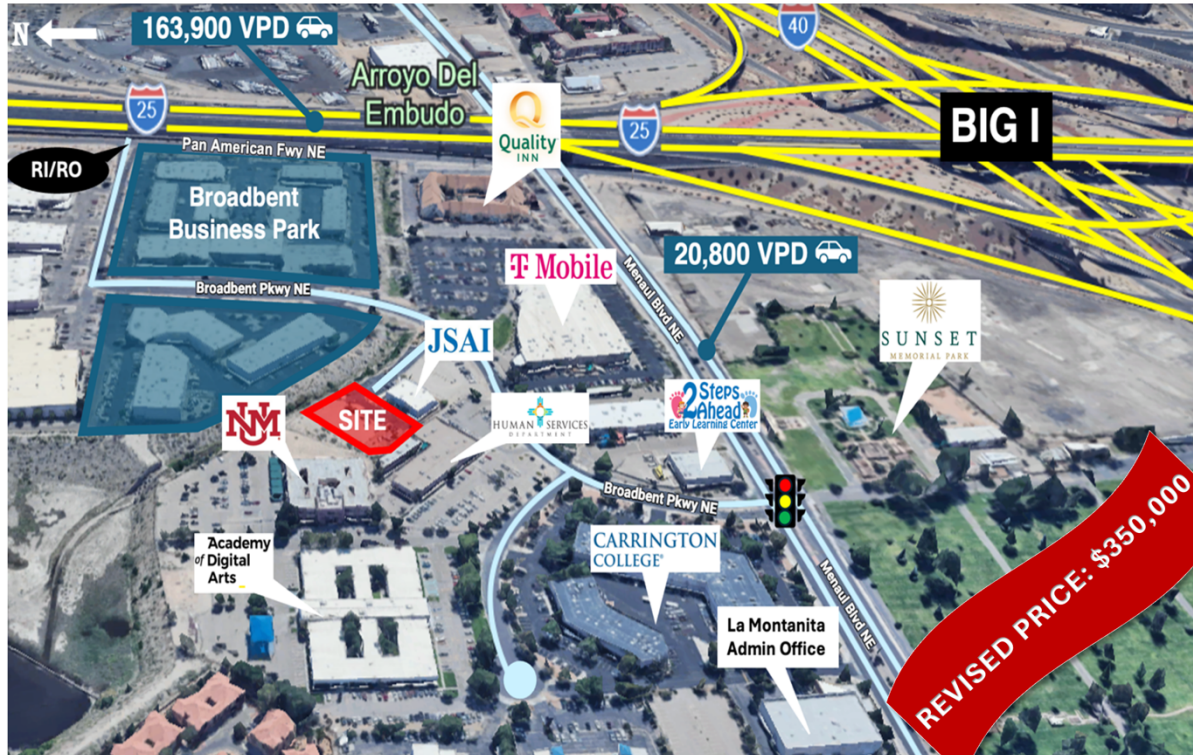
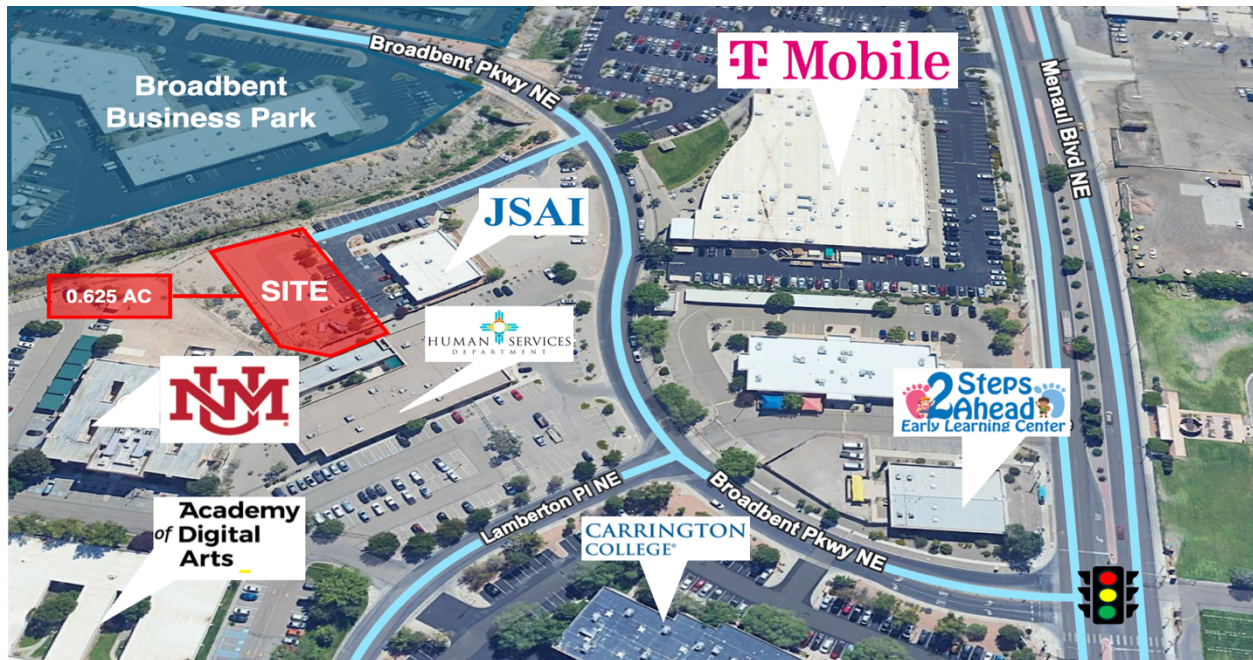


