



**FOR SALE**

AVAILABLE LAND  
AREA:  
3.67 AC

SALES PRICE:  
\$1,318,886.00  
OR  
\$8.25 SF

ZONING  
C-3

Chris Duncan  
CDuncan@REPcre.com  
915.479.3508

Hector J. Martinez, CCIM  
HMartinez@REPcre.com  
915.217.5277

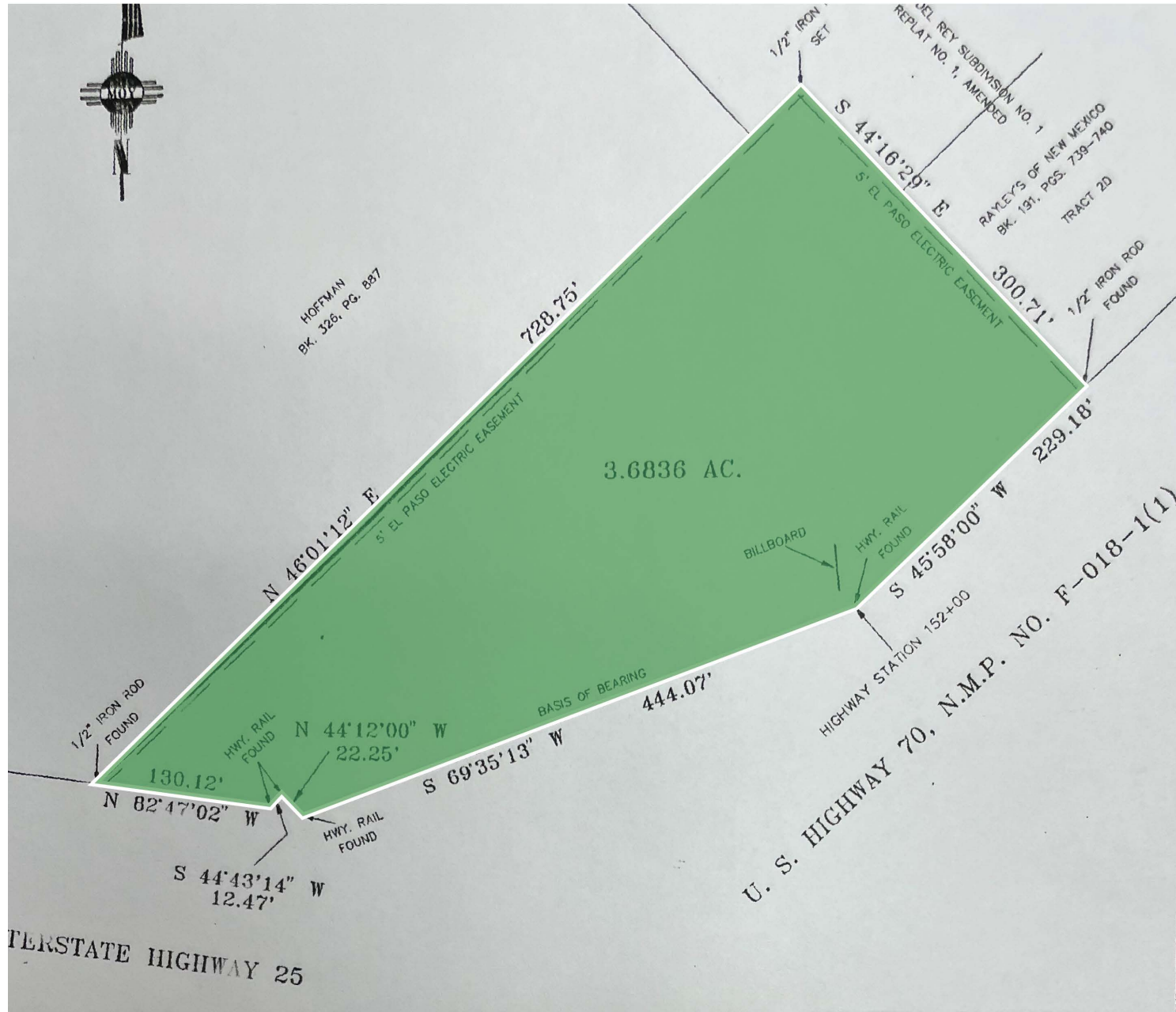
PROPERTY HIGHLIGHTS

- Commercial development opportunity
- High visibility SEC land parcel with frontage to Interstate -70 & Interstate-25.
