

# S&H GREEN LIFE

ALAMOGORDO, NM



GRAYSTONE CAPITAL ADVISORS

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

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Graystone Capital Advisors



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## 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 business and real estate at 2010 & 2013 Pecan Dr in Alamogordo, NM, a rare and strategic opportunity to acquire a fully operational, vertically integrated cannabis dispensary and cultivation facility. The offering includes fee-simple ownership of two contiguous parcels totaling 0.70 acres, an upgraded 6,138 square foot building, the highly successful S & H Green Life business, and its irreplaceable Type 3 license—the only one of its kind in the city.

The main building at 2010 Pecan Dr was renovated in 2022 with significant capital improvements tailored for cannabis operations, including upgraded electrical, security, HVAC, and cultivation infrastructure. The functional layout supports both dispensary and cultivation uses under one roof, offering efficient operations, brand control, and customer experience. The property is zoned C-3 Commercial, one of the few zones in the city that allows cannabis operations—further enhancing its strategic positioning and long-term viability.

Included in the offering is the adjacent 0.28-acre parcel at 2013 Pecan Dr, currently used for additional parking and equipment staging but well-positioned for future expansion, whether for cultivation canopy, manufacturing build-out, or modular grow pods. This additional land provides a critical operational advantage rarely found in urban cannabis settings.

S & H Green Life has also begun the application process for a Type 4 manufacturing license, which a new owner can pursue post-closing to unlock access to high-margin product lines such as oils, tinctures, edibles, and solvent-based extracts. The business benefits from a loyal customer base, excellent brand recognition, and a modern, welcoming retail environment that aligns with evolving consumer preferences.

Surrounding demographics support long-term demand: within a 3-mile radius, there are over 26,000 residents, a projected 2.4% population growth, and over \$300 million in annual consumer spending. Nearly 65% of housing units are owner-occupied, indicating community stability, and average household incomes exceed \$66,000. Nearby traffic counts exceed 9,300 vehicles per day, and the surrounding area includes a mix of residential neighborhoods, schools, and service businesses—driving consistent foot traffic and visibility for the dispensary.

## Property Name

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

Real Estate Price	\$850,000
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Business Price	\$300,000
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Total Price	\$1,150,000
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Building Price/SF	\$138.48
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Land Price/AC	\$1,200,545
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# INVESTMENT HIGHLIGHTS



## TURNKEY CANNABIS BUSINESS & REAL ESTATE OFFERING

This opportunity presents a fully integrated cannabis business, including both the real estate and operational assets. With everything in place for continued success, this turnkey operation allows for immediate entry into the booming cannabis industry.



## TYPE 3 LICENSE – EXCLUSIVE TO ALAMOGORDO

The property includes a highly valuable Type 3 cannabis license, the only one of its kind in Alamogordo, NM. This license grants exclusive rights to operate both a retail dispensary and cultivation facility, offering a significant competitive edge in the region.



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

The property has initiated the application process for a Type 4 manufacturing license, unlocking future opportunities to produce high-margin cannabis products, including oils, tinctures, and edibles. This license pathway presents a compelling avenue for vertical integration and revenue growth.

- **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.

- **HIGH BARRIERS TO ENTRY – STRICT ZONING, CAPITAL-INTENSIVE LICENSING, AND CITY SLOWDOWN ON NEW LICENSES**

Alamogordo's stringent zoning regulations and capital-intensive licensing process create a high barrier to entry for new cannabis businesses. Additionally, the city has significantly slowed new cannabis licenses, further securing the position of established operators like S & H Green Life, which holds the only Type 3 license in the city.

- **LOCALLY OWNED & HIGHLY RATED OPERATOR – S & H GREEN LIFE HAS BUILT STRONG COMMUNITY LOYALTY**

S & H Green Life, the business currently operating at this location, is deeply embedded in the local community. Known for its commitment to quality and customer service, the company has developed a loyal customer base, receiving exceptional reviews and fostering brand recognition in the area.

