



50 Acre Cannabis Cultivation Compound

7 Howell Rd W-Estancia, NM 87016

Turnkey Indoor & Outdoor Cultivation Facility with 58 Acre-Foot Water Rights

FOR SALE \$1,300,000.00



AVAILABLE
2500 SF

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Investment Highlights

- ~50 Acres Fully Fenced
- 58 Acre-Feet of Adjudicated Water Rights
- Two Indoor Cultivation Buildings Fully Equipped
- 6 Hoop Houses within 4-Acre Fenced Outdoor Grow
- 20-Person Commercial Septic System
- 240 AMP Phase Power
- Reverse Osmosis Water System
- On-Site Well + Fresh Water Storage Tank
- Built in Walk-In Safe
- Three 5 Ton HVAC units
- Carbon Filtration System



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Property Overview

Strategically located 45-50 minutes from Albuquerque, This well designed cannabis operation offers both indoor and outdoor production capabilities with substantial water rights and infrastructure already in place, like climate control, humidifier, CO2 generators, wall fans, carbon filtration, reverse osmosis water filtration, UV lights, security system, fully equipped for daily operation (check equip. details).

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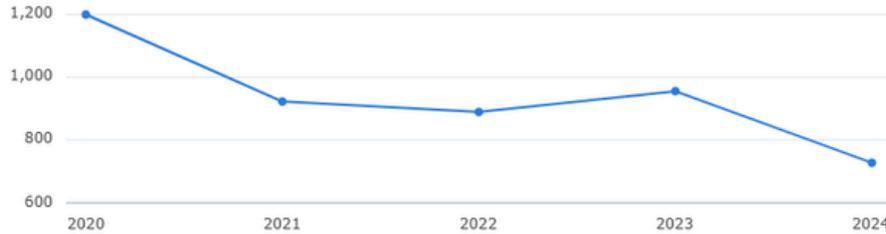
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Population

