

OFFERING MEMORANDUM



Light Industrial Parcels

3900 Constellation Dr
Santa Fe NM 87501

Light Industrial Parcels

CONTENTS

01 Executive Summary
Investment Summary

02 Location
Location Summary

03 Property Description
Property Features
Photos

04 Demographics
General Demographics
Race Demographics

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01

Executive Summary
Investment Summary

OFFERING SUMMARY

ADDRESS	3900 Constellation Dr, 7512 Gooney Bird Way, 7504 Gooney Bird Way, Santa Fe NM 87501
PRICE	\$1,983,000
LAND ACRES	3.931
ZONING TYPE	Light Industrial
# OF PARCELS	3

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	7,232	33,488	62,714
2026 Median HH Income	\$70,672	\$68,611	\$72,895
2026 Average HH Income	\$92,556	\$90,950	\$103,244

02

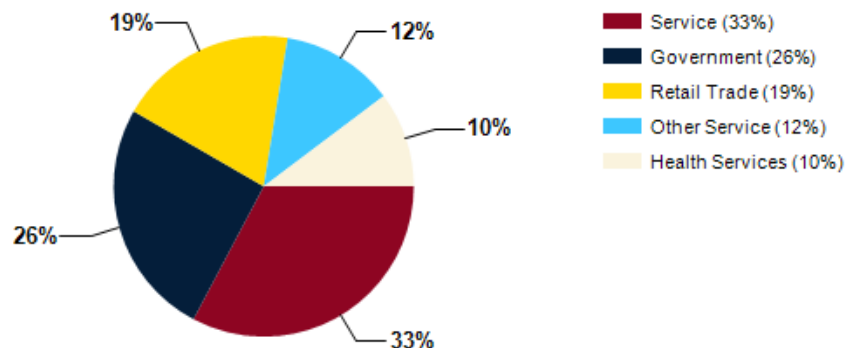
Location

Location Summary



- Fantastic industrial-zoned parcel with I-1 zoning in the City of Santa Fe. Ideally located with convenient access to NM-599 and Airport Road, this site offers excellent connectivity for a wide range of business or development opportunities. I-1 zoning is a rarity within Santa Fe and allows for a diverse mix of uses including office-warehouse, light manufacturing, storage, barber and hair salons, food production, and more.
- The surrounding area is well established and features some of Santa Fe's most architecturally appealing flex-use metal buildings, including luxury car storage facilities, offices, and other commercial uses—creating a strong, design-forward industrial environment. The property offers valuable Airport Road frontage, providing high visibility and exposure.
- Utilities are nearby for easy tie-in, and the lot is flat, making for a straightforward and cost-efficient development process. The neighborhood is also subject to covenants, helping to maintain quality and cohesion throughout the area. The property can be purchased with two other tracts of land Parcel (7504 GOONEY BIRD WAY, SANTA FE, NM 87507 & 7512 GOONEY BIRD WAY, SANTA FE, NM 87507) for a total of 3.931ac.

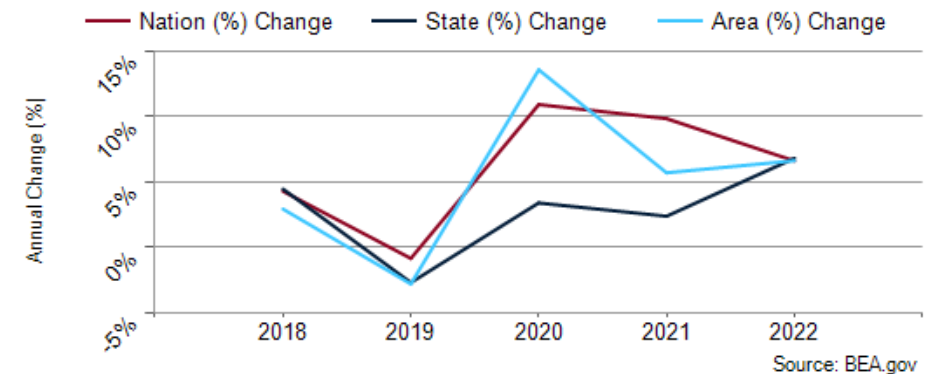
Major Industries by Employee Count



Largest Employers

State of New Mexico	21,911
Los Alamos National Laboratory	10,920
Christus St. Vincent Regional Medical Center	2,365
Santa Fe Public Schools	2,000
Presbyterian Medical Services	1,400
Santa Fe County	950
Santa Fe Opera	715
Peters Corporation	589

