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5.44 acre Pad Site surrounded by strong Hospitality area

**N. Main St
Roswell, NM 88201**



- Excellent Location and Visibility
- Proposed Large Monument Signage
- Excellent Area Co-Tenancy
- SU-2 Zoning
- Strong Surrounding Demographics
- Low vacancy Corridor

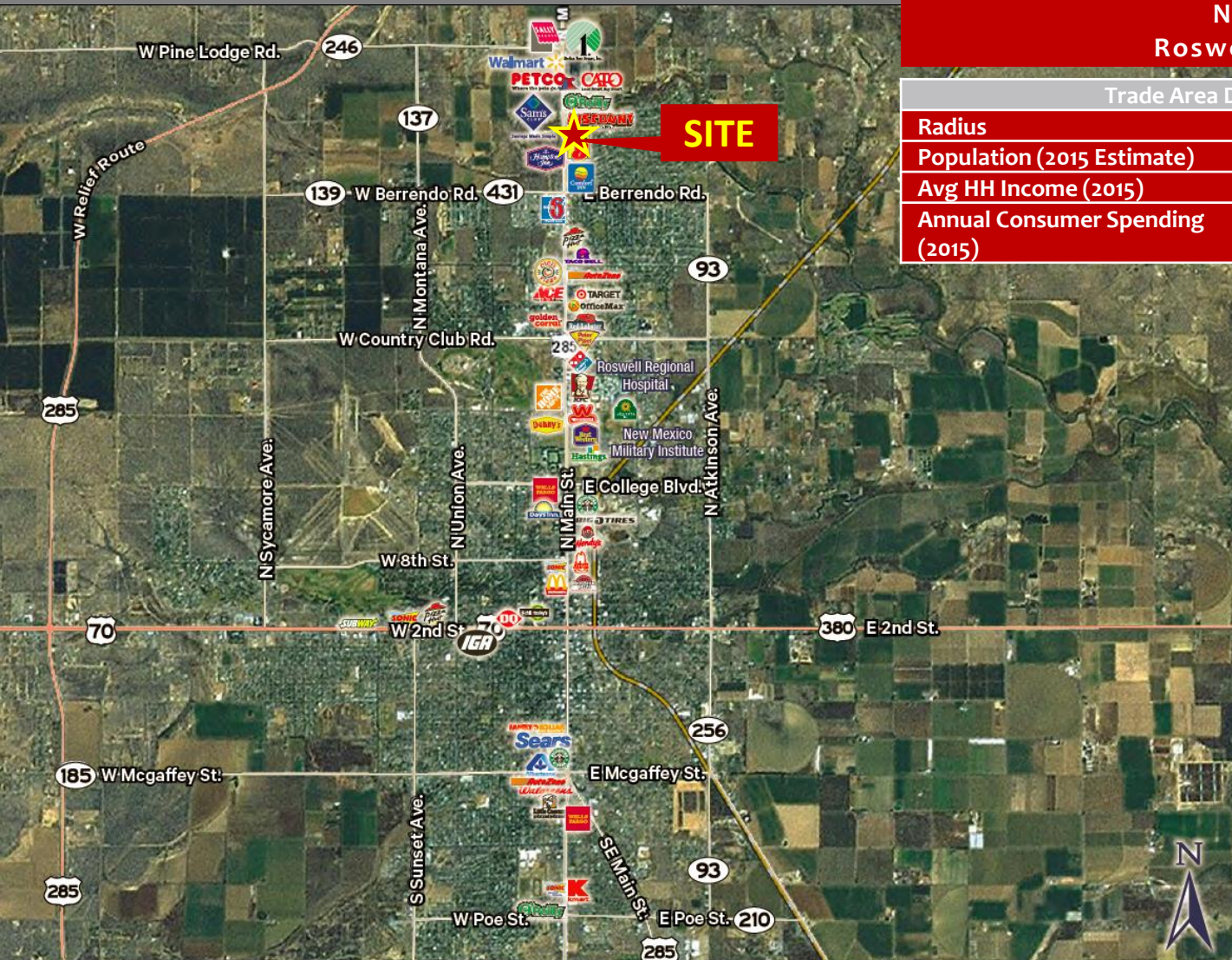
Absolute Investment Realty
105 Jefferson St. NE
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Trade Area:

N. Main St Roswell, NM 88201



Trade Area Demographics			
Radius	1 Mile	3 Mile	5 Mile
Population (2015 Estimate)	4,814	18,815	41,067
Avg HH Income (2015)	\$79,971	\$65,038	\$56,896
Annual Consumer Spending (2015)	\$56,235	\$194,761	\$391,892

