



# CAUVERY LAND | 19.423 ACRES

## Gated East Mountain Development

BERKSHIRE HATHAWAY  
NM COMMERCIAL REAL ESTATE



**FOR SALE**

**59 FROST RD, SANDIA  
PARK, NM 87047**



**LOT SIZE: 19.41 DEVELOPMENT  
READY ACRES  
8 SEPARATE PARCELS**



**ZONING:  
A-2**



**SALE PRICE:  
\$1,600,000**

**Jacob Lopez**

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## OFFERING MEMORANDUM

The information contained herein was obtained from sources deemed reliable; however, Berkshire Hathaway NM Commercial Real Estate makes no guaranties, 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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## PROPERTY HIGHLIGHTS:

- » **19.423 Development-Ready Acres**
- » **8 Seperate Parcels**
- » **Bernalillo County A-2 Zoning**  
(Flexible Use Potential)
- » **Water, Sewer & Electricity**  
**Piped to First Lot**
- » **Water at Street for Remaining Subdivision**
- » **Fully Paved Road into Subdivision**
- » **Fully Gated Property** with Partial Block Wall Perimeter
- » **Main Ingress/Egress from Southern Property Line**
- » **Direct Access off Frost Rd**  
**(8,225 VPD)**
- » **Under 1 Mile to San Antonio Roundabout**
- » **Strong East Mountain Demographics**
- » **Great Central Location in East Mountain**
- » **Right off of Frost Rd that has 8,225 VPD**
- » **1st Lot comes with 2,500 SF Warehouse Shop with**  
**Drive Through 12' Roll up Doors**
- » **2 - 12x12 ft Roll Up Doors**
- » **Sing Phase Power**
- » **13' Ceiling height to Elbow, 14' to Eave of Roof**
- » **Clear Span Open Space**
- » **Tenant is Month to Month paying \$400**  
**Modified Gross + Electricity since 2004**

## PROPERTY DESCRIPTION:

Cauvery Land unfolds across 19.423 acres zoned A-2 in the heart of Bernalillo County's East Mountain growth corridor, where demand for larger parcels and flexible development continues to accelerate.

As you enter through the fully gated frontage with partial block wall perimeter, a paved internal road guides circulation from the southern ingress/egress point, already establishing the framework for phased subdivision or estate lot layout. The first lot has electricity piped in, providing immediate operational capability, while water is available at the street for the balance of the tract—minimizing early infrastructure friction and preserving capital efficiency.

Just off Frost Road (8,225 VPD) and less than a mile from the San Antonio roundabout, the site sits at a key access node within an affluent, stable East Mountain demographic—8,874 residents, \$135,039 average household income, and a strong daytime presence within five miles. It is a location that balances mountain lifestyle with commuter connectivity.

Anchoring the first parcel is a 2,500 SF clear span warehouse/shop with dual 12' x 12' drive-through doors, 12'-13' clear height, and single-phase power — perfect as a development staging facility, contractor headquarters, or interim income use while the balance of the acreage is positioned for its highest and best use. Cauvery Land is an East Mountain development canvas with infrastructure groundwork already in place and the upside still ahead.

# EXECUTIVE SUMMARY

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## OFFERING DETAILS:

<b>ADDRESS:</b>	59 Frost Rd, Sandia Park, NM 87047
<b>LOT SIZE:</b>	<b>19.41 Development Ready Acres</b> <b>8 Seperate Parcels</b>
<b>SALE PRICE:</b>	<b>\$1,600,000</b>
<b>POPULATION (5 MILE RADIUS):</b>	8,874
<b>AVG. HH INCOME (5 MILE RADIUS):</b>	\$135,039
<b>DAYTIME EMPLOYEES (5 MILE RADIUS):</b>	1,394
<b>TRAFFIC COUNT:</b>	Direct Access off Frost Rd (8,225 VPD)

## EXISTING IMPROVEMENT (LOT 1)

- » **2,500 SF Warehouse / Shop**
- » **(2) 12' x 12' Drive-Through Roll-Up Doors**
- » **13' Clear Height to Elbow | 14' to Eave**
- » **Clearspan Open Layout**
- » **Single-Phase Power**
- » **Month to Month Tenant since 2004 - \$400/ Month  
MG + Electricity**



