



11807 NM-337

Tijeras, NM 87059



FOR SALE / FOR LEASE

- 1. \$1,350,000**

4,500 SF RETAIL BUILDING
 SITTING ON 1 FRONTAGE ACRE

LEASED - BRINGING IN CLOSE TO
 \$3,500 NNN MONTHLY

- 2. \$250,000**

0.711 FRONTAGE ACRES WITH
 BUILDING FOOTPRINT APPROVED,
 UTILITIES STUBBED IN

\$1.50 PSF NNN ANNUALLY

- 3. \$1,600,000**

6.1322 WEST ACRES WITH
 UTILITIES STUBBED IN

\$1.10 PSF NNN ANNUALLY

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**Illustrations superimposed are an estimate*

OFFERING MEMORANDUM

The information contained herein was obtained from sources deemed reliable; however, Berkshire Hathaway NM Commercial Real Estate makes no warranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

EXECUTIVE SUMMARY

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BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE

KEY FEATURES ACROSS ALL PROPERTIES:

- » **Less than a mile from I-40 entrance/exit**, ensuring exceptional accessibility with over **64,000 VPD** traffic flow
- » Convenient ingress/egress facilitated by **turn lane and frontage from the state highway**
- » Located in the **heart of Tijeras**, surrounded by trees and mature vegetation, offering a **picturesque setting**
- » All properties **zoned CB-1 for Commercial Development**, with **drainage plans completed & utilities stubbed in** (Natural Gas, 2" Water Line, 3 Phase Power)
- » Total land area spanning **7.8434 acres**, presenting a substantial opportunity for development

This portfolio sale represents a **rare chance to acquire prime commercial real estate in a strategic location**, poised for immediate & future development. Don't miss out on this **unparalleled opportunity to shape the future of Tijeras**.

PROPERTY OVERVIEW

- 1. 4,500 SF Retail Building** Built in **2020** Sitting on **1 Frontage Acre** with **3 phase electricity, Dual HVAC system, ADA compliant**, & Power to a future monument sign, Leased at \$3,500 NNN per month with percentage increases for another 3 years
- 2. 0.7112 Frontage Acres** with a **Future Building Footprint Approved, Grading & Drainage Plan Approved, Turn lane Ingress & Utilities stubbed in**, including Natural Gas, 2' Water Line, Bernalillo County Sewer Connection, & 3 Phase power at the property line. This expansive parcel presents a perfect opportunity for a **Gas Station, Quick Service Restaurant, Health Services, or a Retail Development**
- 3. 6.1322 West Acres** have **utilities stubbed in**, 2" Water Line Stub Out, Natural Gas Stub Out, & an 240V electrical pole with 3 phase nearby with **ample space for further future expansion** or customization

EXECUTIVE SUMMARY (Continued)

