



*Conceptual photo subject to change

Sale Price: \$425,000
Property Size: 4,488 SF
Land Size: 2.48 acres
Units: 95 plus Mgt Office

Features:
 -Opportunity for re-development or re-purposing in busy college town
 -Three, two-story buildings with exterior corridors

Convenient Location:
 -Excellent access off I-25
 -NM Tech (+/- 1,569 Students)
 -NM Tech Golf Course
 -Socorro General Hospital (32 bed facility)

-The Frank T. Etscorn Campus Observatory
 -VLA Very Large Array
 -Energetic Materials Research and Testing Center
 -Socorro Rodeo and Sports Complex

95 Unit Motel For Sale

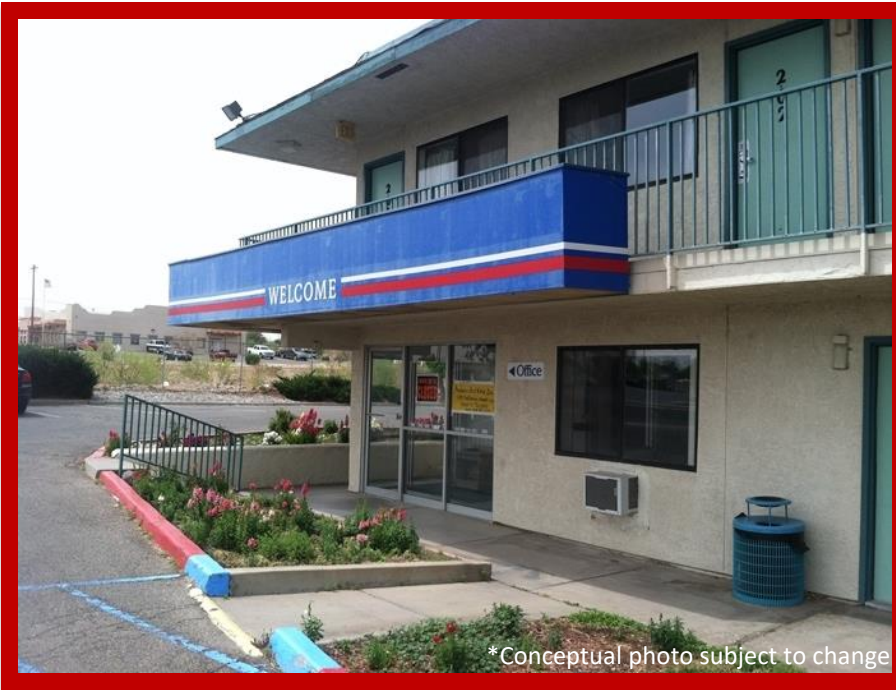
807 Hwy 85, Socorro, NM 87801



Absolute Investment Realty | 105 Jefferson NE Albuquerque, NM 87108 | 505-346-6006 | info@go-absolute.net

Consuelo Horne 505-730-7395 consuelo@go-absolute.net
 Nicole Rhodes 505-720-5211 nicole@go-absolute.net

Property Summary



Absolute Investment Realty is proud to present this opportunity consisting of a 95 unit (plus manager's office and laundry facility), exterior corridor, two story mid-scale motel conveniently accessible off Interstate 25 in Socorro, NM.

The property can be purchased for the purpose of meeting the lodging needs of Socorro or re-purposing to meet the housing needs in this busy college town.

Socorro is known for being home to the New Mexico Institute of Mining and Technology which reports an undergraduate population of approximately 1,569 students. The Energetic Materials Research and Testing Center (EMRTC) is a major research and training division of New Mexico Tech, internationally recognized and has over 60 years of experience in explosives research and testing.