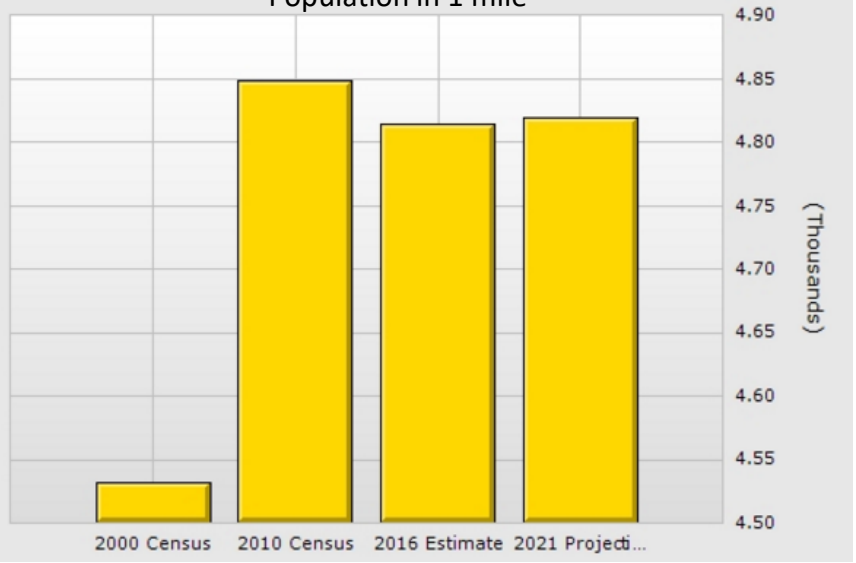
Property is located on the North side of Main St, the main artery of Roswell. The property is surrounded by motels, such as Comfort Suites, Hampton Inn, Holiday Express, Super 8, Comfort Inn, and Motel 6. Other Trade area tenants include Walmart, Sam's Club, Discount Tires, Hobby Lobby, Sonic and Chili's.



Demos:

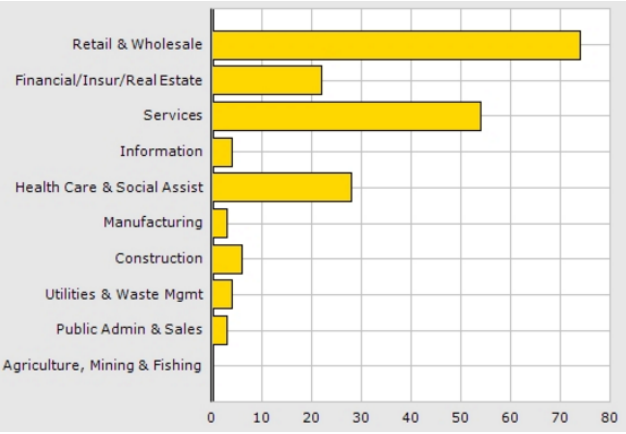
N. Main St Roswell, NM 88201

Population in 1 mile

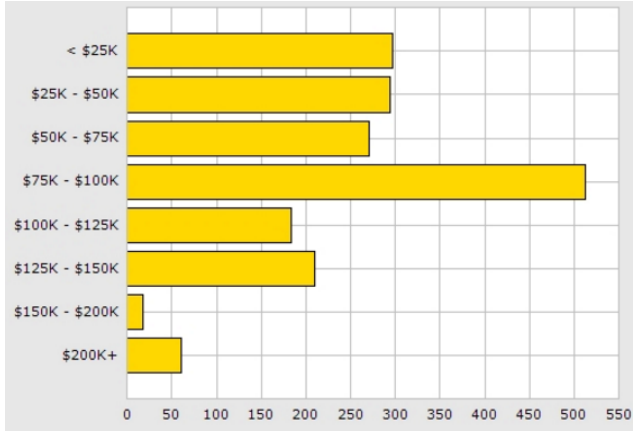


	1 Mile	3 Mile	5 Mile
Population			
2016 Total Population:	4,814	18,815	40,932
2021 Population:	4,819	18,874	41,067
Pop Growth 2016-2021:	0.10%	0.31%	0.33%
Average Age:	41.90	39.90	38.10
Households			
2016 Total Households:	1,846	7,392	15,601
HH Growth 2016-2021:	0.11%	0.34%	0.36%
Median Household Inc:	\$78,003	\$46,390	\$40,709
Avg Household Size:	2.60	2.40	2.60
2016 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$167,213	\$149,279	\$123,162
Median Year Built:	1982	1976	1967