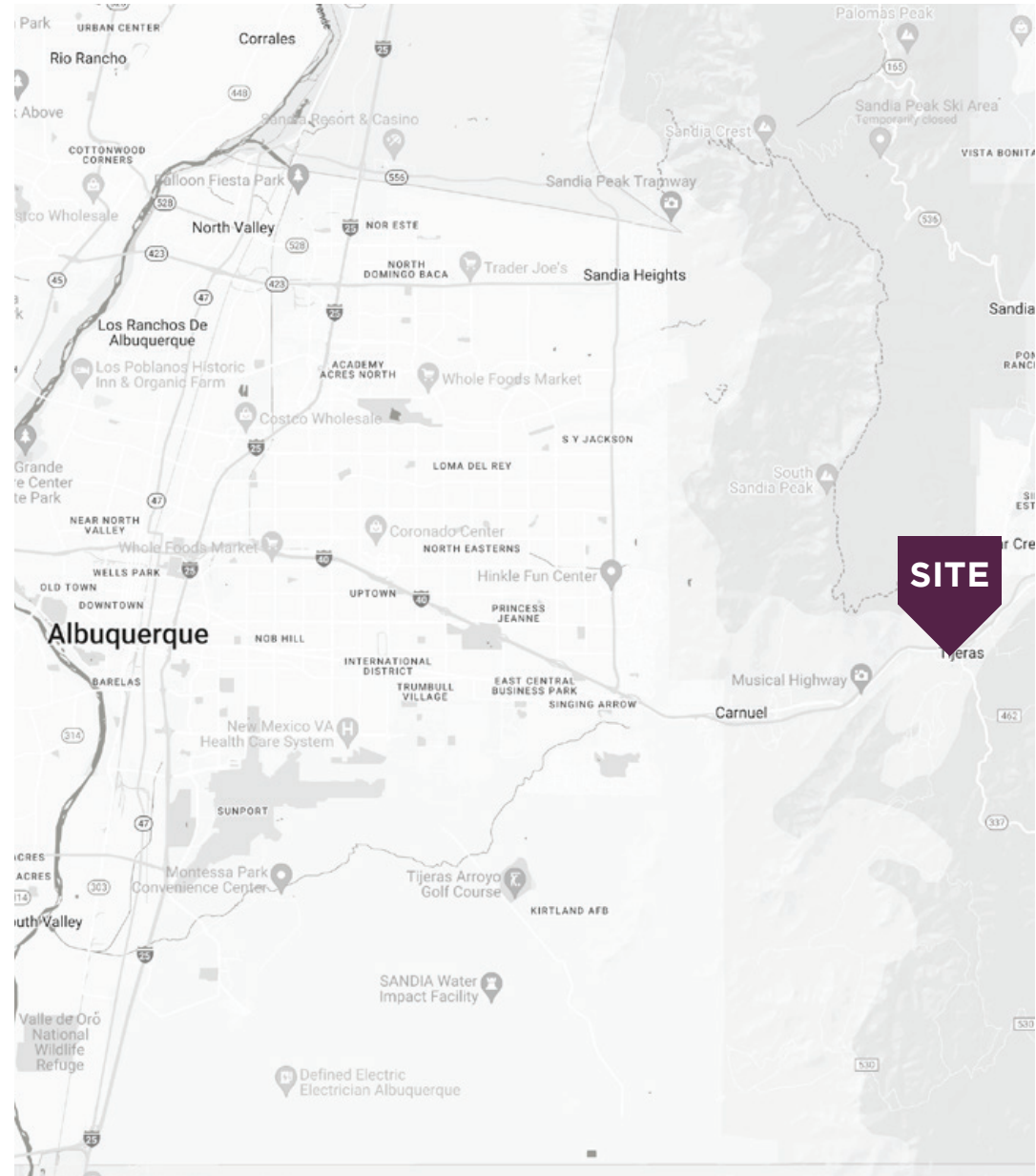
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NM COMMERCIAL REAL ESTATE

PORTFOLIO OVERVIEW

ADDRESS:	11807 NM-337, Tijeras, NM 87059
SIZE:	341,658.504 SF
LOT SIZE:	7.8434 acres
FOR SALE PRICE:	1. \$1,350,000 2. \$250,000 3. \$1,600,000
FOR LEASE PRICE:	1. Leased - Bringing in close to \$3,500 NNN Monthly 2. \$1.50 PSF NNN Annually 3. \$1.10 PSF NNN Annually
10 MILE POP:	187,240
10 MILE DAYTIME POPULATION:	53,747
AVG. INCOME 2 MILE RADIUS:	\$125,189
VPD	I-40/State Hwy 337 going E - 64,366
POWER:	3 Phase Power
HVAC TYPE:	N/A



INFRASTRUCTURE IMPROVEMENTS*

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1. APPROVAL LIST

- » Tijeras Planning and Zoning
- » Tijeras Council
- » Tijeras Mayor
- » FIMA
- » Bernalillo County
- » NMDOT
- » PNM
- » Grading and Drainage Plan

2. EXISTING BUILDING -OCCUPANCY PERMIT (PER PLAN)

- » Dual Gas Meters
- » Three Phase Power
- » Dual Electrical Service
- » Dual Water Meters - 2" service lines
- » Monument sign power
- » New Roof
- » Dual HVAC System
- » ADA compliance restrooms
- » Paving of parking lot
- » Parking lot lighting
- » Connected to the Bernalillo County Sewer System

3. HIGHWAY 337 ACCESS (INGRESS/EGRESS PER PLAN)

- » Highway Improvements per DOT Traffic Impact Analysis Requirements
- » DOT Driveway Permit Issued

4. ENGINEERING PROPERTY (FRONTAGE)

- » Bernalillo County Sewer connection/Clean Outs
- » Water Stub Out (2")
- » Grading and Drainage Plan Approved
- » Future building footprint approval
- » Curb and Gutter Design
- » 240V Transformer on power pole

5. VACANT PROPERTY (WEST SIDE)

- » Natural gas Stub Out
- » Water Line Stub Out 2"
- » 240V Transformer on Power Pole

