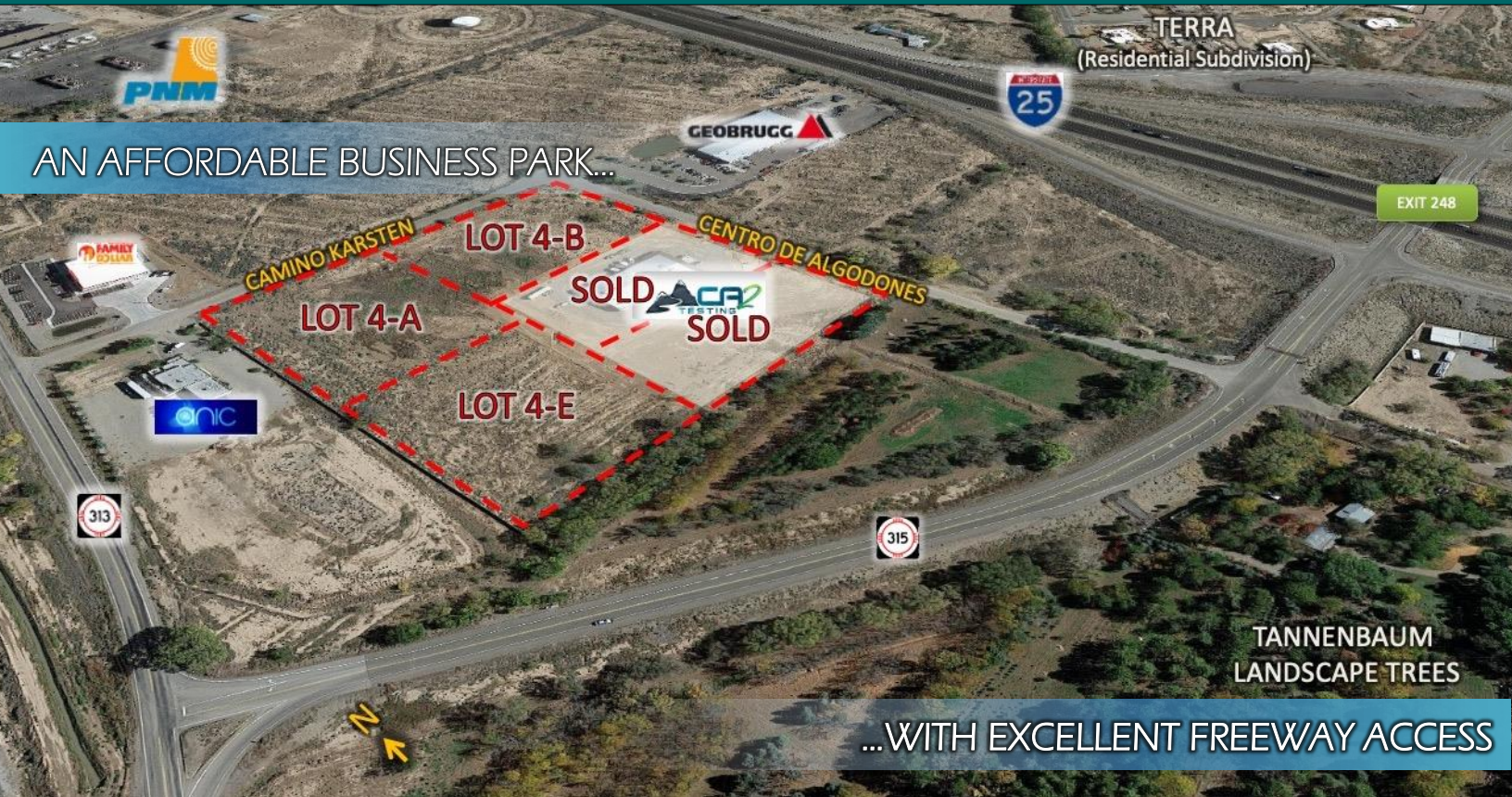


CENTRO DE ALGODONES

Camino Karsten | Algodones, NM 87001



www.mcrnm.com



AN AFFORDABLE BUSINESS PARK...

...WITH EXCELLENT FREEWAY ACCESS

JOIN GEO-BRUGG, CA2 TESTING, FAMILY DOLLAR AND ANIC VETERINARY CLINIC

HIGHLIGHTS:

List Price: \$725,000 or \$2.53/sf (Bulk Sale)
Individual lots starting at \$200,000

Lot Sizes: 2.00 to 6.59 +/- Acres

Zoning: RC - Rural Commercial (Sandoval County)

FEATURES:

Quality development with easy freeway access and visibility!

- Full Access Interchange off Interstate 25.
- Protective Covenants & Restrictions.
- Heavy Electrical Power Available, 4" Natural Gas in Roadway.
- Transferable Water Rights available for purchase separately.
- Great site for Distribution Services, Governmental, Tribal Services, Educational, Religious and many other uses.

The information herein has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs

Metro Commercial
REALTY. INC.

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MAP AND PROPERTY OVERVIEW



Uniquely positioned between Albuquerque (887,077 MSA pop.) and Santa Fe (68,130 pop.), opportunities exist for a wide variety of uses. Zoned RC (Rural Commercial), the site allows for many commercial and some residential uses. Freeway traffic counts for 2012 were logged at 36,400 VPD*.

Nestled among the Cottonwood Trees, this property is adjacent to a full access interchange at exit 248 on Interstate 25. Existing companies located in the subdivision are Geobruigg, CA2 Testing and ANIC. Geobruigg develops and produces steel wire netting and mesh which is used to protect from natural hazards, such

as rockfalls, unstable slopes, landslides, mudflow and snow avalanches. Concrete, Aggregate and Asphalt Testing (CA2 Testing) was built to assist contractors and suppliers in providing the highest quality concrete and asphaltic concrete designs for construction projects in and around New Mexico.

The Animal Neurology & Imaging Center (The ANIC) provides state of the art medical neurology, neurosurgery and cross-sectional imaging for small animals in New Mexico, Southern Colorado, and Western Texas.

* Mid-Region Council of Governments



VIEW FROM LOT LOOKING SOUTHEAST

PLAT

CENTRO DE ALGODONES - AVAILABLE LOTS:

Lot 4-A*	2.00 acres	\$200,000.00	\$2.29/sf	Lot 4-D	2.00 acres	\$225,000.00	\$2.58/sf
Lot 4-B*	2.00 acres	\$385,000.00	\$4.42/sf	Lot 4-E*	2.5953 acres	\$225,000.00	\$2.00/sf
Lot 4-C	2.00 acres	\$250,000.00	\$2.87/sf	* Lot 4-E access via planned private drive shown on plat.			

Sold – Concrete Aggregate and Asphalt Testing Company



ANIC Imaging (Adjacent Property)



NEW Family Dollar

Existing Adobe wall along the western boundary of lot 4-E and 4-A



NEW 12,000 SF Industrial
CA2 Testing

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