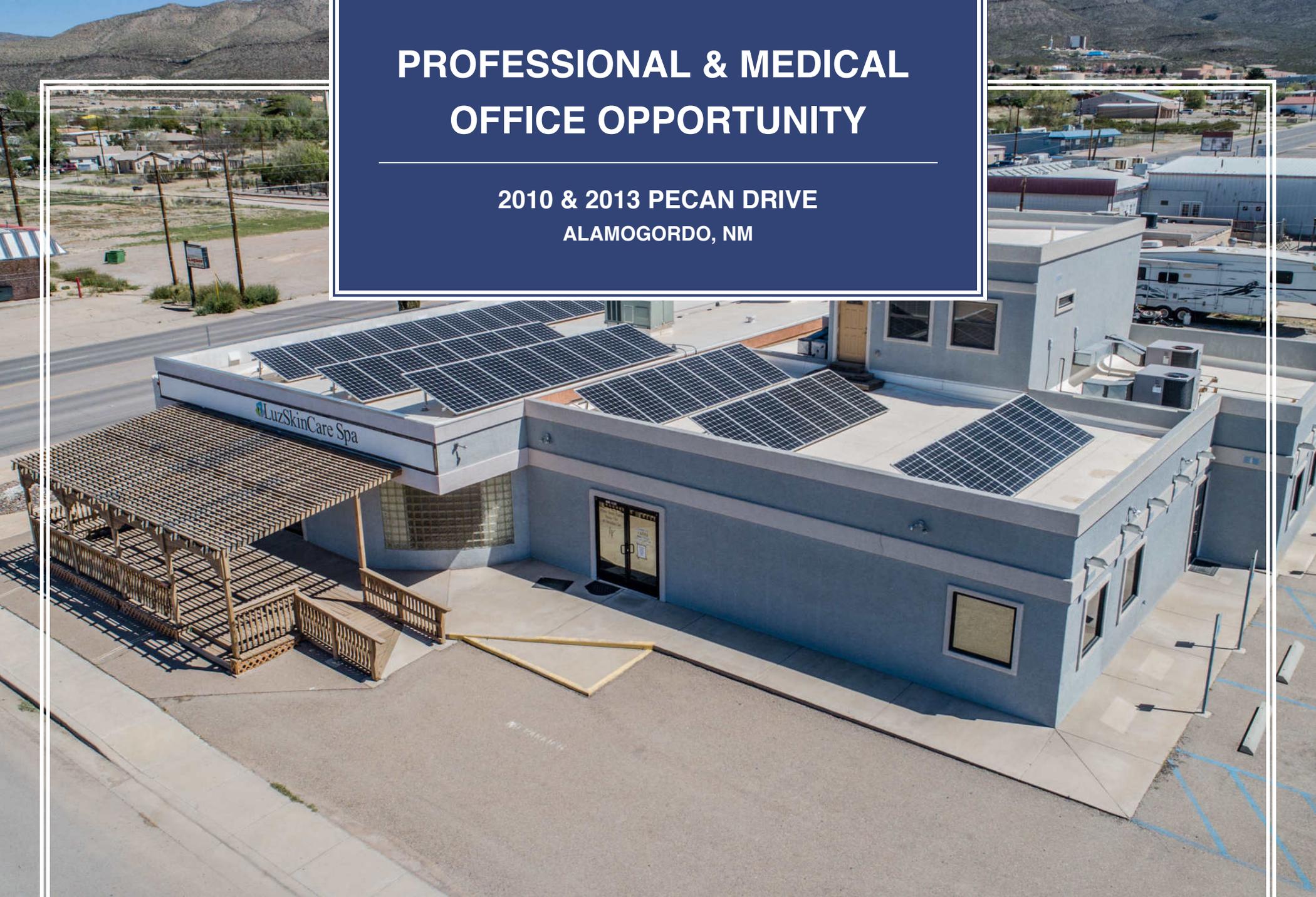


PROFESSIONAL & MEDICAL OFFICE OPPORTUNITY

2010 & 2013 PECAN DRIVE
ALAMOGORDO, NM



GRAYSTONE CAPITAL ADVISORS

IN ASSOCIATION WITH BANG REALTY-NEW MEXICO, INC. | NM #20241

BANG
REALTY



Graystone Capital Advisors

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Graystone Capital Advisors and Bang Realty-New Mexico, Inc., their respective directors, officers, agents, advisors, affiliates, and/or any third-party sources are provided without representation or warranty as to completeness, veracity, or accuracy; condition of the property; compliance or lack of compliance with applicable governmental requirements; developability or suitability; financial performance of the property; projected financial performance of the property for any party's intended use; or any and all other matters.

Neither Graystone Capital Advisors nor Bang Realty-New Mexico, Inc., nor their respective directors, officers, agents, advisors, or affiliates, makes any representation or warranty, express or implied, as to the accuracy or completeness of any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Graystone Capital Advisors and Bang Realty-New Mexico Inc. will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations, including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party, including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Graystone Capital Advisors and Bang Realty-New Mexico, Inc. make no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Neither firm serves as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors, and other issues to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by Graystone Capital Advisors in association with Bang Realty-New Mexico, Inc., and in compliance with all applicable fair housing and equal opportunity laws.

OFFERED EXCLUSIVELY BY:

Jim Root

Senior Associate
(949) 942 6219
jim@graystoneca.com
Lic #: 02120760

Matt Hardke

First Vice President
(949) 929 0558
matt@graystoneca.com
Lic. CA 01946266

Brian Brockman

In State Broker
(513)-898-1551
bor@bangrealty.com
Lic. NM 20241
Bang Realty-New Mexico Inc

THE OFFERING

Graystone Capital Advisors is pleased to present for sale the real estate at 2010 & 2013 Pecan Dr in Alamogordo, NM, a highly functional and strategically located owner-user opportunity well suited for medical office, daycare, professional office, or retail/service-oriented uses. The offering includes fee-simple ownership of two parcels totaling approximately 0.70 acres and an upgraded 6,138 square foot building with extensive recent improvements.