6. WATER METER (3 TOTAL)

- » Vacant Property (West Side) (A)
- » Engineered Property (Frontage) (B)
- » Existing Building (C)

**Note: Reference Alta Survey and Boundary Survey for approximate locations*

SITE PLAN

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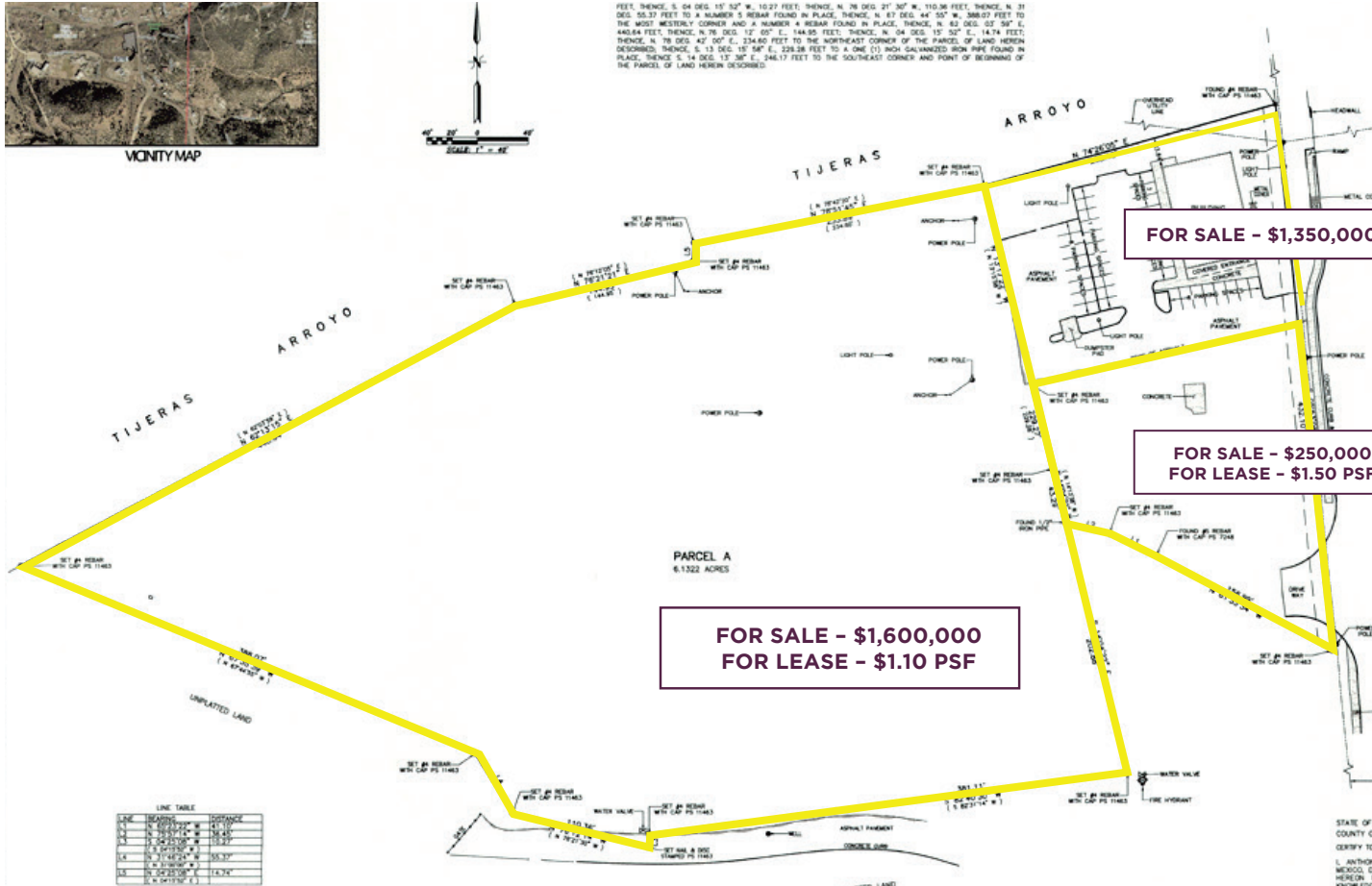
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VICINITY MAP