READY TO BUILD 0.625 AC PAD

BROADBENT BUSINESS PARK AREA

BIG I Corridor, Albuquerque, NM 87107





- Bite Size 0.625 AC (27,225 SF) Infill Tract Along Broadbent Parkway in the Heart of the Big I, where Interstates 25 & 40 Intersect
- Site Sits in Long Established Broadbent Business Park Area, One of the Largest Flex Office Business Parks, in the City of Albuquerque
- Numerous Employment Activity Generators within a 1-Mile Radius
- Flexible NR-LM (Non-Residential Light Manufacturing) Zoning Allows for a Variety of Uses Including Office, Medical or Dental Clinic, Light Fabrication or Manufacturing & Mixed Commercial
- Centrally Located with Easy Access to all Parts of the City
- Neighboring Developments Include UNM Hospital, T-Mobile Call Center, NM Human Services Dept. Carrington College & Broadbent Business Park
- Level and Graveled Pad with All Utilities at or Near Site
- Prime Candidate for a Quality Infill Development
- Price Adjusted to \$350,000 (\$12.86/SF)

CONTACT

Mark or Mariah Edwards



Leasing ♦ Brokerage ♦ Development

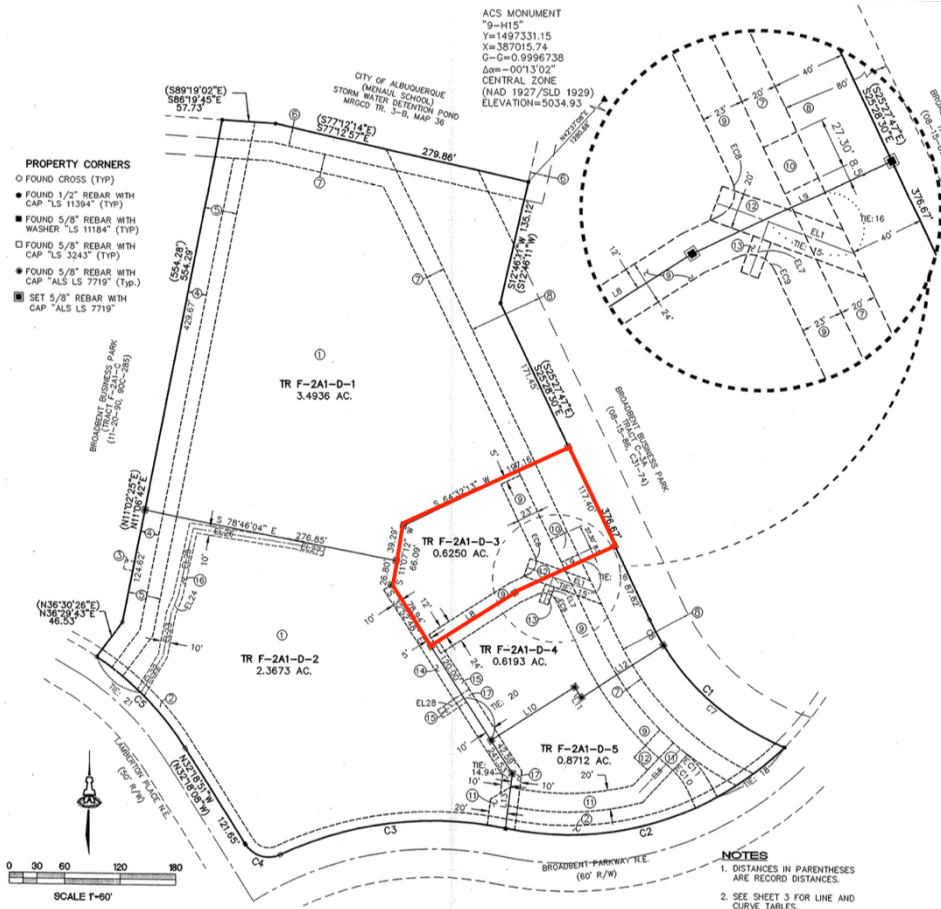
Executive West Bldg. 2929 Coors Blvd. NW Ste, #202
Albuquerque, NM 87120
505-998-7298 Cell 505-350-8211 or 505-228-2258 Fax 505-998-7299
Mark.Edwards@EdwardsCommercialRealty.com
Mariah@edwardscommercialrealty.com