Businesses in 1 mile



Households by income in 1 mile

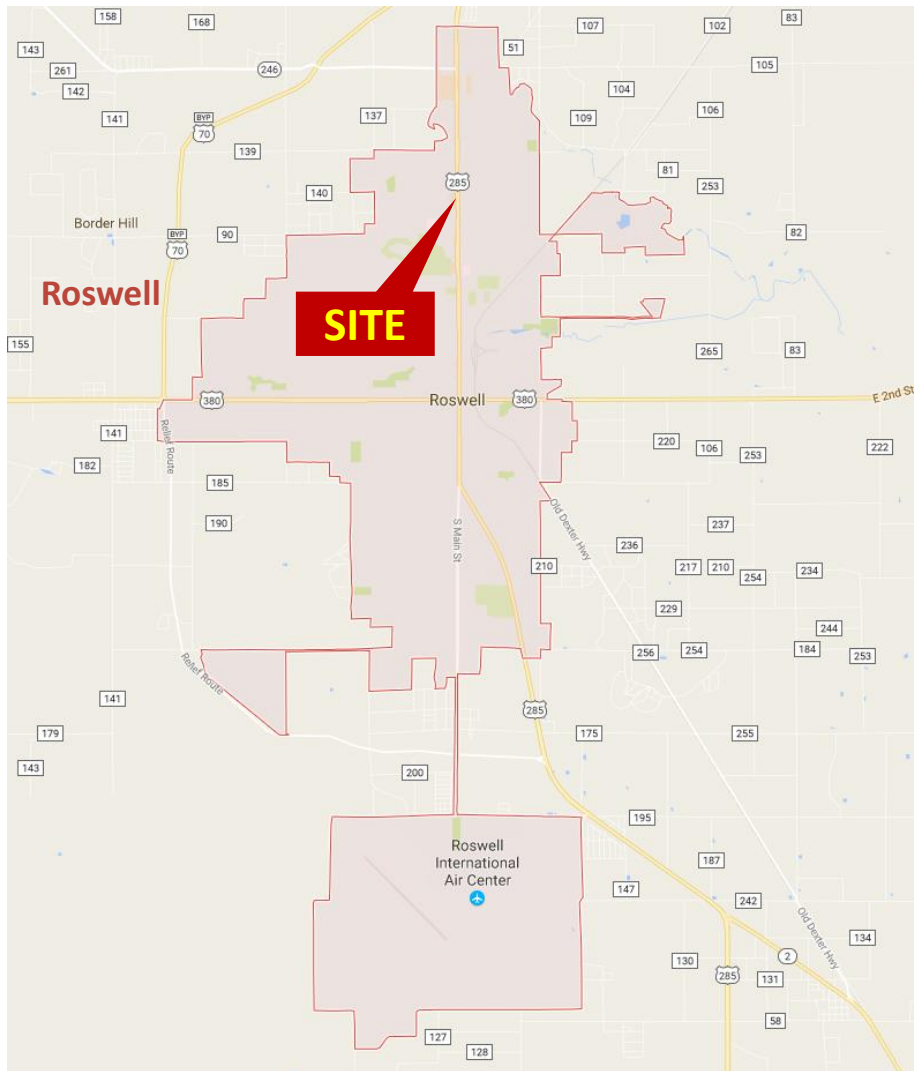


Daytime employment in 1 mile





Roswell, New Mexico MSA



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Roswell MSA



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Roswell is a city in New Mexico. It is the county seat of Chaves County in the southeastern quarter of the state of New Mexico, United States. It is the fifth-largest city in New Mexico. Its centralized location, some 200 miles in any direction from any larger city, makes it a business hub for southeastern New Mexico.

It is a center for irrigated farming, dairying, ranching, manufacturing, distribution, and petroleum production. It is the home of New Mexico Military Institute (NMMI) and Eastern New Mexico College. Bitter Lake National Wildlife Refuge is located a few miles northeast of the city on the Pecos River. Bottomless Lakes State Park is located 12 miles east of Roswell on US 380.

Roswell is most popularly known for having its name attached to what is now called the 1947 Roswell UFO incident, though the crash site of the alleged UFO was some 75 miles from Roswell and closer to Corona. The investigation and debris recovery was handled by the local Roswell Army Air Field.

Roswell MSA Demographics

Population (2015 Estimate)	48,568
Households (2015 Estimate)	19,286
Avg. Household Income (2015 Estimate)	\$39,975