

For Sale

Centrally-Located Farmington Land

JOIN AREA
RETAILERS:



4109 E. Main St. | Farmington, NM 87042

SEC E. Main St. & E. 30th St.



AVAILABLE

±6.26 Acres

SALE PRICE

Lot 4: ±1.21 Ac. \$14.00/SF

- Build-to-Suit or Ground Lease Also Available

Lot 5: ±5.05 Ac. \$9.75/SF

ZONING

- GC, General Commercial

HIGHLIGHTS

- High-volume intersection with almost 50,000 cars per day
- Box retailers, recreational uses, hospitality, multifamily
- Join area retailers: Walgreens, Home Depot, TJ Maxx, Best Buy, Petco, Safeway, Hobby Lobby and many others
- Signalized intersection
- Full right-in, right-out and left-in, left-out access
- Ample parking for restaurants and retail use

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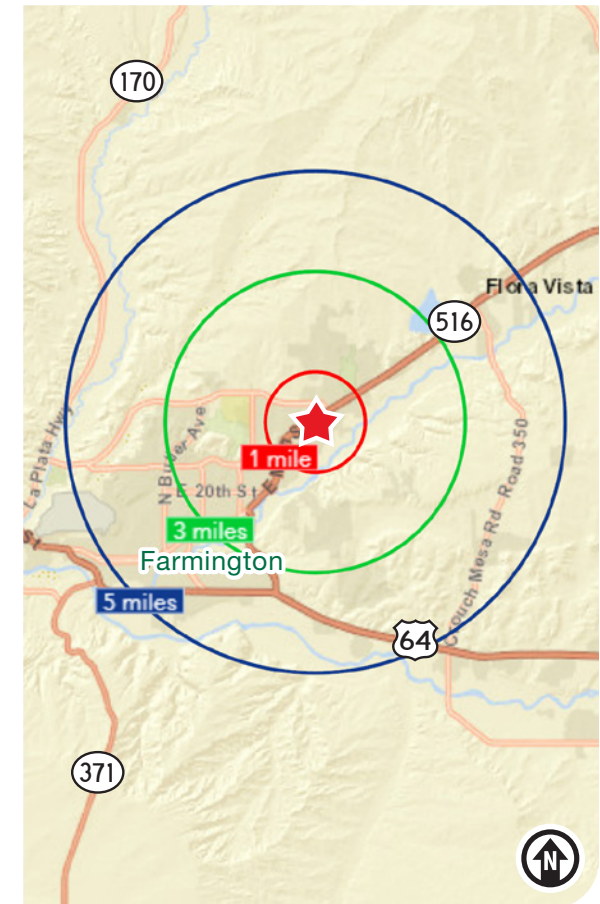
DEMOGRAPHICS | 1, 3 & 5 MILE

	1 Mile		3 Mile		5 Mile	
Summary	2022		2022		2022	
Population	5,280		32,487		47,519	
Households	1,929		11,861		17,152	
Families	1,381		8,241		11,743	
Average Household Size	2.74		2.70		2.71	
Owner Occupied Housing Units	1,368		7,653		10,933	
Renter Occupied Housing Units	560		4,208		6,219	
Median Age	33.6		35.4		35.9	
Trends: 2022-2027 Annual Rate	State		State		State	
Population	0.28%		0.28%		0.28%	
Households	0.36%		0.36%		0.36%	
Families	0.29%		0.29%		0.29%	
Owner HHs	0.63%		0.63%		0.63%	
Median Household Income	2.70%		2.70%		2.70%	
Households by Income	2022		2022		2022	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	124	6.4%	1,094	9.2%	1,811	10.6%
\$15,000 - \$24,999	188	9.7%	979	8.3%	1,565	9.1%
\$25,000 - \$34,999	235	12.2%	1,183	10.0%	1,857	10.8%
\$35,000 - \$49,999	236	12.2%	1,694	14.3%	2,558	14.9%
\$50,000 - \$74,999	572	29.7%	2,667	22.5%	3,595	21.0%
\$75,000 - \$99,999	163	8.4%	1,309	11.0%	1,850	10.8%
\$100,000 - \$149,999	328	17.0%	1,760	14.8%	2,314	13.5%
\$150,000 - \$199,999	50	2.6%	630	5.3%	835	4.9%
\$200,000+	33	1.7%	545	4.6%	765	4.5%
Median Household Income	\$55,320		\$56,784		\$53,796	
Average Household Income	\$70,175		\$80,617		\$77,380	
Per Capita Income	\$25,490		\$29,470		\$28,048	

LOCATION

Demo Snapshot	1 mile	3 mile	5 mile
Total Population	5,280	32,487	47,519
Average HH Income	\$70,175	\$80,617	\$77,380
Daytime Employment	5,401	19,985	36,673

2022 Forecasted by Esri



Farmington

TRADE AREA ANALYSIS

FARMINGTON | NEW MEXICO

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. 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 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.



119,963

Farmington
CBSA
Population



FARMINGTON BY THE NUMBERS (ESRI 2022 Demographics)



46,178

City Population



16,582

Households



\$75,536

Avg. Household Income



\$44,131

Md. Disposable Income



2,781

Total Businesses



36,208

Total Employees

Farmington 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 and is 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 area 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.

