

FOR SALE

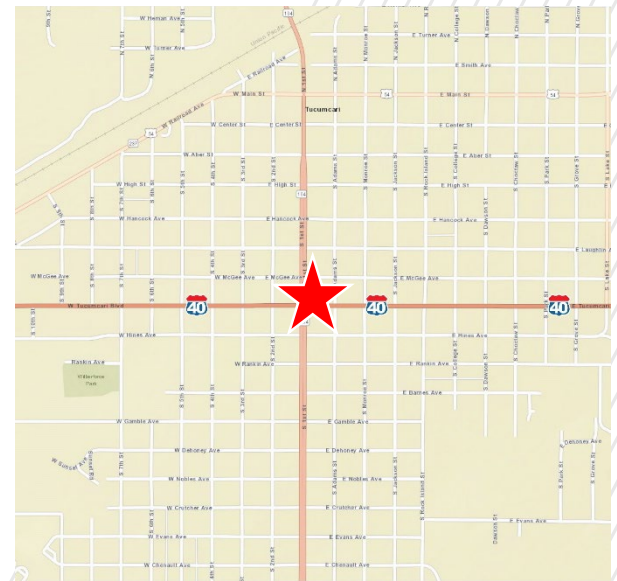
**201 E. Tucumcari Boulevard
Tucumcari, New Mexico**



PROPERTY HIGHLIGHTS

Prime retail space on the historic Route 66.
 Located in an Opportunity Zone.
 1 mile from Mesalands community college.
 Neighboring retailers include NAPA Auto Parts and UPS.
 175 miles from Albuquerque, NM and 114 miles from Amarillo, TX.

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|-----------------------|-----------|----------------------|----------|
| BUILDING SF | 2,542 | SIGNAGE TYPE | pylon |
| LAND SF | 7,100 | 1-MILE (POP.) | 3,866 |
| YEAR BUILT | 1978 | 3-MILE (POP.) | 5,351 |
| PARKING | 3 spaces | MED. INCOME | \$25,482 |
| TRAFFIC COUNTS | 1,977 VPD | SPACE USE | Retail |



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LEGAL INFORMATION

| | |
|----------------------|---------------------|
| TAX PARCEL ID | 1-179-064-125-01500 |
| 2020 RE TAXES | \$1,726.88 |
| ZONING | C1 |



RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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