- **AMPLE PARKING AND SITE FUNCTIONALITY FOR INCREASED CULTIVATION OR MANUFACTURING USE**

The property offers abundant parking and versatile space that can easily be adapted for additional cultivation or manufacturing operations. The layout supports operational flexibility, making it ideal for scaling the business to meet future demands.



# PROPERTY OVERVIEW

2010 & 2013 Pecan Drive, Alamogordo, NM, is a 6,138-square-foot, single-tenant cannabis facility. The property is strategically located in a high-traffic area with strong visibility and direct access. Built in 1989 and renovated in 2022, the building is fully occupied by S & H Green Life, a vertically integrated cannabis operator. The property is zoned C-3 Commercial and is owned fee simple.

The surrounding area is a growing commercial hub, supported by residential neighborhoods, healthcare providers, and key local amenities. The location offers convenient access to major roads and highways, enhancing both operational visibility and customer accessibility. With long-term tenancy in place, ample parking, and significant expansion potential on the adjacent parcel, the asset is well-positioned to deliver durable cash flow in a rapidly expanding cannabis market.

## 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	Retail   Dispensary
Business	S & H Green Life





## BUSINESS OVERVIEW

# S&H Green Life

### S & H Green Life – A Leading Cannabis Operator in Alamogordo, NM

Founded with a focus on quality, compliance, and care, S & H Green Life is Alamogordo's top-rated cannabis dispensary and cultivation business. The company operates under a Type 3 license, offering vertically integrated services that include premium flower, concentrates, tinctures, and edibles—all cultivated and sold from the same property.

S & H Green Life is deeply embedded in the local community and has developed a loyal customer base through consistent product quality, friendly service, and a modern, professional retail experience. The company's facility includes onsite cultivation, dispensary space, and infrastructure that supports future expansion into cannabis manufacturing.

- Only vertically integrated cannabis operator in Alamogordo
- Exceptional online reviews and repeat customer base
- Locally owned and operated by experienced professionals
- Strong brand with community recognition and loyalty
- Path started for Type 4 license to expand into solvent/oil/edible production









PECAN DR

INDIAN WELLS RD

**2010**  
PECAN DRIVE  
ALAMOGORDO, NM

WASHINGTON AVE

PECAN DR



STANFORD AVE



# FINANCIAL ANALYSIS

## Building Pricing

Real Estate Price	\$850,000
Price/SF	\$138.48

## Business Pricing

Company	S & H Green Life
Business Price	\$300,000

<b>Total Price</b>	<b>\$1,150,000</b>
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## 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 nearby Holloman Air Force Base and White Sands National Park, the city enjoys a steady flow of both residents and visitors, with strong economic support from defense, aerospace, healthcare, and tourism sectors. The region boasts affordable housing, a low cost of doing business, and steady demographic growth—projected to increase by over 2.4% in the next five years. The area features a relatively young and working-age population, with 44% between the ages of 20 and 49, a prime demographic for cannabis consumption. Median household incomes range from \$47,000 to \$54,000, while average household incomes exceed \$66,000 within a three-mile radius.

Consumer spending across key sectors like food, entertainment, and healthcare exceeds \$300 million annually within a 3-mile radius, signaling strong purchasing power. Annual spending on food alone surpasses \$87 million, while entertainment and hobby-related expenditures reach nearly \$47 million—categories that align well with recreational cannabis consumption trends. Daytime employment within a one-mile radius includes over 3,200 employees across 500+ businesses, and the surrounding community benefits from a relatively stable housing base with nearly 64% owner-occupancy. Notably, a significant portion of the local population holds some college education or higher, adding to the market's consumer sophistication and health-conscious purchasing patterns.