The main building at 2010 Pecan Dr was renovated in 2022 with significant capital upgrades, including electrical, HVAC, interior build out, and security infrastructure. The functional layout includes a primarily single-story footprint with a small second-floor component, offering flexibility for administrative offices, storage, or executive use. Strong street frontage and onsite parking further enhance usability for a variety of commercial operations. The property is zoned C-3 Commercial, allowing for a broad range of retail, office, medical, and service-based uses—making it a compelling opportunity for an owner-user seeking a well-improved facility.

Also included in the offering is a separate 0.28-acre parcel located across the street at 2013 Pecan Dr. This parcel is currently utilized for additional parking and operational support but provides flexibility for supplemental parking, outdoor programming space (ideal for daycare), storage, or potential future development. While not contiguous, the additional land enhances overall site functionality and long-term flexibility.

The property is currently occupied by S & H Green Life, an operating cannabis dispensary and cultivation business. The business and its associated Type 3 license are available for purchase separately, providing optional upside for a buyer seeking to acquire both the real estate and an operational enterprise. However, the real estate can also be repositioned for alternative permitted commercial uses, allowing flexibility for traditional owner-user occupancy.

2010 & 2013 Pecan Drive

Address	2010 & 2013 Pecan Drive
City, State Zip	Alamogordo, NM 88310
APN	R018042
Year Built/Renov.	1989 / 2000
Gross Leasable Area	6,138 SF
Lot Area	30,841 SF - 0.71 AC
Zoning	Commercial
Type of Ownership	Fee Simple
Current Occupant	S & H Green Life

Pricing

Sale Price	\$995,000
Building Price/SF	\$162.10
Land Price/SF	\$32.17
Business Price	Inquire with Agent

INVESTMENT HIGHLIGHTS



OWNER-USER OPPORTUNITY WITH FLEXIBLE C-3 COMMERCIAL ZONING

The property is well suited for medical office, daycare, professional office, or retail/service uses. The flexible C-3 zoning allows for a wide range of commercial applications, providing adaptability for a buyer's specific operational needs.