# AERIAL OVERLAY

59 Frost Rd, Sandia Park, NM 87047 | 4



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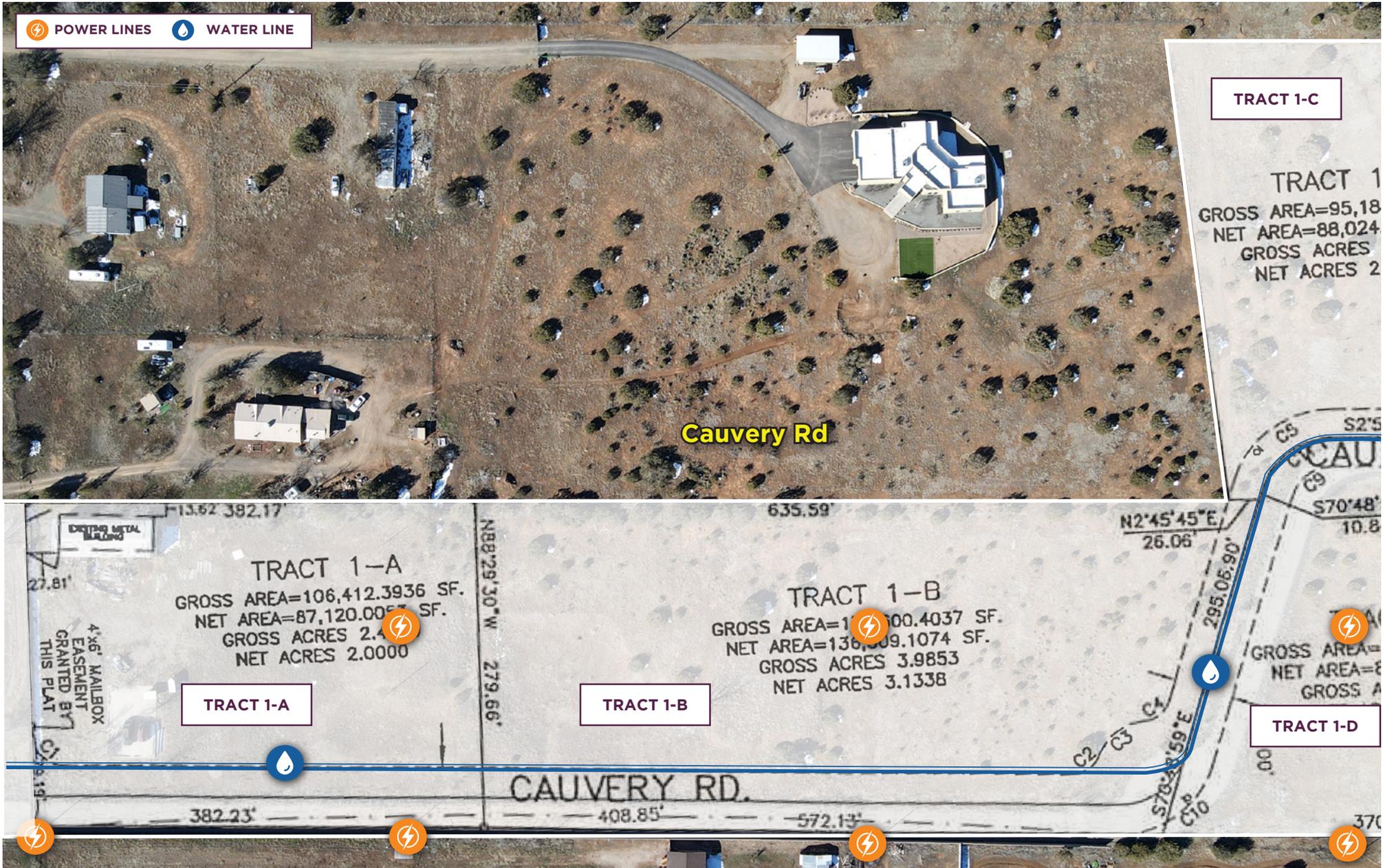


