

FOR SALE

NWC Bloomfield Hwy. & S. Dustin Rd. | Farmington, NM 87401

High-Visibility Pad Sites

HARD CORNER OF
BLOOMFIELD HWY. & DUSTIN RD.




AVAILABLE

- Parcel A: ±3.17 Ac. \$150,000
- Parcel B: ±0.99 Ac. \$47,022
- Parcel C: ±0.99 Ac. \$47,022

PROPERTY HIGHLIGHTS

- Great highway frontage
- Multiple hotels nearby such as Holiday Inn Express, Baymont Inn, Comfort Suites and Hampton Inn
- Located in a trade area of more than 136,000 people
- Owner financing available
- Utilities available on road

ZONING

- General Commercial** 
- Allowable uses:
 - Upper story residential
 - Assisted living/nursing homes
 - Hotels/boarding houses
 - Community center/library/ auditoriums/religious institutions
 - Office, retail, and industrial uses
 - RV/vehicle sales
 - Self storage or mini warehouse
 - Manufactured home sales lot
 - Truck stop/convenience with gas

EXPIRES 12/2021



This property is in a HUB Zone For small companies operating/ employing people in Historically Underutilized Business Zones. 

NAI SunVista

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FOR MORE INFORMATION:

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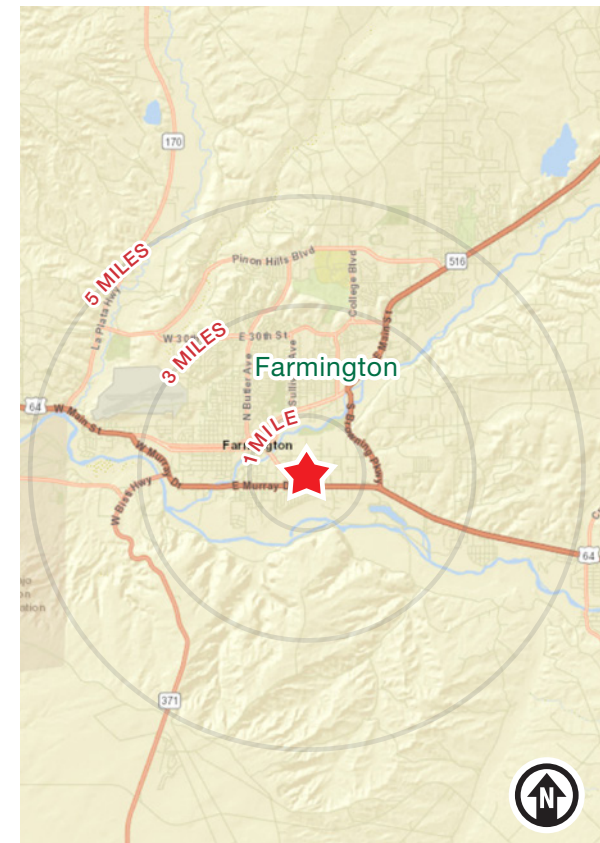
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HARD CORNER OF
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2020 Demographics	1 mile	3 mile	5 mile
Total Population	3,087	31,270	46,545
Average HH Income	\$54,223	\$59,967	\$67,780
Daytime Employment	2,540	26,259	35,746

2020 Forecasted by Esri



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Farmington

TRADE AREA ANALYSIS

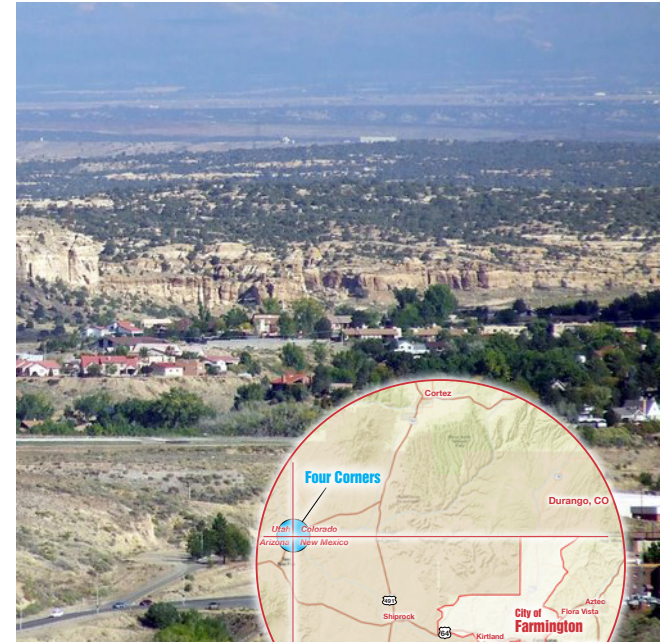
Farmington | Where Outdoor Lovers & Families Thrive

Farmington is located at the junction of the San Juan River, the Animas River, and the La Plata River, and is located on the Colorado Plateau. Farmington is the largest city in San Juan County, one of the geographically largest counties in the United States covering 5,538 square miles (14,340 km²). Farmington lies at or near the junction of three important highways: U.S. Highway 550, U.S. Highway 64, and New Mexico Highway 371. The primary industries of San Juan County are the production of petroleum, natural gas, and coal. Major coal mines are the Navajo and San Juan mines, operated by BHP Billiton 15 to 19 miles (24 to 31 km) southwest of Farmington. The coal mined from the Navajo and San Juan mines is used entirely for fuel for the nearby Four Corners Generating Station and San Juan Power Plant to produce electric power.

Farmington (metro area) by the Numbers (ESRI 2020 Demographics)



The city serves as the commercial hub for most of northwestern New Mexico and the Four Corners region of four states: New Mexico, Colorado, Arizona and Utah.



TOURISM REPORT CARD

ALL IN A DAYS DRIVE

- 1** World Class Fly Fishing Area
- 5** World Heritage Sites
- 7** World Class Ski Resorts
- 47** Native American Pueblos & Tribes
- 57** National Parks, Monuments & Recreation Areas

FARMINGTON TARGETED INDUSTRIES



Energy & Manufacturing

Economic activity ranges from natural resource production and power generation to manufacturing, assembly, transportation and data centers. Tremendous opportunities exist to capitalize on the region's natural resources, infrastructure, production capacity and know-how coming from years of drilling in the San Juan Basin.



Agriculture

The area has a long history of productive agriculture. There is emerging momentum to restore this sector as a prominent part of the region's economic base. The San Juan Basin is particularly well suited for the production of biofuels, agrotourism and to pairing the production of food with food processing based on factors such as the existing skills of our current workforce.



Tourism

The Farmington MSA is the hub for tourism in the Four Corners and is the center of the National Geotourism Region. They are the center of adventure and have a wealth of tourist attracting amenities.

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