FREESTANDING 6,138 SF BUILDING WITH SECOND-FLOOR COMPONENT

The building features a functional layout with a primarily single-story footprint and a small second-floor area ideal for offices, management space, or storage. Strong frontage on Pecan Drive provides visibility and accessibility.



EXPANSION POTENTIAL ON ADJACENT PARCEL (2013 PECAN DR – ADDITIONAL 0.28 ACRES)

The separate parcel across Pecan Drive offers supplemental parking, outdoor use potential, storage flexibility, or long-term development optionality. While not contiguous, it meaningfully enhances the overall usability and scalability of the offering.

- **RECENTLY RENOVATED 6,138 SF BUILDING (2022 UPGRADES)**

The 6,138 square foot building was extensively renovated in 2022 to support cannabis operations. Significant upgrades to electrical systems, security infrastructure, HVAC, and cultivation facilities ensure a modern, efficient, and compliant operation tailored for cannabis use.

- **OPTIONAL TURNKEY CANNABIS BUSINESS AVAILABLE FOR PURCHASE**

The currently operating S & H Green Life dispensary business and its Type 3 cannabis license are available for purchase in addition to the real estate. This presents optional value for a buyer seeking an established operational platform, though the property can be repositioned for alternative permitted uses.

- **STRONG DEMOGRAPHICS AND DAYTIME EMPLOYMENT BASE**

Within a 3-mile radius, the property benefits from over 26,000 residents and more than \$300 million in annual consumer spending. The surrounding area includes healthcare providers, schools, and service-oriented businesses—ideal for medical, daycare, or professional office users.

- **AMPLE PARKING AND FUNCTIONAL SITE LAYOUT**

The property offers onsite parking along with the additional parcel across the street, providing expanded parking or operational flexibility. The layout supports efficient circulation and adaptability for future use.