Santa Fe County GDP Trend



03

Property Description

Property Features

Photos

PROPERTY FEATURES

LAND ACRES	3.931
# OF PARCELS	3
ZONING TYPE	Light Industrial
PARCEL #1	3900 Constellation Dr
PARCEL #2	7512 Gooney Bird Way
PARCEL #3	7504 Gooney Bird Way

UTILITIES

WATER	City
ELECTRICITY / POWER	City
NATURAL GAS	City









04

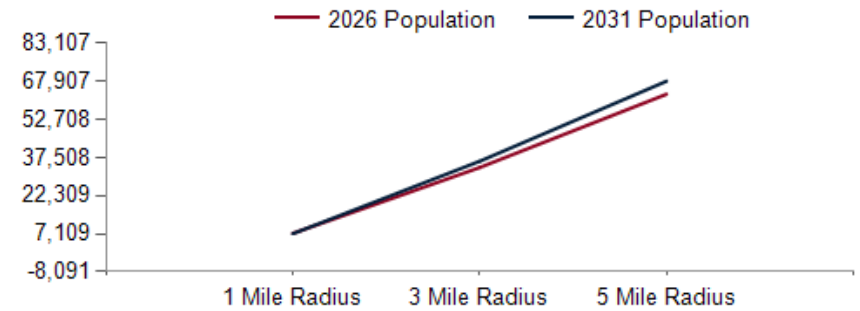
Demographics

General Demographics

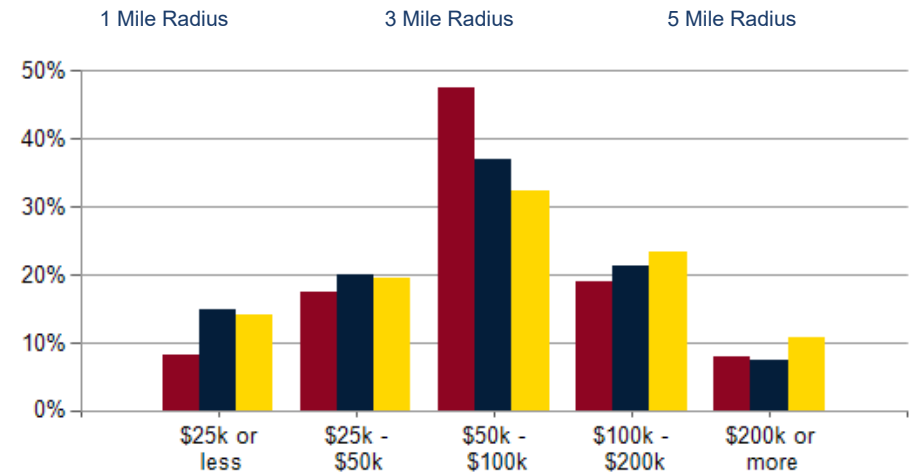
Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,689	21,376	40,832
2010 Population	7,009	27,884	52,108
2026 Population	7,232	33,488	62,714
2031 Population	7,109	35,995	67,907
2026 African American	103	348	720
2026 American Indian	204	935	1,791
2026 Asian	126	575	1,111
2026 Hispanic	5,238	25,125	41,205
2026 Other Race	1,708	9,268	13,919
2026 White	2,858	12,543	27,864
2026 Multiracial	2,230	9,805	17,266
2026-2031: Population: Growth Rate	-1.70%	7.25%	8.00%