728

↓ 23% Compared to 955 in 2023
↓ 39% Compared to 1,198 in 2020



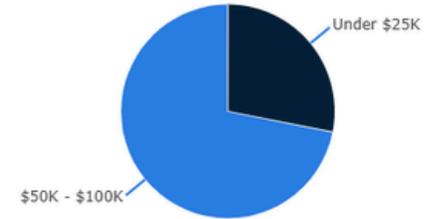
Household Income

\$59.8k

Median Income

\$69.8k
2029 Estimate

↑ 17%
Growth Rate



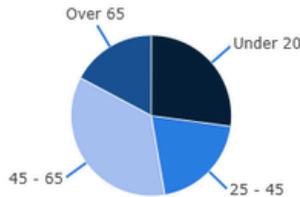
Age Demographics

57

Median Age

43
2029 Estimate

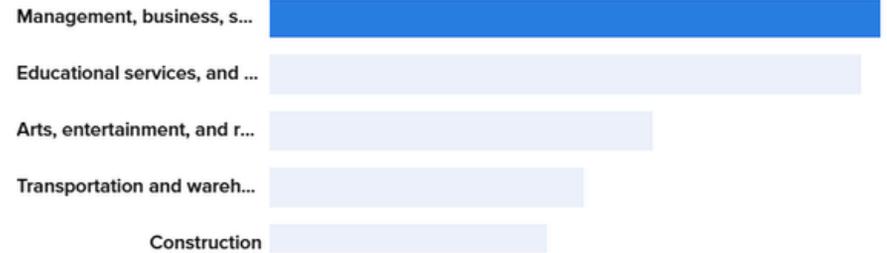
↓ 26%
Growth Rate



Number of Employees

610

Top Employment Categories



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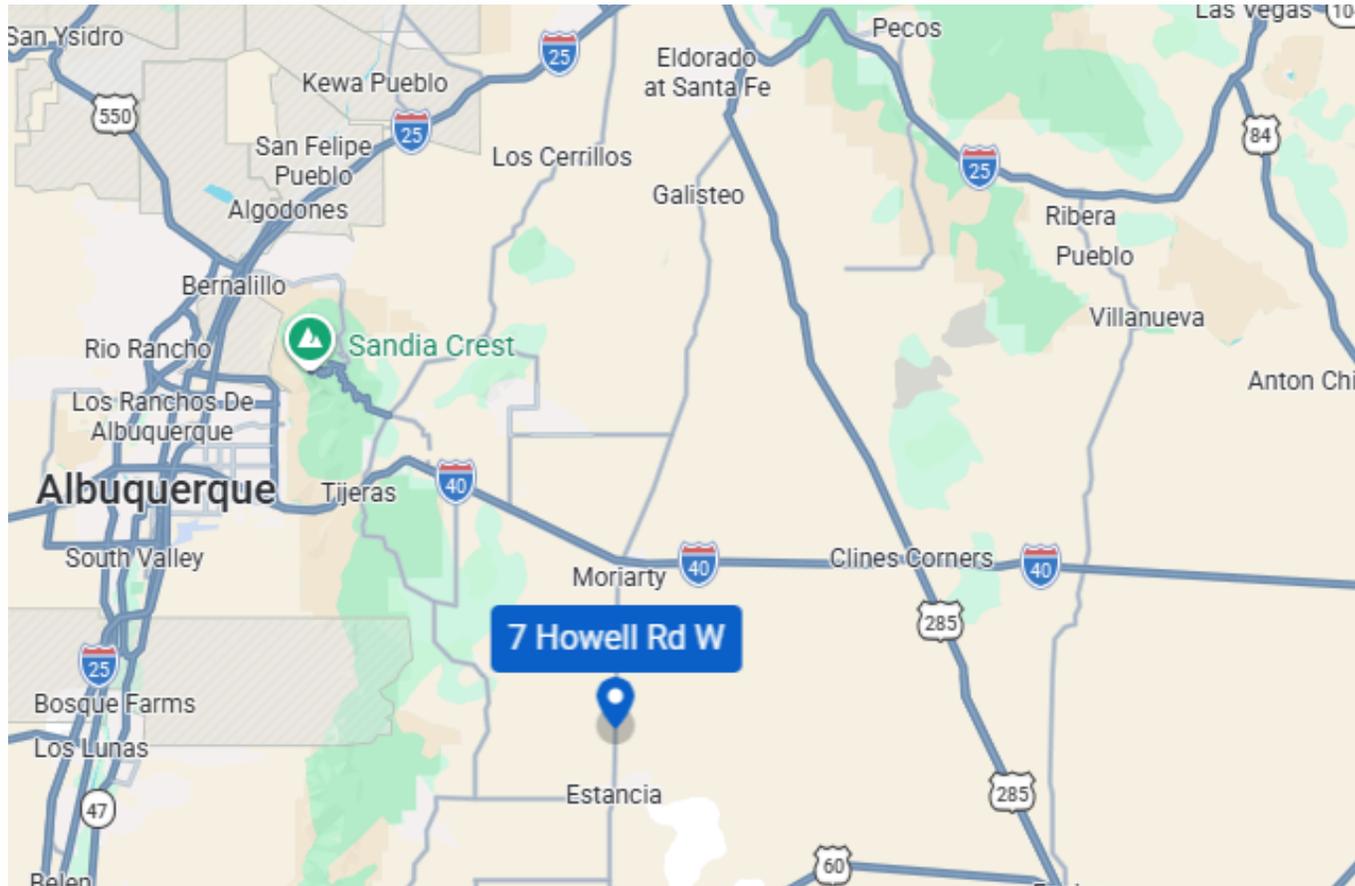


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Located in Estancia NM, this area is recognized as one of the most productive agricultural regions in the state. The fertile Estancia Valley supports a diverse range of crops including pinto beans, corn, alfalfa, and pumpkins—just a sampling of the abundant harvests produced throughout the growing seasons. Beyond its agricultural strength, the county is home to the scenic Manzano Mountains and the historic Salinas Pueblo Missions National Monument, surrounded by vast stretches of open, unspoiled rangeland. This unique landscape provides an ideal setting for farmers, ranchers, and thriving wildlife alike—where productivity and natural beauty coexist in harmony.



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