Property Information Summary

Zoning:

Property Address: 807 Hwy 85, Socorro, NM 87801

Property Description: Motel

Total Available Space: 4,488 SF

Sale Price: \$425,000

Access: Excellent

Visibility: Excellent

Signage: Excellent

Curb Appeal: Fair

Highest and Best Use: Motel or Apartment Complex

*The information contained in this marketing package is believed to be reliable. While we do not doubt the 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. Additionally, this package and the information contained herein is intended only for parties with a bonified interest in the lease or purchase of this property and should not be distributed otherwise.

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Trade Area Map



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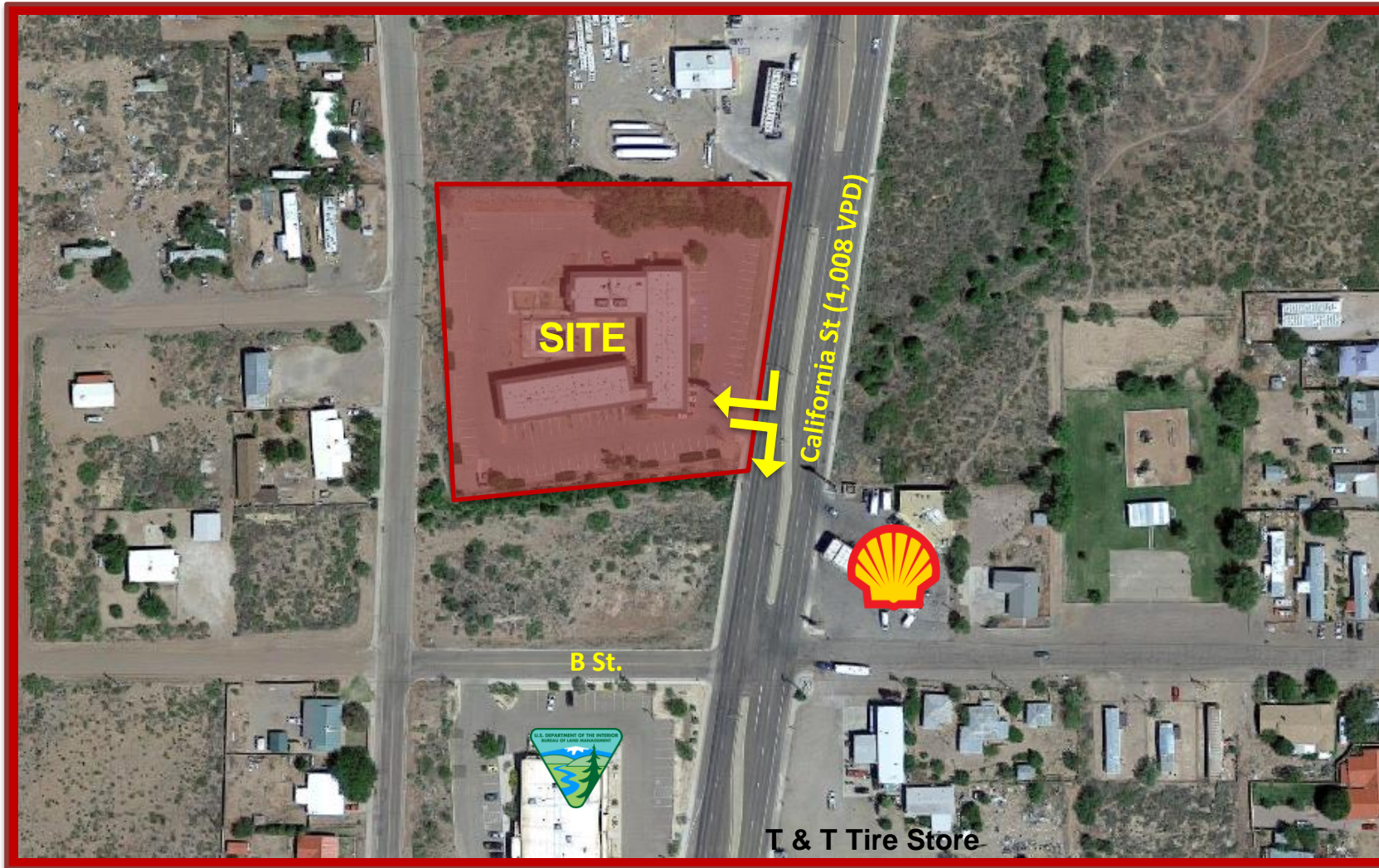
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Site Close Up & Location Description