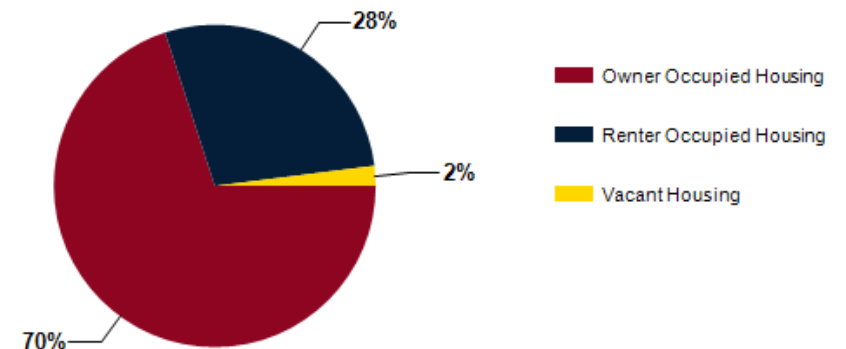
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	120	749	1,457
\$15,000-\$24,999	95	1,034	1,976
\$25,000-\$34,999	122	948	2,044
\$35,000-\$49,999	334	1,452	2,707
\$50,000-\$74,999	790	2,514	4,393
\$75,000-\$99,999	460	1,926	3,524
\$100,000-\$149,999	249	1,460	3,262
\$150,000-\$199,999	249	1,098	2,433
\$200,000 or greater	209	883	2,625
Median HH Income	\$70,672	\$68,611	\$72,895
Average HH Income	\$92,556	\$90,950	\$103,244



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

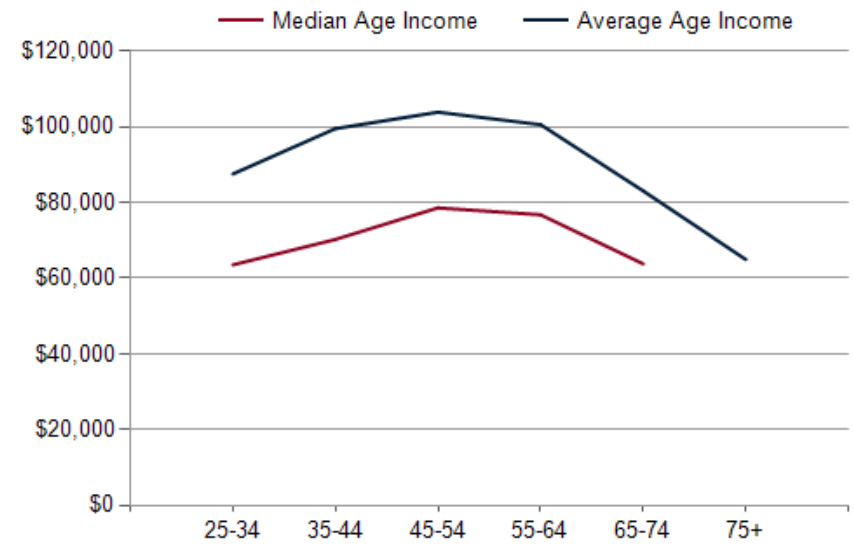
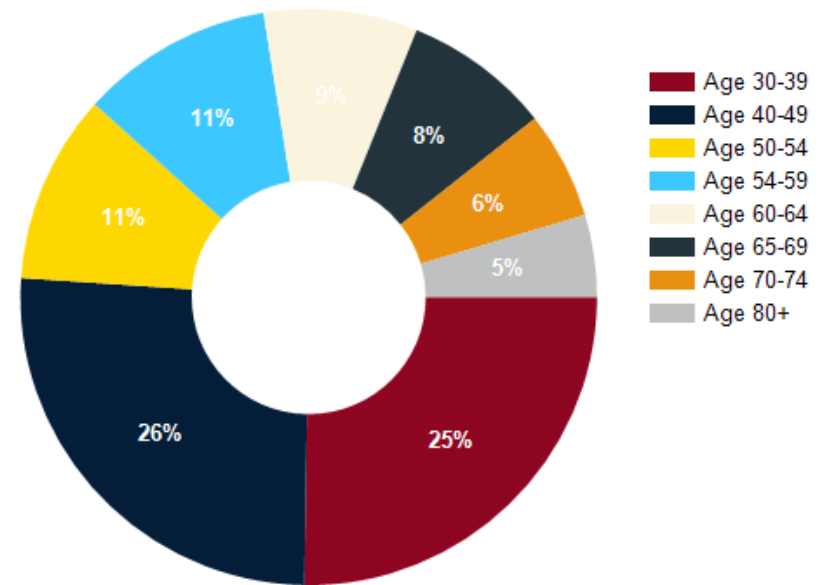