# AERIAL OVERLAY

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# SITE PHOTOS

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# SITE PLAT

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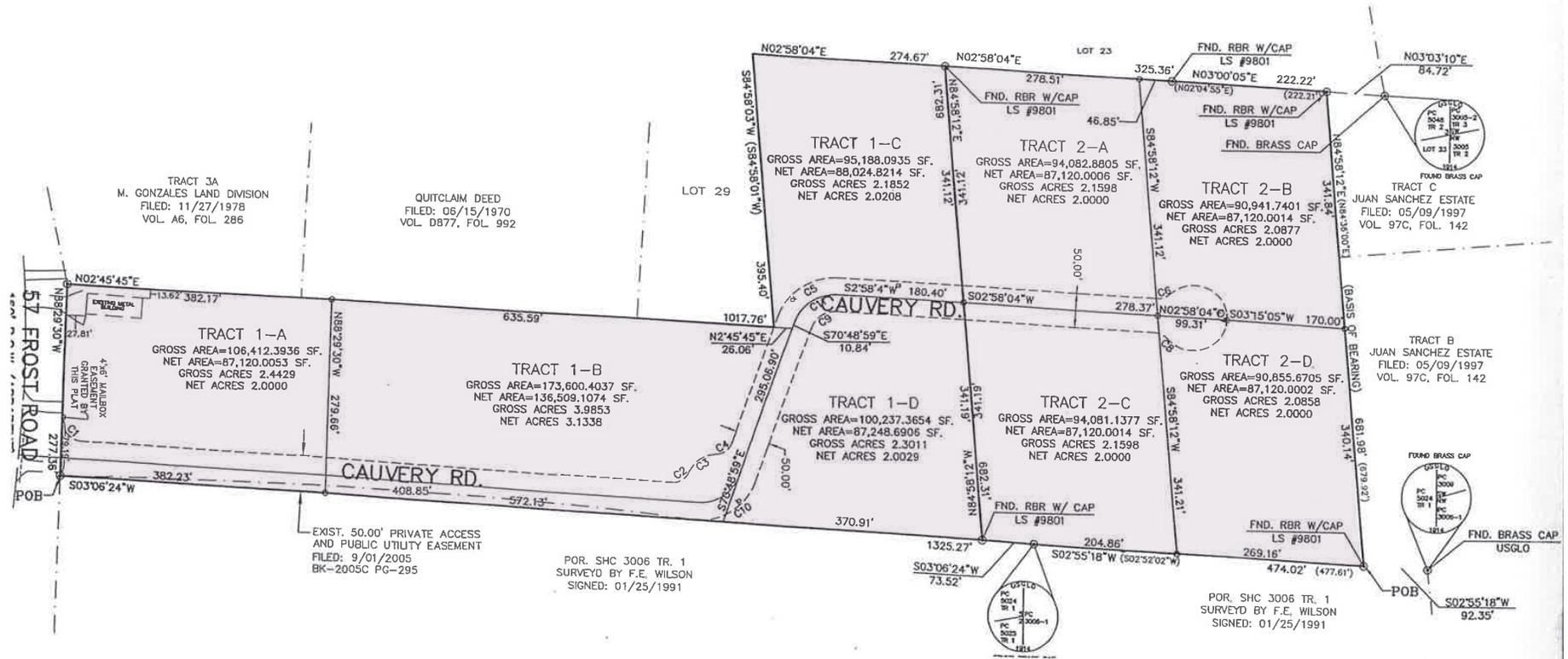


## BERKSHIRE HATHAWAY NM COMMERCIAL REAL ESTATE

### PLAT OF TRACTS 1 AND 2 CAUVERY, L.L.C.

BEING REPLAT OF PORTIONS OF SHC 3005, TRACT 2,  
SHC 5024, TRACT 1, AND SHC 5026, TRACT 1  
SITUATE IN SECTION 19, T. 11 N., R. 6 E., N.M.P.M.,  
BERNALILLO COUNTY, NEW MEXICO  
JUNE, 2005

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD DIRECTION	CHORD
C1	46.25	30.00	88°19'32"	29.14	N47°16'42"E	41.80
C2	30.07	25.00	68°54'39"	17.15	N31°20'23"W	28.29
C3	30.31	45.00	64°03'14"	28.15	S33°46'06"E	47.73
C4	38.14	25.00	69°04'31"	17.21	N36°16'44"W	28.35
C5	109.46	85.00	73°47'03"	63.80	S33°55'28"E	102.05
C6	22.37	28.00	45°47'01"	11.82	N19°55'27"W	21.78
C7	227.51	48.00	271°34'03"	46.70	N87°01'56"W	66.95
C8	22.37	28.00	45°47'01"	11.82	S25°51'35"W	21.78
C9	45.07	35.00	73°47'03"	26.27	S33°55'28"E	42.02
C10	108.64	85.00	73°47'03"	63.16	N33°30'03"W	101.40