LOCATION DESCRIPTION

Located off Highway 85 in the southern portion of Socorro, the property provides convenient access to NM Tech, NM Tech Golf Course, Socorro General Hospital (a 32 bed facility), Socorro High School (reported student population of 448), National Radio Astronomy Observatory's Very Large Array, The Energetic Materials Research and Testing Center and the Socorro Rodeo and Sports Complex. The Socorro Rodeo and Sports Complex hosts a variety of local and national competitions throughout the year.

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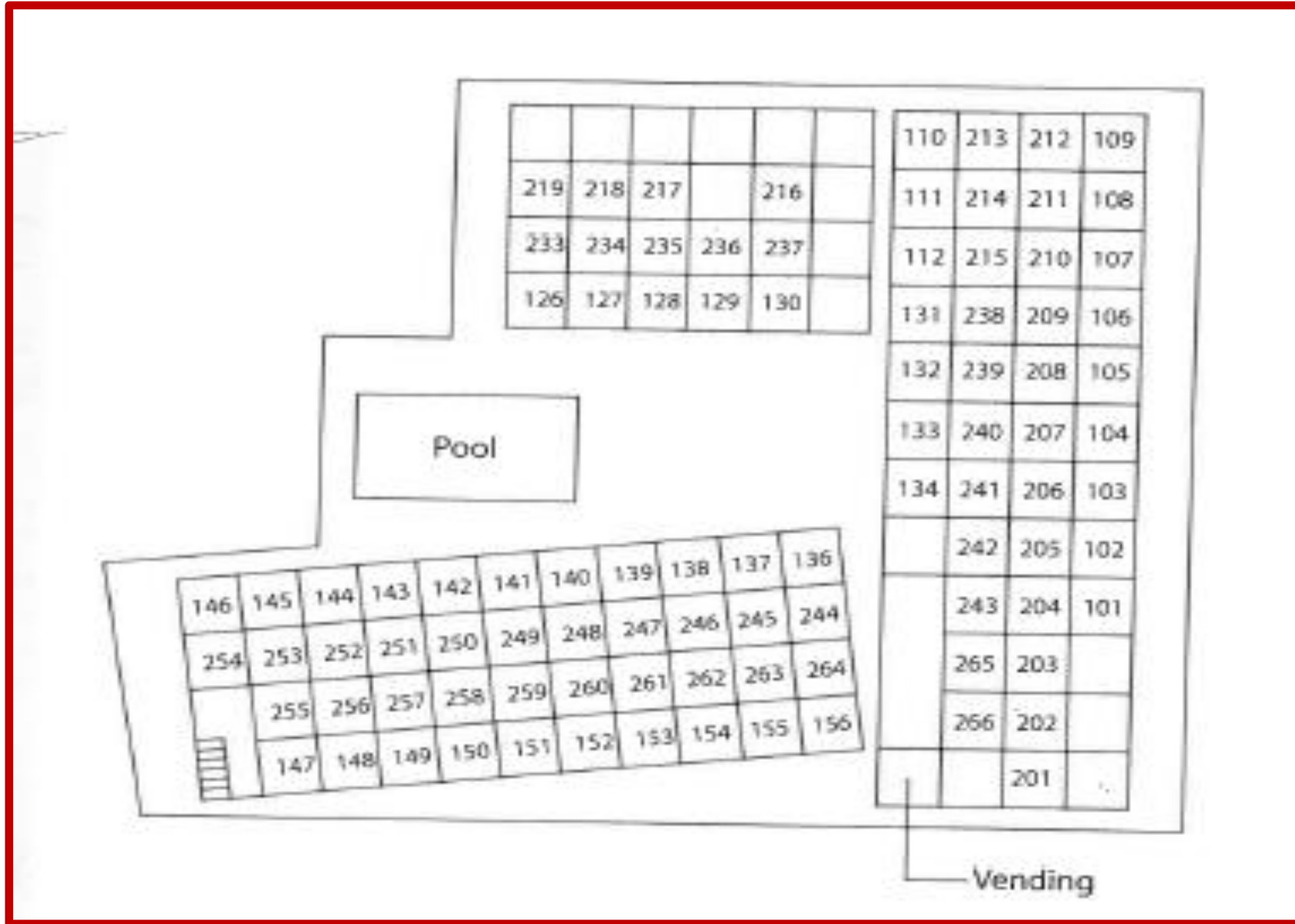
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Site Map



