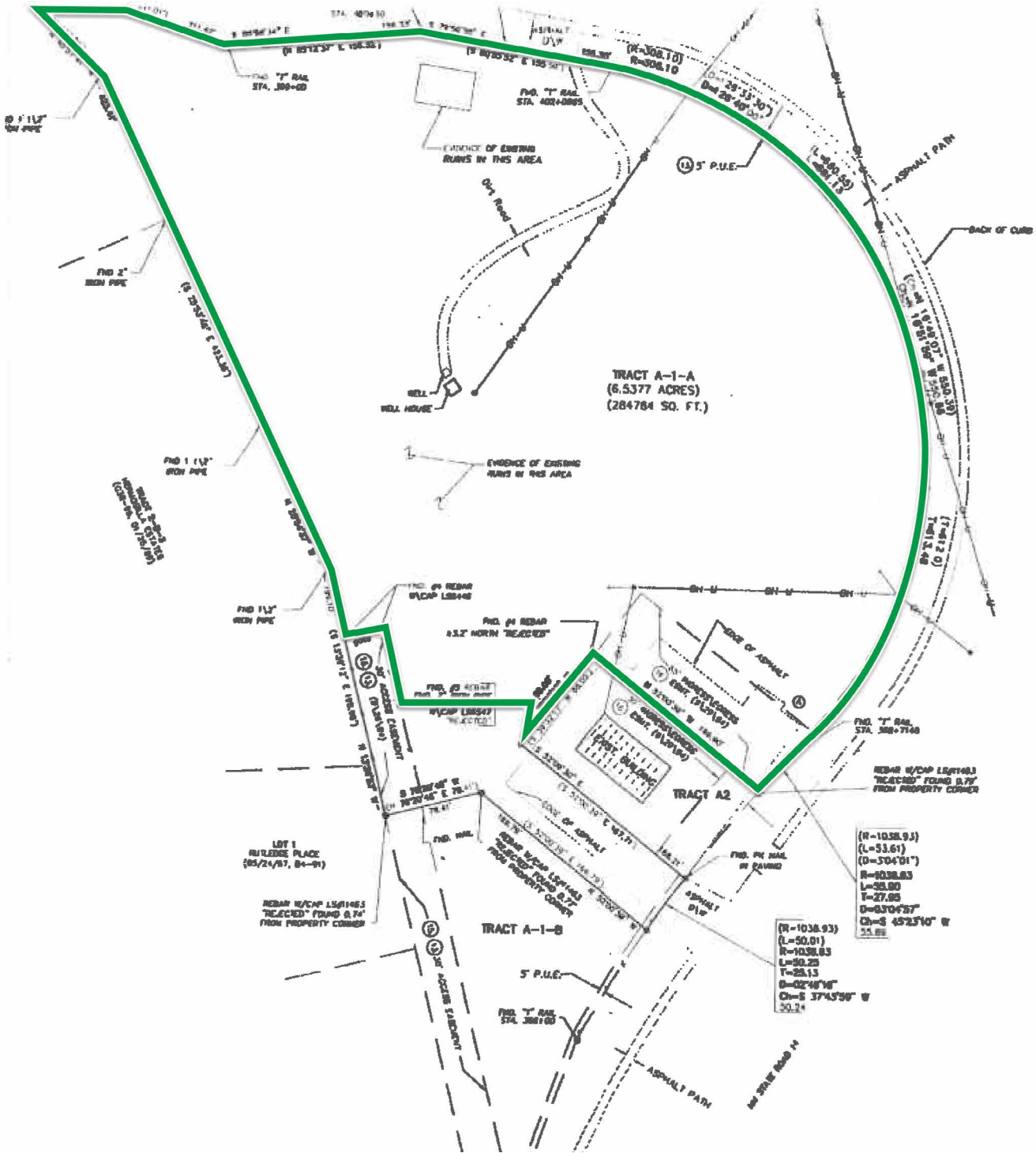
Rob Powell, CCIM
rpowell@resolutre.com
www.resolutre.com



The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.