PROPERTY OVERVIEW

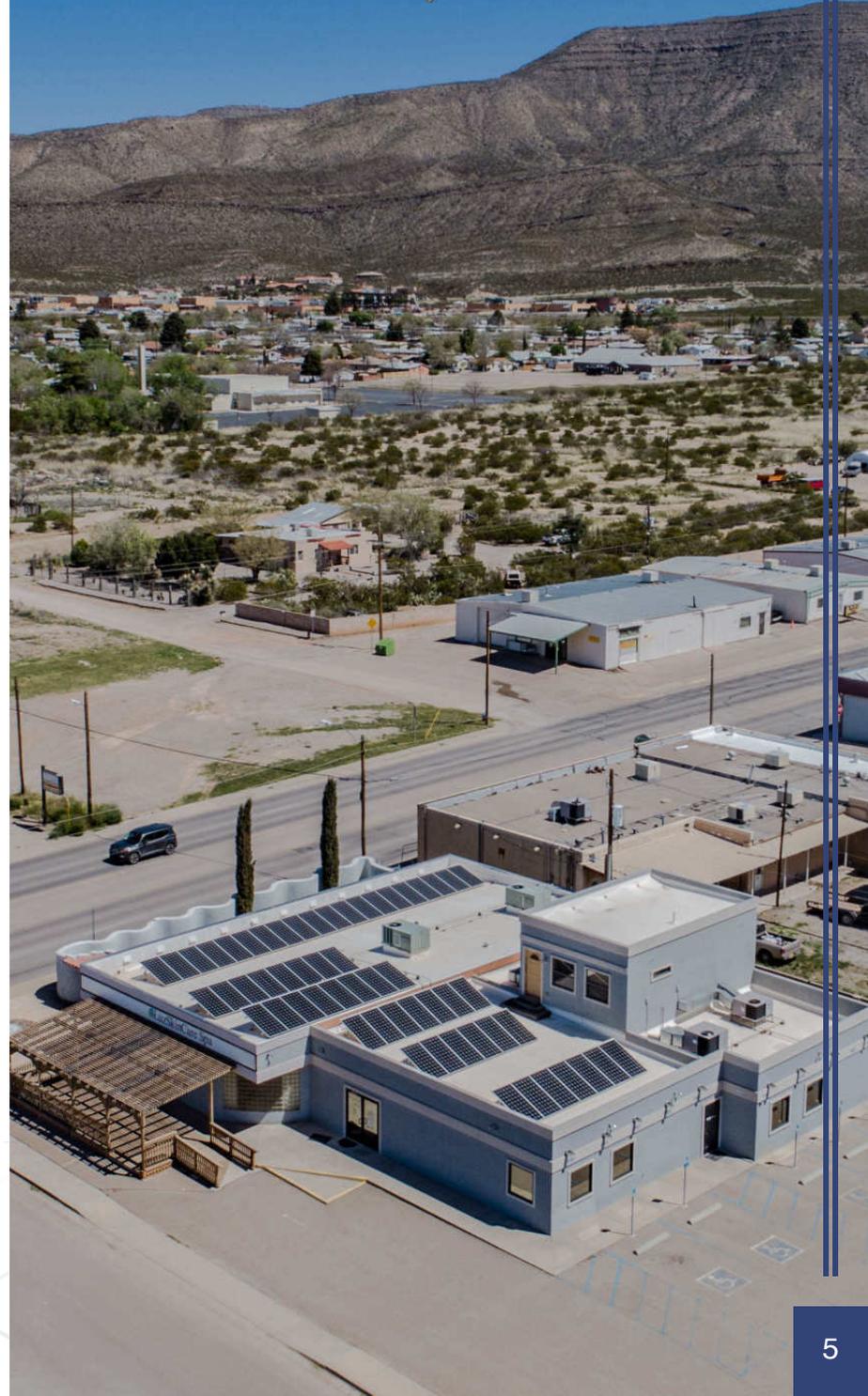
2010 & 2013 Pecan Drive, Alamogordo, NM, includes a 6,138-square-foot freestanding commercial building with a small second-floor component, situated on approximately 0.71 acres across two separate parcels. The main parcel contains the building and primary parking, while the second parcel is located across the street and provides additional flexibility.

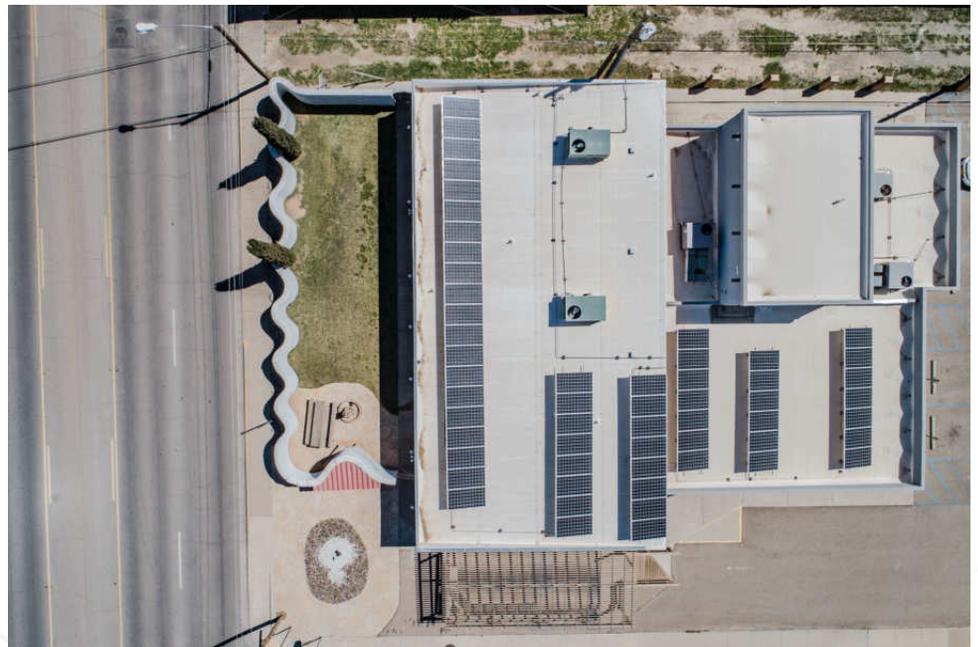
Built in 1989 and renovated in 2022, the property offers a functional layout adaptable to medical, daycare, office, or retail uses. Zoned C-3 Commercial and owned fee simple, the asset provides flexibility for both owner-user occupancy and long-term repositioning.