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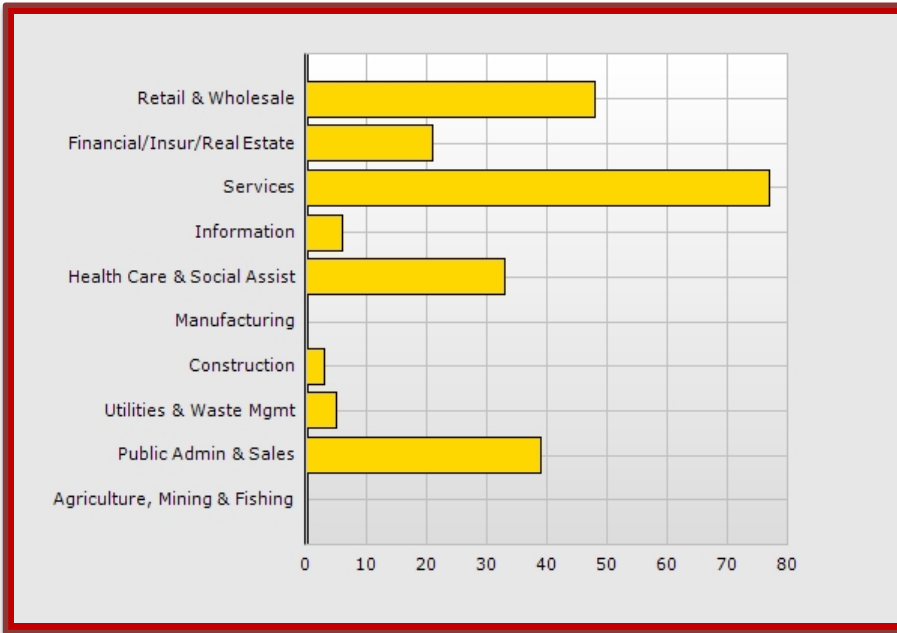
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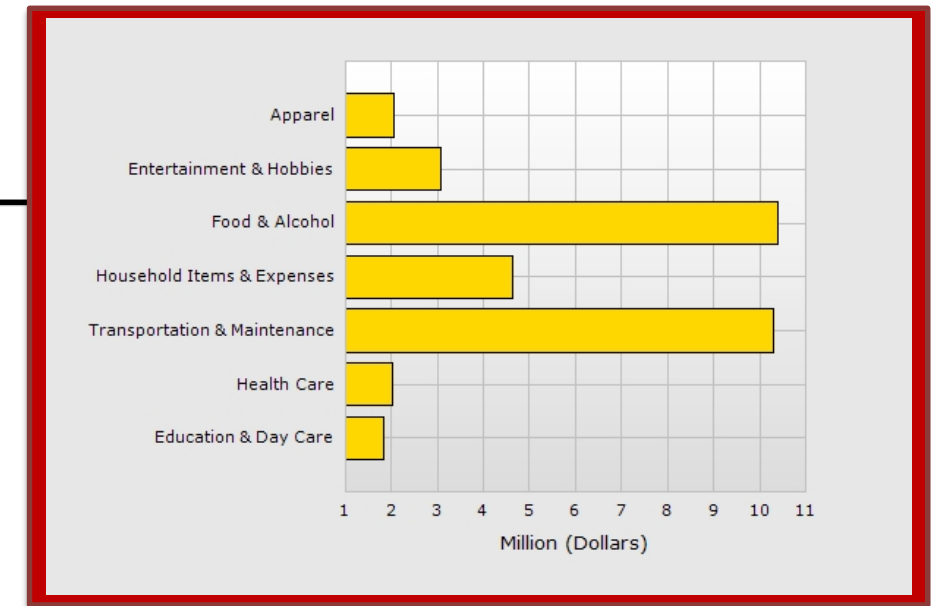