This information was obtained from sources deemed reliable. No warranty is made by Edwards Commercial Realty, LLC as to the accuracy or completeness of this material. The pricing and sale/lease terms are subject to change.

SITE PIX



PLAT



PLAT FOR TRACTS F-2A1-D-1, F-2A1-D-2, F-2A1-D-3, F-2A1-D-4, & F-2A1-D-5 BROADBENT BUSINESS PARK WITHIN THE TOWN OF ALBUQUERQUE GRANT PROJECTED SECTION 9, T. 10 N. R. 3 E, NMPM CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO

AUGUST 2005

PROPOSED EASEMENTS

- ① PRIVATE ACCESS & UTILITY EASEMENT
GRANTED BY THIS PLAT
- ② PRIVATE COMMON REFUSE EASEMENT FOR THE BENEFIT
OF TRACTS F-2A1-D-3 & F-2A1-D-4 TO BE MAINTAINED
EQUALLY BY THE OWNER OF THE SAID PROPERTIES AND
GRANTED BY THIS PLAT.
- ③ PUBLIC WATERLINE EASEMENT GRANTED TO THE
ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY
AUTHORITY TOGETHER WITH A PRIVATE SANITARY SEWER
EASEMENT FOR THE BENEFIT OF TRACTS
F-2A1-D-3, F-2A1-D-4, & F-2A1-D-5 BY THIS PLAT.
- ④ 20' PUBLIC WATERLINE EASEMENT GRANTED TO THE
ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY
AUTHORITY BY THIS PLAT.
- ⑤ 10' PUBLIC WATERLINE EASEMENT GRANTED TO THE
ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY
AUTHORITY BY THIS PLAT.
- ⑥ PRIVATE SANITARY SEWER EASEMENT GRANTED FOR THE
BENEFIT OF TRACTS F-2A1-D-3 & F-2A1-D-4, FOR
THE PLACEMENT OF INDIVIDUAL SERVICE LINES AND
EACH LINE SHALL BE MAINTAINED BY THE BENEFITING
PROPERTY AS GRANTED BY THIS PLAT.
- ⑦ PUBLIC UTILITY EASEMENT (P.U.E.) GRANTED BY THIS
PLAT.
- ⑧ EXISTING 10' PUBLIC UTILITY EASEMENT
(11-20-90, 900-285)
SEE SHEET 3 FOR CONTINUATION
OF PROPOSED EASEMENTS.



NOTES

1. DISTANCES IN PARENTHESES
ARE RECORD DISTANCES.
2. SEE SHEET 3 FOR LINE AND
CURVE TABLES.

CONTINUED FROM PAGE 1

3. CONCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF
SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES
REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.
 4. THE PUBLIC SERVICE CO. OF NM--GAS SERVICES DIVISION FOR THE
INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH DISTRIBUTION AND
SERVICE LINES AND FACILITIES REASONABLY NECESSARY TO PROVIDE
GAS SERVICE.
- INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT,
LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND
MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH
FREE ACCESS TO, FROM, AND OVER SAID EASEMENT, INCLUDING SUFFICIENT
WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND
PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS, OR BUSHES WHICH
INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN,
OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID
EASEMENT, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON.
PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY
VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY
CONSTRUCTION OF POOLS, BECKING, OR ANY STRUCTURES ADJACENT TO
OR NEAR EASEMENTS SHOWN ON THIS PLAT.
- EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED,
SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHGEAR
DOORS AND FIVE FEET (5') ON EACH SIDE.