FEET, THENCE S. 04 DEG. 13' 52" W. 10.27 FEET, THENCE N. 76 DEG. 21' 30" W. 110.36 FEET, THENCE N. 31 DEG. 55.27 FEET TO A NUMBER 5 REBAR FOUND IN PLACE, THENCE N. 67 DEG. 44' 50" W. 388.57 FEET TO THE MOST WESTLY CORNER AND A NUMBER 4 REBAR FOUND IN PLACE, THENCE N. 42 DEG. 03' 54" E. 488.64 FEET, THENCE N. 76 DEG. 12' 05" E. 144.85 FEET, THENCE S. 04 DEG. 15' 50" E. 14.74 FEET, THENCE N. 78 DEG. 42' 07" E. 234.60 FEET TO THE NORTHEAST CORNER OF THE PARCEL OF LAND HEREIN DESCRIBED, THENCE S. 13 DEG. 15' 48" E. 226.38 FEET TO A ONE (1) INCH GALVANIZED IRON PIPE FOUND IN PLACE, THENCE S. 14 DEG. 12' 38" E. 246.17 FEET TO THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED.



LINE TABLE

LINE	BEARING	DISTANCE	REMARKS
1	S. 04 DEG. 13' 52" W.	10.27	
2	N. 76 DEG. 21' 30" W.	110.36	
3	N. 31 DEG. 55.27' E.	388.57	
4	N. 67 DEG. 44' 50" W.	488.64	
5	N. 76 DEG. 12' 05" E.	144.85	
6	S. 04 DEG. 15' 50" E.	14.74	
7	N. 78 DEG. 42' 07" E.	234.60	
8	S. 13 DEG. 15' 48" E.	226.38	
9	S. 14 DEG. 12' 38" E.	246.17	
10	S. 04 DEG. 13' 52" W.	10.27	

EGRESS TO OLD SCHOOL ROAD (PROPOSED)

FOR SALE - \$1,600,000
FOR LEASE - \$1.10 PSF

FOR SALE - \$1,350,000

FOR LEASE - \$250,000
FOR LEASE - \$1.50 PSF

HERMAN AND PEGGY POHL
WITHIN
CANON DE CAÑUE CRANT
PROJECTED SECTION 22, T. 10 N., R. 5 E., N.M.P.M.
VILLAGE OF TIJERAS
BERNALILLO COUNTY, NEW MEXICO
MAY 2022

GENERAL NOTES:

- OWNER OF RECORD PER COMMONWEALTH LAND TITLE INSURANCE COMPANY TITLE INSURER DATED: MAY 31, 2008 IS HERMAN POHL AND PEGGY A. POHL, HUSBAND AND WIFE.
- LEGAL DESCRIPTION AND EASEMENTS SHOWN WERE PROVIDED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY COMMITMENT NO. 623002024.
- PLATS USED TO ESTABLISH BOUNDARY:
 - WARRANTY DEED
- FIELD WORK PERFORMED ON: JANUARY 2022
- PARKING:
 - HANDICAP: 2
 - REGULAR: 26
 - TOTAL: 28
- CURRENT ZONING: CB-1 & CB-2
- SPCE = NO PARKING ZONE
- THE SOUTHERN PORTION OF PARCEL A IS BASED ON THE LETTER FROM THE VILLAGE OF TIJERAS DATED JULY 16, 2018, ZAP#78 & REFLECTED ON THE GRADING & DRAINAGE PLAN FOR THE SITE.

PUBLIC LANDS SURVEY SYSTEM INDEXING INFORMATION FOR COUNTY CLERK:

- OWNER: HERMAN & PEGGY POHL
- PROPERTY IS WITHIN SECTION 22, T. 10 N., R. 5 E., N.M.P.M. ADJACENT PART BULK OF THE S.E. 1/4 SECTION 22
- APPLICABLE LOCAL ORDINANCES:
 - # 1: 508-02-314-230-4500
 - # 1: 508-02-314-230-4500
 - # 1: 508-02-314-230-4500
- ADDRESS OF PROPERTY: 11807 NEW MEXICO ROAD, N.M. 337

CLERK'S RECORDING STAMP

Doc# 202205023

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11807 NEW MEXICO ROAD, BERNALILLO COUNTY