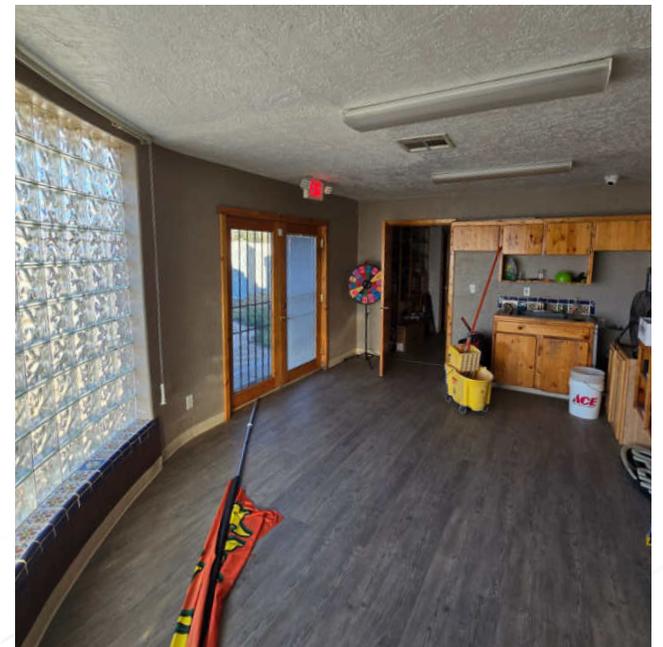
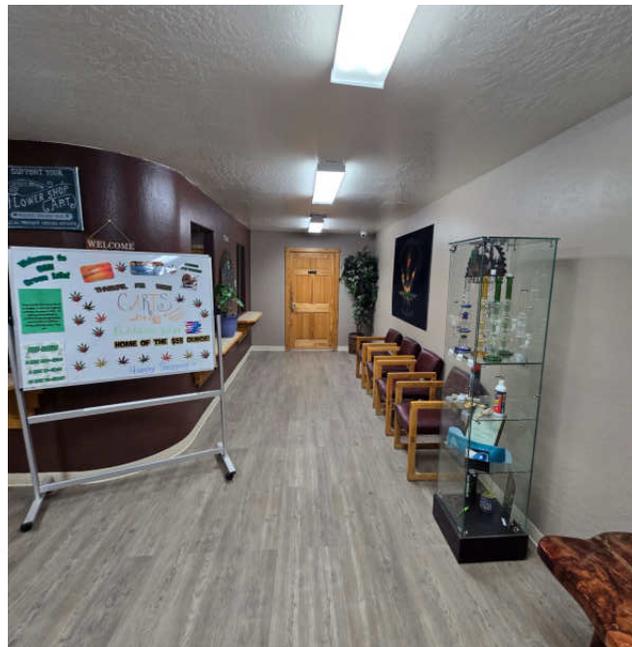
The property is currently occupied by S & H Green Life, an operating cannabis dispensary. The business is available for purchase separately, though the real estate can be repositioned for alternative permitted uses.