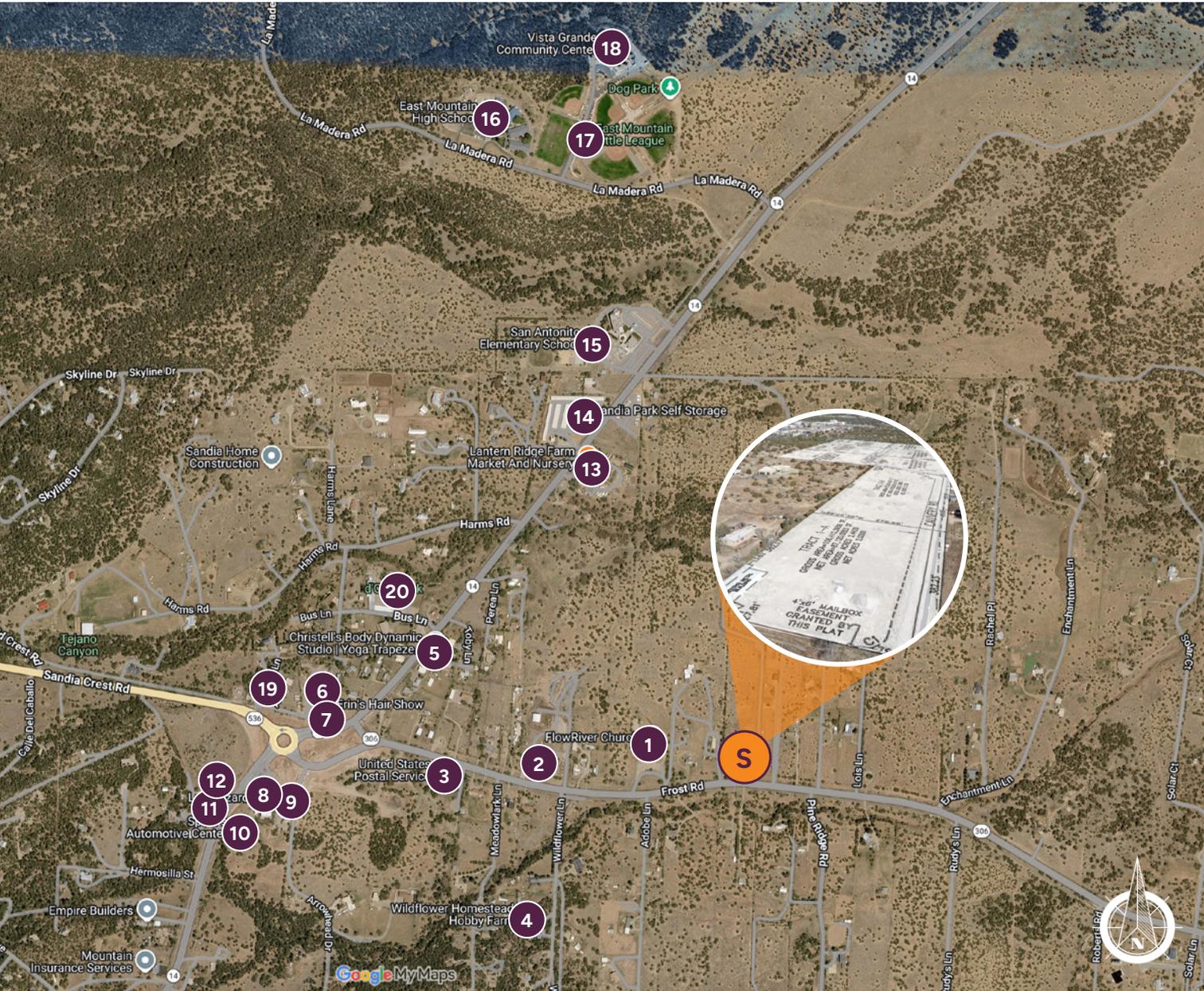


# LOCATION MAP

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## NEARBY TENANTS

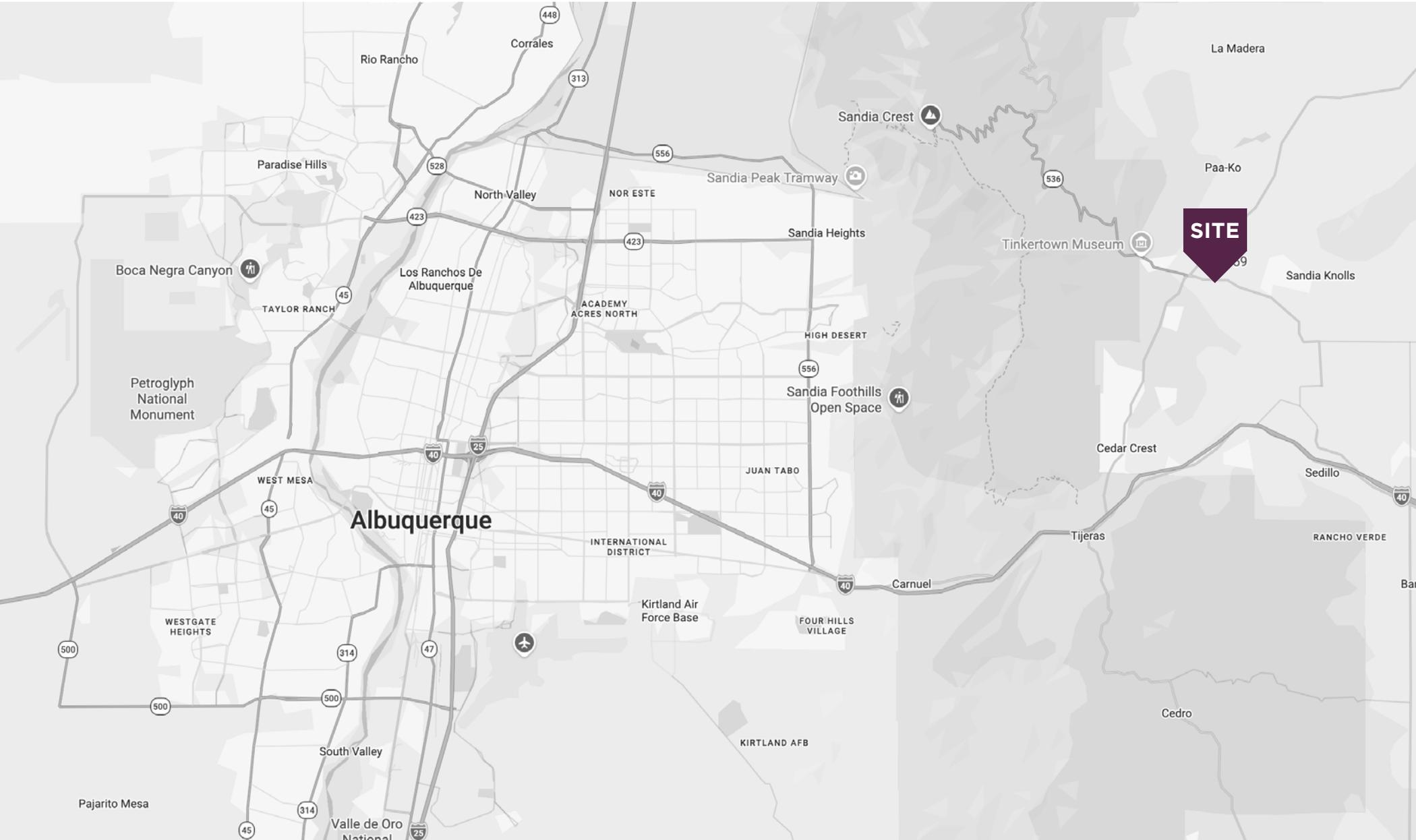
- S** **Cauvery Land (Subject Site)**
- 1 FlowRiver Church
- 2 Bernalillo County Fire Department Station 46
- 3 United States Postal Service
- 4 Wildflower Homestead Hobby Farm
- 5 Christell's Body Dynamic Studio Yoga Trapeze
- 6 Ridgeline Manufacturing and Engineering
- 7 Erin's Hair Show
- 8 Shell
- 9 Lazy Lizard Grill
- 10 Spear's Automotive Center
- 11 Turquoise Trail Electric & Plumbing
- 12 ShockMec Engineering LLC
- 13 Lantern Ridge Farm Market And Nursery
- 14 Sandia Park Self Storage
- 15 San Antonito Elementary School
- 16 East Mountain High School
- 17 East Mountain Little League
- 18 Vista Grande Community Center
- 19 Morgan's Constructive Solutions LLC
- 20 d'Oso Park

# REGIONAL MAP

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