LEGAL DESCRIPTION: FOR PARCEL B

A CERTAIN TRACT OF LAND SITUATED WITHIN THE CANON DE CAÑUE CRANT, PROJECTED SECTION 22, TOWNSHIP 10 NORTH, RANGE 5 EAST OF THE N.M.P.M., VILLAGE OF TIJERAS, BERNALILLO COUNTY, NEW MEXICO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE HEREN DESCRIBED TRACT, BEING A POINT ON THE WESTERY LINE OF NEW MEXICO STATE ROAD NO. 337, THENCE THE NORTHWEST CORNER OF LOT NUMBERED ONE (1) OF THE SANDRA ADDITION, AS FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 10, 1946 IN VOLUME C1, FOLIO 196 BEARS S. 42°25'17" E. A DISTANCE OF 128.73 FEET, RUNNING THENCE N. 61 DEG. 32' 04" W. A DISTANCE OF 158.99 FEET TO AN ANGLE POINT, THENCE N. 65 DEG. 23' 22" W. A DISTANCE OF 41.10 FEET TO AN ANGLE POINT, THENCE N. 75 DEG. 53' 14" W. A DISTANCE OF 34.85 FEET TO THE SOUTHWEST CORNER, THENCE N. 14 DEG. 04' 22" W. A DISTANCE OF 43.39 FEET TO AN ANGLE POINT, THENCE N. 13 DEG. 17' 22" W. A DISTANCE OF 229.37 FEET TO THE NORTHWEST CORNER, BEING A POINT ON THE WESTERY LINE OF NEW MEXICO STATE HIGHWAY NO. 337, THENCE S. 14 DEG. 26' 07" E. A DISTANCE OF 238.43 FEET TO THE NORTHWEST CORNER, BEING A POINT ON THE WESTERY LINE OF NEW MEXICO STATE HIGHWAY NO. 337, THENCE S. 05 DEG. 53' 58" E. ALONG THE WESTERY LINE OF NEW MEXICO STATE HIGHWAY NO. 337, A DISTANCE OF 142.10 FEET TO THE SOUTHWEST CORNER AND POINT OF BEGINNING, CONTAINING 1.1712 ACRES MORE OR LESS.

STATE OF NEW MEXICO) S.S.
COUNTY OF BERNALILLO)

CERTIFY TO COMMONWEALTH LAND TITLE INSURANCE COMPANY & HERMAN POHL AND PEGGY A. POHL, HUSBAND AND WIFE

I, ANTHONY L. HARRIS, A PROFESSIONAL SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREIN DRAWN IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THERE ARE NO ENCROACHMENTS FROM THIS PROPERTY TO ADJACENT PROPERTIES OR FROM ADJACENT PROPERTIES TO THIS PROPERTY UNLESS HEREON SHOWN. I FURTHER CERTIFY THAT THIS MAP OR PLAT AND SURVEY ON WHICH IT IS BASED WERE MADE (1) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACPS LAND IN 2001, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, AND 18 OF TABLE A HEREOF; AND (2) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACPS) AND IN EFFECT ON THE DATE OF THIS CERTIFICATION ON AN "USUAL" SURVEY.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO
THIS 6TH DAY OF MAY, 2022

Anthony L. Harris
ANTHONY L. HARRIS, P.E., S., #1163

WBE WARRIS SURVEYING, INC.
12308 GRAPE HOLLOW DRIVE, NW
ESBOLALES, NEW MEXICO 87048
PHONE: (505) 260-2073
E-MAIL: harrissurveying@gmail.com

*Illustrations superimposed are an estimate

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LOCATION OVERVIEW

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LOCATION OVERVIEW

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LOCATION OVERVIEW

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AREA OVERVIEW

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TIJERAS

Tijeras is a small community located in Bernalillo County, New Mexico, situated in the eastern foothills of the Sandia Mountains, approximately 15 miles east of Albuquerque. Keep in mind that the economic conditions and market dynamics in small towns can change over time, so it's important to consult more recent sources for up-to-date information. Here are some factors that might influence the market overview of Tijeras:

Tijeras primarily consists of residential properties, including single-family homes and some ranch-style properties. The real estate market in Tijeras can be influenced by factors such as housing demand, property values, and trends in the broader Albuquerque metropolitan area.