- Multiple access points to Interstate -70 & Interstate - 25.
- Proximity to national retailers, hotels, residential, apartments and more.
- Cross access agreements in place allow for easy access to HWY 70 East

ASKING PRICE: \$1,318,887.00

AREA TRAFFIC GENERATORS







DEMOGRAPHIC SNAPSHOT 2023



64,817  
POPULATION  
3-MILE RADIUS



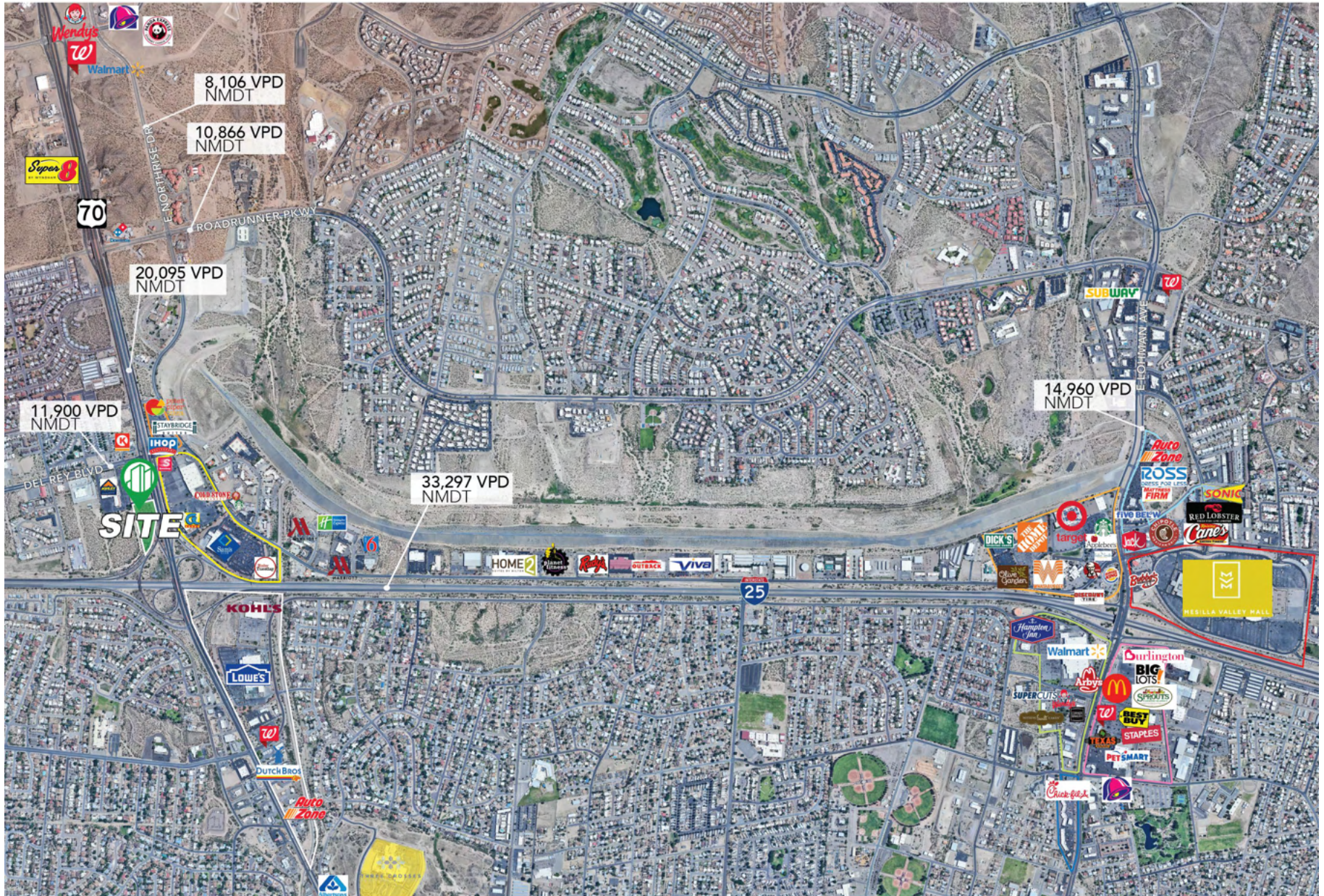
\$ 67,010  
AVG HH INCOME  
3-MILE RADIUS