From an operational perspective, Alamogordo offers unique advantages for cannabis operators. The city has limited zoning and a conservative licensing approach, resulting in significant barriers to entry for new cannabis businesses. S & H Green Life currently holds the only Type 3 license in the city, giving it exclusive ability to cultivate and sell cannabis onsite—a critical edge in a tightly restricted market. The City of Alamogordo has also slowed new licensing efforts, preserving the competitive position of existing operators and safeguarding long-term market share. The adjacent parcel at 2013 Pecan Dr presents additional room for expansion, whether through added cultivation capacity or Type 4 manufacturing operations.

New Mexico's cannabis market is one of the most dynamic in the country following the legalization of recreational use in April 2022. In just over two years, the state has generated over \$1.7 billion in combined recreational and medical cannabis sales. Monthly adult-use sales continue to break records, with March 2024 topping \$39.5 million, and tax revenues from cannabis helping to fund public services, including a basic income pilot program in Albuquerque. With more than 1,600 cannabis licenses issued statewide, New Mexico has fostered a competitive yet well-regulated market that favors vertically integrated operators. Businesses that combine cultivation, retail, and manufacturing—like S & H Green Life—stand to benefit most from the efficiency and margin expansion this structure allows.

As the broader U.S. cannabis market moves toward a projected value of \$35 billion by 2025 and over \$67 billion by 2030, New Mexico remains positioned as one of the most business-friendly and accessible states in the Southwest. Alamogordo, with its protective regulatory environment, expanding consumer base, and untapped manufacturing potential, presents a rare opportunity for investors or operators seeking long-term defensibility and scalability in a maturing cannabis economy. For a buyer looking to enter or grow within New Mexico, S & H Green Life offers a fully integrated, high-barrier, and high-upside platform that is difficult to replicate.



# MARKET HIGHLIGHTS



## STRONG HOUSEHOLD INCOME PROFILE

Alamogordo boasts a median household income of approximately \$66,000, above the state average for New Mexico. This affluence supports consistent demand for cannabis products and services, providing a strong customer base for S & H Green Life.



## GROWING DEMAND FOR CANNABIS

New Mexico's legal cannabis market continues to expand following the legalization of recreational cannabis in April 2022. With a population growth rate of 2.4%, Alamogordo's cannabis sector is well-positioned to capture rising consumer demand, especially in an underserved market.



## LIMITED COMPETITION IN CANNABIS MARKET

Alamogordo has limited cannabis operators, with S & H Green Life holding the only Type 3 cannabis license in the city. This exclusivity and the strict zoning regulations create significant barriers to entry, securing a long-term competitive advantage for the tenant.



## CONNECTED & COMMERCE-DRIVEN LOCATION

2010 & 2013 Pecan Drive is strategically located with direct access to U.S. Route 54 and U.S. Route 70, offering efficient connectivity to surrounding areas. The site benefits from high visibility and foot traffic, enhancing access for both customers and employees.



## HIGH RESIDENTIAL BASE & COMMUNITY STABILITY

Over 60% of housing units in Alamogordo are owner-occupied, reflecting a stable, long-term residential base. This demographic consistency reinforces sustained demand for cannabis businesses and enhances the long-term viability of S & H Green Life.



## EXPANSION POTENTIAL WITH GROWING DEMAND

With an adjacent 0.28-acre parcel and potential for a Type 4 manufacturing license, S & H Green Life is well-positioned to expand operations and capitalize on the state's expanding cannabis market, driving further growth and profitability.



# DEMOGRAPHICS

Category	1 Mile	3 Miles	5 Miles
<b>Population &amp; Growth</b>			
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
<b>Households</b>			
Current Households	3,500	9,100	12,000
Projected (5 years) Households	3,600	9,400	12,300
<b>Income</b>			
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
<b>Median Rent</b>			
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](mailto:jim@graystoneca.com)

Lic #: 02120760

**Matt Hardke**

First Vice President

(949) 929 0558

[matt@graystoneca.com](mailto:matt@graystoneca.com)

Lic #: CA 01946266

**Brian Brockman**

In State Broker

513-898-1551

[bor@bangrealty.com](mailto:bor@bangrealty.com)

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