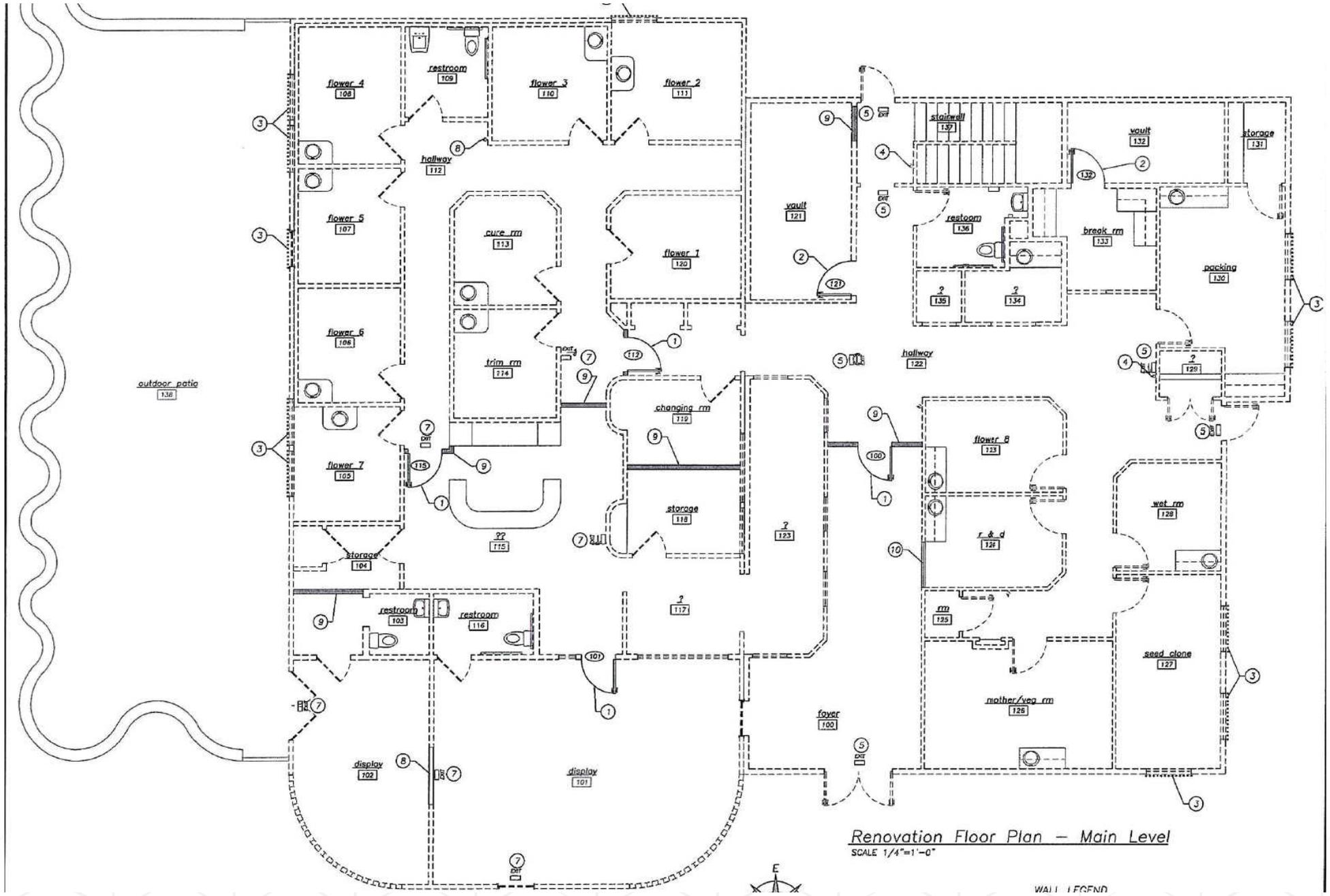
Property Summary

Address	2010 & 2013 Pecan Drive
City, State Zip	Alamogordo, NM 88310
APN	R018042
Year Built/Renov.	1989 / 2000
Gross Leasable Area	6,138 SF
Lot Area	30,841 SF - 0.71 AC
Zoning	Commercial
Type of Ownership	Fee Simple
Property Subtype	Medical Office Retail
Current Occupant	S & H Green Life