\$ 50,462  
MEDIAN HH  
INCOME



TRAFFIC COUNTS  
DEL REY BLVD: 11,900  
VPD  
N MESA ST: 33,297 VPD  
(NMDT)





## NEW MEXICO ASSOCIATION OF REALTORS® – 2024 WIRE FRAUD NOTICE

**⚠ ATTENTION BUYERS AND SELLERS: WIRE FRAUD ALERT ⚠**

- Criminals are hacking email accounts of real estate Brokers, title companies, settlement attorneys and others, resulting in fraudulent wire instructions being used to divert funds to the account of the criminal.
- The emails look legitimate, but they are not.
- Buyer and Seller are advised not to wire any funds without personally speaking with the intended recipient of the wire to confirm the routing number and the account number.
- Buyer and Seller should NOT send personal information such as social security numbers, bank account numbers and credit card numbers except through secured email or personal delivery to the intended recipient.

**BUYER AND SELLER ARE ADVISED TO:**

- Never wire funds without personally speaking with the intended recipient of the wire to confirm the routing number and account number.
- Verify that the contact information for the wire transfer recipient is legitimate. Buyer and seller should each call using a phone number that has been independently obtained, not the phone number contained in the email containing the wiring instructions.
- Never send personal information such as social security numbers, bank account numbers and credit card numbers, unless it is through secured/encrypted email or personal delivery to the intended recipient.
- Take steps to secure the system you are using with your email account such as using strong passwords and secure Wi-Fi.
- If you believe you have received questionable or suspicious wire transfer instructions, **IMMEDIATELY NOTIFY** your bank, the escrow agent, and your real estate broker.

If you suspect that you have been victimized by wire fraud, immediately contact the Albuquerque, New Mexico FBI field office at: (505) 889-1300 or <https://www.fbi.gov/contact-us/field-offices/albuquerque>

**By signing below, you acknowledge that you have read, understood and received a copy of this Wire Fraud Notice.**

<p>DocuSigned by: </p> <p>Seller Signature</p>	<p><b>SELLER(S)</b></p> <p><b>REDD ROAD COMPOUND LTD</b></p> <p>Printed Name</p>	<p>2/5/2024</p> <p>Date</p>	<p>Time</p>
<p>Seller Signature</p>	<p>Printed Name</p>	<p>Date</p>	<p>Time</p>
<p>DocuSigned by: </p> <p>Listing Broker Signature</p>	<p><b>LISTING BROKER</b></p> <p><b>Chris Duncan</b></p> <p>Printed Name</p>	<p>2/5/2024</p> <p>Date</p>	<p>Time</p>
<p>Listing Broker Signature</p>	<p>Printed Name</p>	<p>Date</p>	<p>Time</p>
<p>DocuSigned by: </p> <p>Listing Broker Signature</p>	<p><b>Hector J. Martinez</b></p> <p>Printed Name</p>	<p>2/5/2024</p> <p>Date</p>	<p>Time</p>
<p>Listing Broker Signature</p>	<p>Printed Name</p>	<p>Date</p>	<p>Time</p>

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