Demographics

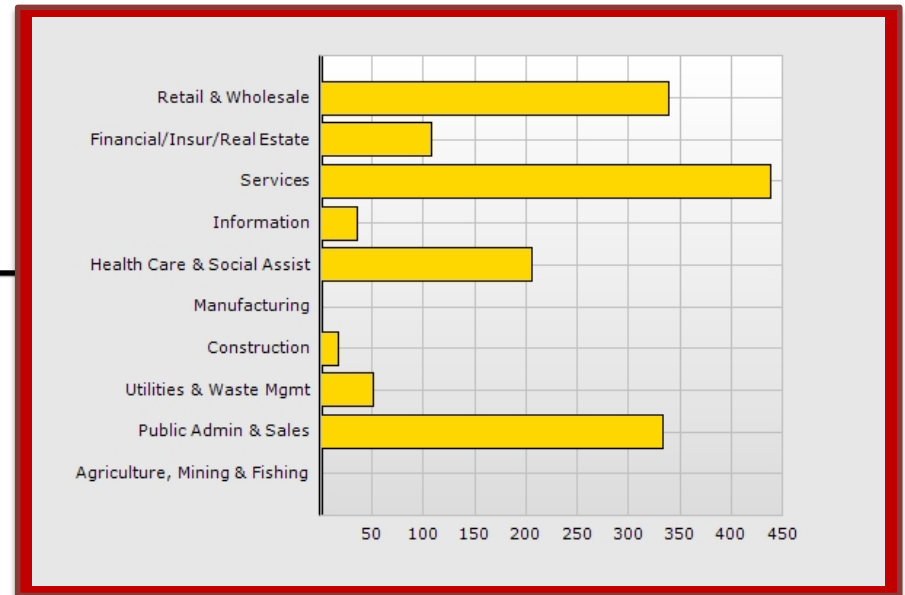
Consumer Spending Totals – 1 Mile



Daytime Employees – 1 Mile



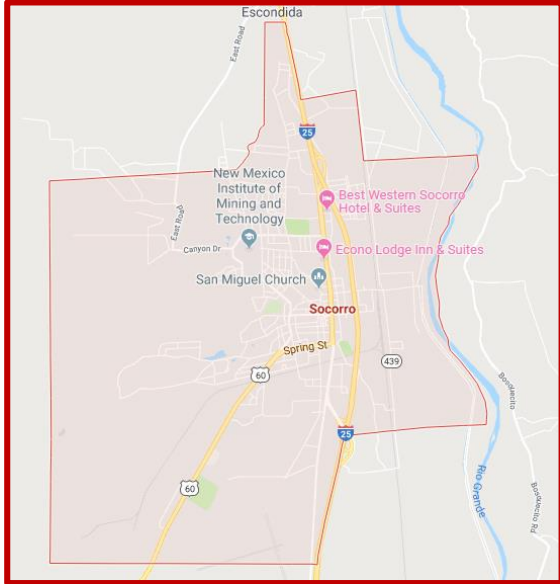
Businesses – 1 Mile



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Socorro, NM USA



Socorro is in Socorro County in the U.S. state of New Mexico. Socorro is located between the state’s two largest cities. It is approximately 75 miles south of Albuquerque and 150 miles north of Las Cruces. It sits in the Rio Grande Valley at an elevation of 4,606 feet.