Renovation Floor Plan – Main Level
SCALE 1/4"=1'-0"

WALL LEGEND

PECAN DR

2010
PECAN DRIVE
ALAMOGORDO, NM

INDIAN WELLS RD

WASHIGTON AVE



PECAN DR

STANFORD AVE

FINANCIAL ANALYSIS

Building Pricing

Real Estate Price	\$995,000
Building Price/SF	\$162.10
Land Price/SF	\$32.17
Land Price/AC	\$1,401,408

Business Pricing

Company	S & H Green Life
Business Price	Inquire with Agent

ALAMOGORDO, NM

Alamogordo, New Mexico is a strategically located community in Otero County with a population of over 33,000 residents within a five-mile radius. Anchored by Holloman Air Force Base and White Sands National Park, the city benefits from a stable economic base driven by defense, aerospace, healthcare, education, and tourism sectors. The region offers affordable housing, a low cost of doing business, and projected population growth of approximately 2.4% over the next five years.

The area features a strong working-age demographic, with approximately 44% of residents between the ages of 20 and 49. Median household incomes range from \$47,000 to \$54,000, while average household incomes exceed \$66,000 within a three-mile radius—supporting sustained demand for medical services, childcare, professional offices, and neighborhood-serving retail.

Consumer spending across key sectors—including food, healthcare, transportation, and household goods—exceeds \$300 million annually within a three-mile radius, signaling meaningful local purchasing power. Annual food spending alone surpasses \$87 million, while healthcare and education-related expenditures continue to support service-oriented commercial uses. Daytime employment within a one-mile radius includes over 3,200 employees across more than 500 businesses, creating additional demand for professional services, medical providers, and convenience-oriented retail. Nearly 64% of housing units are owner-occupied, reflecting long-term residential stability and community investment.

From a commercial real estate perspective, Alamogordo offers limited new development and controlled zoning patterns, helping preserve the value of well-located, existing properties. With no significant retail construction currently underway and vacancy rates remaining relatively modest, established commercial corridors such as Pecan Drive and Indian Wells Road provide durable positioning for owner-users seeking long-term occupancy and stability.

For buyers interested in the existing dispensary operation, New Mexico's cannabis market continues to mature following legalization in 2022, with strong statewide sales and a regulated licensing framework. However, the true strength of this location lies in its flexibility and positioning within a stable, service-driven community—making 2010 & 2013 Pecan Drive a compelling opportunity for medical office, daycare, professional office, or retail owner-users seeking long-term growth and operational control.

DEMOGRAPHICS

Category	1 Mile	3 Miles	5 Miles
Population & Growth			
Current Total Population	10,300	26,500	35,000
Current Population Density (per sq. mile)	3,800	2,500	2,200
Projected (5 years) Total Population	10,600	27,200	34,800
Projected (5 years) Population Density (per sq. mile)	3,900	2,550	2,250
Households			
Current Households	3,500	9,100	12,000
Projected (5 years) Households	3,600	9,400	12,300
Income			
Current Median Household Income	\$53,000	\$55,000	\$58,000
Projected (5 years) Median Household Income	\$57,000	\$59,000	\$62,000
Projected (5 years) Average Household Income	\$61,000	\$64,000	\$67,000
Median Rent			
2020 Median Rent	\$875	\$950	\$1,000
Current Median Rent	\$1,050	\$1,100	\$1,150
Projected (5 years) Median Rent	\$1,600	\$1,600	\$1,600



AMENITIES MAP





Jim Root

Senior Associate

(949) 942 6219

jim@graystoneca.com

Lic #: 02120760

Matt Hardke

First Vice President

(949) 929 0558

matt@graystoneca.com

Lic #: CA 01946266

Brian Brockman

In State Broker

513-898-1551

bor@bangrealty.com

Lic #: NM 20241

Bang Realty-New Mexico Inc

BANG
REALTY



Graystone Capital Advisors