



FOR SALE

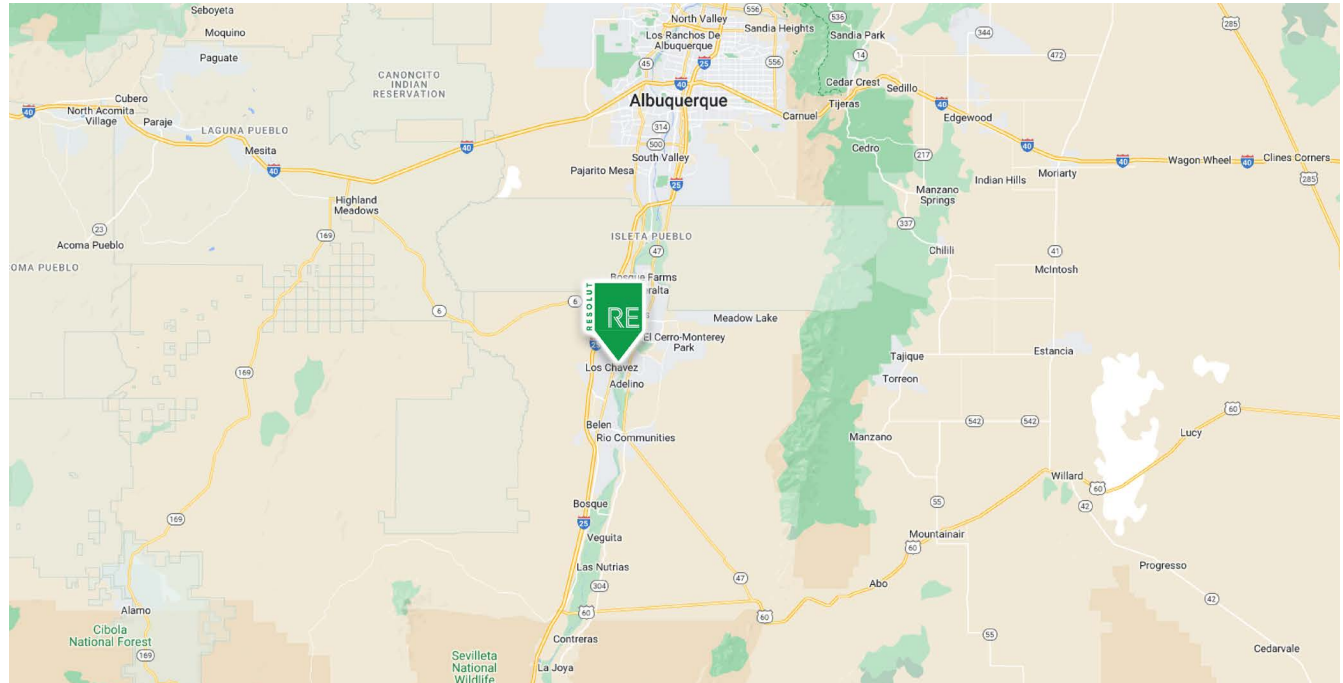
AVAILABLE SPACE
1.56 Acres

PRICE
\$499,000

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PROPERTY HIGHLIGHTS

- Level large commercial zoned land
- Railroad track frontage
- Power, water, sewer, and natural gas on property
- 230 ft of highway frontage
- Existing signage on property
- Existing busy business next door
- Fully fenced and gated




AREA TRAFFIC GENERATORS





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DEMOGRAPHIC SNAPSHOT 2023

 **9,038**
POPULATION
3-MILE RADIUS

 **\$86,859.00**
AVG HH INCOME
3-MILE RADIUS

 **4,550**
DAYTIME POPULATION
3-MILE RADIUS

 **TRAFFIC COUNTS**
NM-314 (N): 5,141 VPD
(Costar 2022)

PROPERTY OVERVIEW

Property is 1.5 acres on main highway between Belen and Los Lunas. Property has 230 frontage on highway and backs up to train tracks. Land is fully fenced and gated. Lot has natural gas, electric, water (well), and sewer (septic) all installed on property. Location is located next to very busy feed / mercantile store.

LOCATION OVERVIEW

NM-314 & Los Chavez Park Rd, Belen, NM 87002

PROPERTY OVERVIEW

Lot Size:	1.56 AC
Zoning:	C2
Power:	2 meters on property
Frontage:	230 ft