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	510	2,410	4,247
2026 Population Age 35-39	535	2,404	4,363
2026 Population Age 40-44	551	2,471	4,371
2026 Population Age 45-49	518	2,118	3,911
2026 Population Age 50-54	440	2,024	3,908
2026 Population Age 55-59	447	1,914	3,746
2026 Population Age 60-64	357	1,804	3,758
2026 Population Age 65-69	341	1,615	3,655
2026 Population Age 70-74	250	1,172	3,236
2026 Population Age 75-79	191	866	2,584
2026 Population Age 80-84	88	417	1,453
2026 Population Age 85+	54	280	1,000
2026 Population Age 18+	5,575	25,513	49,901
2026 Median Age 2031	37	36	40
Median Age	38	37	42

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$63,514	\$68,041	\$71,810
Average Household Income 25-34	\$87,535	\$86,908	\$94,373
Median Household Income 35-44	\$70,241	\$79,677	\$89,008
Average Household Income 35-44	\$99,525	\$109,472	\$121,974
Median Household Income 45-54	\$78,576	\$76,930	\$84,400
Average Household Income 45-54	\$103,870	\$99,919	\$116,520
Median Household Income 55-64	\$76,756	\$70,465	\$79,441
Average Household Income 55-64	\$100,571	\$96,590	\$112,240
Median Household Income 65-74	\$63,786	\$55,521	\$63,526
Average Household Income 65-74	\$83,061	\$78,791	\$97,841
Average Household Income 75+	\$64,926	\$60,413	\$74,537

Population By Age



DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	81	81	82
Diversity Index (current year)	82	81	82
Diversity Index (2020)	81	81	82
Diversity Index (2010)	67	66	69

POPULATION BY RACE



1 MILE



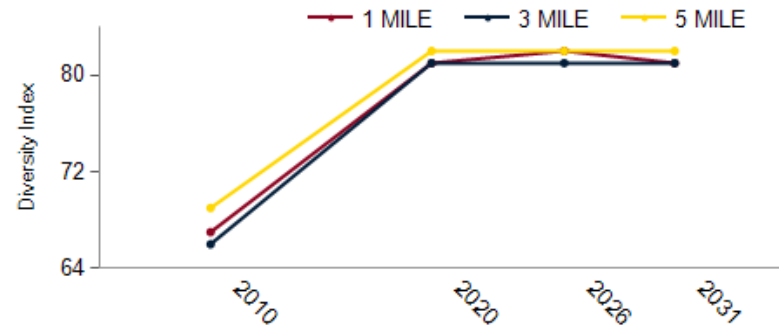
3 MILE



5 MILE

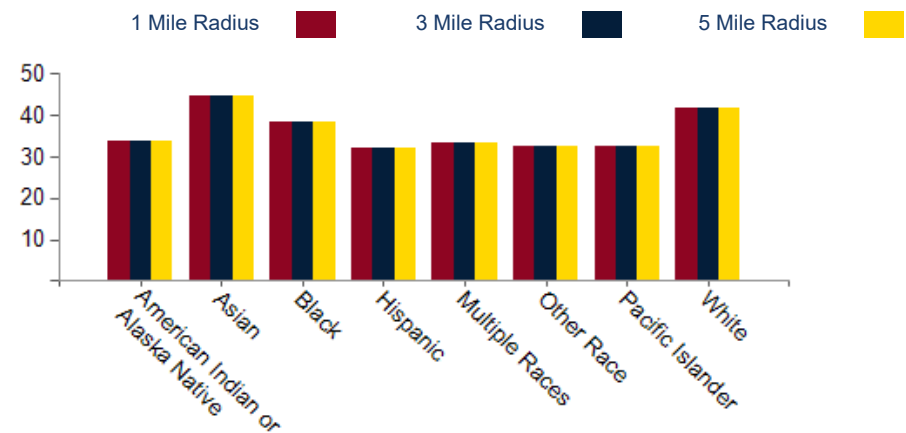
2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	1%	1%	1%
American Indian	2%	2%	2%
Asian	1%	1%	1%
Hispanic	42%	43%	40%
Multiracial	18%	17%	17%
Other Race	14%	16%	13%
White	23%	21%	27%

POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	34	32	35
Median Asian Age	45	39	41
Median Black Age	38	40	40
Median Hispanic Age	32	32	35
Median Multiple Races Age	33	33	36
Median Other Race Age	32	33	35
Median Pacific Islander Age	33	29	30
Median White Age	42	41	48

2026 MEDIAN AGE BY RACE



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