Turquoise Trail Land

SWC NM-14 & SANDIA CREST RD
12475 NEW MEXICO 14
CEDAR CREST, NM 87008



Austin Tidwell, CCIM
atidwell@resolutre.com
505.337.0777

Daniel Kearney
dkearney@resolutre.com

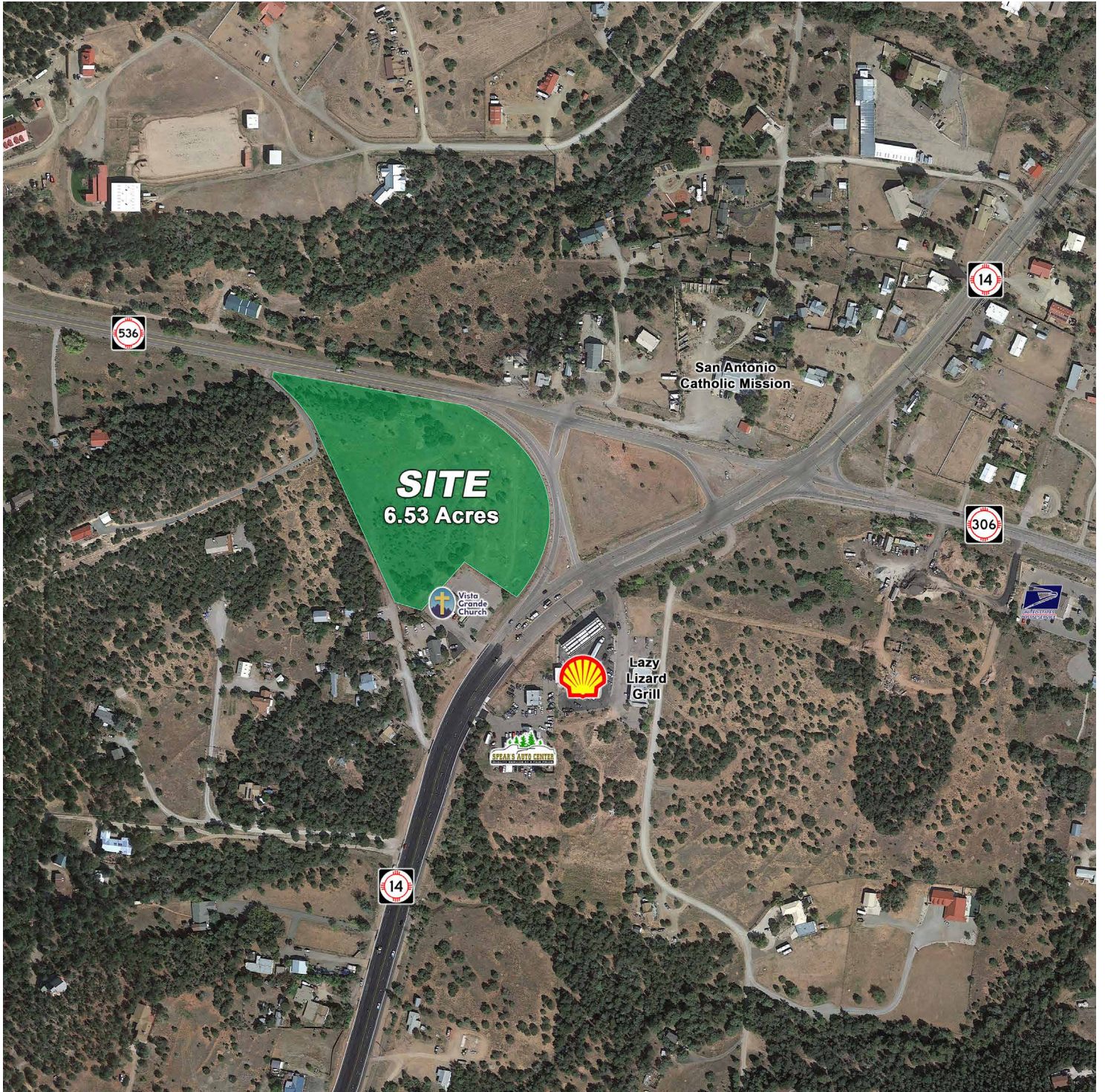
Rob Powell, CCIM
rpowell@resolutre.com
www.resolutre.com



The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.

Turquoise Trail Land

SWC NM-14 & SANDIA CREST RD
12475 NEW MEXICO 14
CEDAR CREST, NM 87008



Austin Tidwell, CCIM
atidwell@resolutre.com
505.337.0777

Daniel Kearney
dkearney@resolutre.com

Rob Powell, CCIM
rpowell@resolutre.com
www.resolutre.com



The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.

Turquoise Trail Land

SWC NM-14 & SANDIA CREST RD
12475 NEW MEXICO 14
CEDAR CREST, NM 87008



Austin Tidwell, CCIM
atidwell@resolutre.com
505.337.0777

Daniel Kearney
dkearney@resolutre.com

Rob Powell, CCIM
rpowell@resolutre.com
www.resolutre.com



The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.