Scientific research, defense programs, mining and agriculture are the backbones of Socorro’s economy. Socorro is home to New Mexico Institute of Mining and Technology, The Energetic Materials Research and Testing Center (EMRTC), The Frank T. Etscorn Campus Observatory, the National Radio Astronomy Observatory’s Very Large Array and Bosque del Apache National Wildlife Refuge.

Socorro’s major employers include:

- New Mexico Tech
- Aerojet Rocketdyne
- Alamo Navajo Health Center
- Dicaperl
- National Radio Astronomy Observatory
- New Mexico Bureau of Geology and Mineral Resources
- New Mexico Tech
- Socorro General Hospital
- Solaro Energy
- Tresco, Inc.
- Tripp’s Inc.
- Very Large Array Office Site

The beginning of World War II saw an increase in activity in Socorro County’s southeast quarter. With the increase in temporary workers traveling through, San Antonio’s Frank Chavez answered a need by opening a small restaurant in his store, and created the first Green Chile hamburger at the Owl Bar and Cafe. One of the most momentous occasions that occurred in Socorro’s history happened on the morning of July 16, 1945. Many Socorroans remember the light of the first atomic blast at White Sands Missile Range. Trinity Site is now a monument, open to the public once a year.

Socorro Demographics

Population (2018 Estimate)		9,640
Owner Occupied Households (2018 Estimate)		56%
Avg. Household Income (2018 Estimate)		\$34,493

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Absolute Investment Realty



Consuelo Horne
Senior Advisor

Consuelo Gallegos Horne is a native New Mexican. Consuelo has been a Realtor in New Mexico for 20 years. Consuelo started her career as a Residential Realtor. During that time she was a Qualifying Broker and has previously owned her own company. In 2015, Consuelo decided to specialize in commercial real estate. Consuelo has knowledge, creativity and experience in marketing properties. Consuelo has an extensive background in contract analysis. Consuelo has a degree in Accounting and has worked for international companies in this field.



Some of Consuelo's Recent Transactions



Nicole Rhodes
Associate Broker

The newest member of Absolute Investment Realty, Nicole Rhodes started her Commercial Real Estate career in 2009 as a Commercial Property Manager. Throughout Nicole's Property Management career, she successfully managed more than one million square feet of commercial real estate and represented more than 200 individual clients. Within the first year of brokerage, Nicole successfully secured client representation such as Great Clips and Rib Crib. Her experience does not stop with tenant representation as she has represented landlords, buyers and sellers in numerous transactions. Nicole's in-depth commercial real estate experience coupled with her natural ability to understand client needs affords her strong client relationships.



Some of Nicole's Recent Transactions

Who We Are

[Absolute Investment Realty](#) is an investment oriented commercial real estate brokerage firm focused on helping our clients meet their commercial real estate investment goals. Our clients range from private local investors to multi-national REITS. We have closed transactions throughout the United States and from around the world. No job is too small or too large for our dedicated team of professionals. We are experts on current market conditions and provide expert advice on the best pricing and buying or selling strategies. We have industry wide connections and make it a policy to work hand in hand with our peers, principals and institutions to get the deal done. We are second to none in our ability to identify, sell or lease investment quality real estate.

Our Mission

Absolute Investment Realty's mission is to help our clients achieve their commercial real estate goals.

How We Help Our Clients Succeed

Our firm excels because we execute with attention to detail, exceptional financial analysis capabilities, second to none market knowledge, and the highest level of customer service.

We start by understanding our client's needs and working closely with them to develop a customized acquisition, disposition, leasing or development plan specifically designed to help our clients reach their goals as expeditiously as possible.

Awards and Accolades

Awarded to the top 5 brokerage firms in NM, Absolute Investment Realty has achieved the coveted CoStar Power Broker Award every year we've been in business.



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