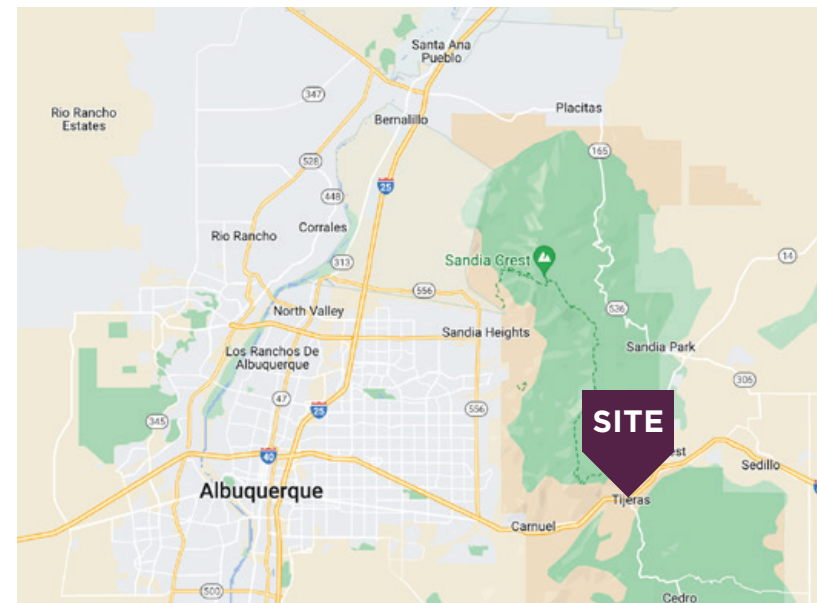
The cost of living in Tijeras may be lower than in larger cities like Albuquerque. This can attract residents looking for a more affordable living situation while still being close to urban amenities.

Tijeras is located near the Cibola National Forest and provides access to outdoor recreational activities like hiking, camping, and mountain biking. Tourism can play a role in the local economy, with businesses such as restaurants, bed and breakfasts, and outdoor equipment rental services benefiting from visitors.

Tijeras is served by schools in the Moriarty-Edgewood School District. Access to education is an important factor for families considering moving to the area. Local small businesses, including shops, restaurants, and services, are a part of the community's economy. The success of these businesses can impact the overall economic health of Tijeras.



BERKSHIRE HATHAWAY NM COMMERCIAL REAL ESTATE



LISTING AGENTS

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CHRISTIAN FILE
VICE PRESIDENT

505.235.8518
CFile@CREBerkshire.com

Christian is a well-respected investor and property owner who has made a name for himself in the real estate industry. With years of experience in brokerage, he has become a trusted advisor to clients looking to buy, sell, or lease property.

His expertise in the field is evident from his ownership of a vast portfolio of real estate that spans 250,000 square feet. This ownership has given him a unique perspective on the industry, and he uses it to guide clients around the do's and don'ts of real estate transactions.

But Christian is more than just a broker. He is a trusted ally to his clients, investing with them and in them to ensure their success. He understands that real estate is not just a transaction but a long-term investment that requires careful consideration and strategic planning.

His clients appreciate his attention to detail, professionalism, and dedication to their success. He goes above and beyond to ensure that they make informed decisions and achieve their goals.

Christian's success in the real estate industry is a testament to his hard work, knowledge, and dedication. He continues to be a leader in the field, and his clients can rest assured that they are in good hands when working with him.



JACOB LOPEZ
VICE PRESIDENT

505.328.5156
JLopez@CREBerkshire.com

Jacob Lopez, a seasoned 27-year-old Commercial Broker, is a force to be reckoned with in the dynamic realm of real estate. Based in Albuquerque, New Mexico, Jacob has been a licensed professional since 2017, steadily climbing the ladder of success in the competitive world of commercial real estate.

Currently serving as the QB License for Berkshire Hathaway NM Commercial Real Estate, Jacob brings a wealth of knowledge and expertise to the table. His commitment to excellence is reflected in his impressive portfolio, where he has played a pivotal role in personal investments involving over 30,000 square feet of industrial space in Albuquerque.

Jacob's journey into the real estate industry was paved with academic excellence. He graduated with a triple major in Financial Management, Accounting, and Marketing from the prestigious Anderson School of Management at the University of New Mexico, Class of 2018. This comprehensive educational background has undoubtedly contributed to his multifaceted approach to commercial brokerage.

Not only does Jacob excel in the boardroom, but he also finds solace in the great outdoors. A passionate adventurer, Jacob is an avid camper and hiker, finding tranquility and inspiration in nature. His love for dogs further adds a touch of warmth to his personality, emphasizing his compassionate and caring nature.

Jacob's commitment to professional development is evident through his certifications. Holding both the Real Estate Negotiation Expert (RENE) and Pricing Strategy Advisor (PSA) certifications, he stands out as a well-rounded professional in the commercial real estate landscape.



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FOR MORE INFORMATION
PLEASE VISIT:

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