PLAT FOR TRACTS F-2A1-D-1, F-2A1-D-2, F-2A1-D-3, F-2A1-D-4, & F-2A1-D-5 BROADBENT BUSINESS PARK WITHIN THE TOWN OF ALBUQUERQUE GRANT PROJECTED SECTION 9, T. 10 N. R. 3 E, NMPM CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO

AUGUST 2005

CURVE	RADIUS	LENGTH	DELTA	CHD BRG
C1	268.26	204.40	43°39'23"	S 47°18'11" E
C2	335.00	328.15	60°07'25"	N 73°12'10" E
C3	395.00	249.17	36°08'35"	S 83°11'35" W
C4	30.00	43.23	82°33'52"	S 73°35'47" E
C5	325.00	137.71	24°16'38"	N 44°27'10" W
C6	268.26	31.16	4°30'17"	S 28°48'08" E
C7	268.26	173.24	37°00'06"	S 50°37'50" E
C8	15.00	23.56	90°00'00"	N 19°31'30" E
C9	15.00	23.56	90°00'00"	N 70°28'30" W
EC10	80.00	37.48	26°04'45"	N 38°08'06" W
EC11	105.00	40.74	22°13'45"	N 40°20'24" W
EC12	350.00	62.76	14°32'01"	S 33°34'49" E

⑦ PNM ELECTRIC AND GAS SERVICES EASEMENT RELEASE

PUBLIC SERVICE COMPANY OF NEW MEXICO, FOR ITS ELECTRIC AND GAS SERVICES
DIVISIONS, DOES HEREBY RELEASE, WAIVE, QUITCLAIM AND DISCHARGE ITS RIGHT,
TITLE AND INTEREST IN THE EASEMENTS (GRANTED BY PRIOR PLAT, REPLAT OR
DOCUMENT) SHOWN TO BE VACATED ON THIS PLAT.

PNM ELECTRIC AND GAS SERVICES

BY: *Leon G. Martinez*

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
13th DAY OF September 2005 BY

Leonard G. Martinez OF PUBLIC SERVICE COMPANY OF NEW
MEXICO, A NEW MEXICO CORPORATION, ON BEHALF OF SAID CORPORATION.

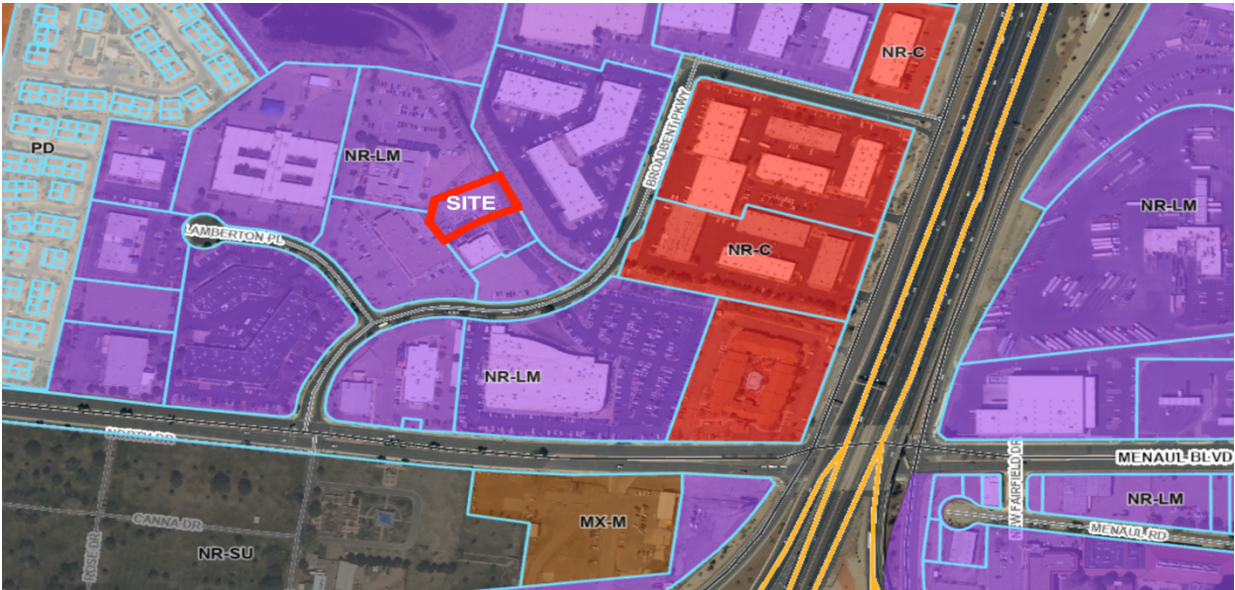
NOTARY PUBLIC

MY COMMISSION EXPIRES: 4/22/07

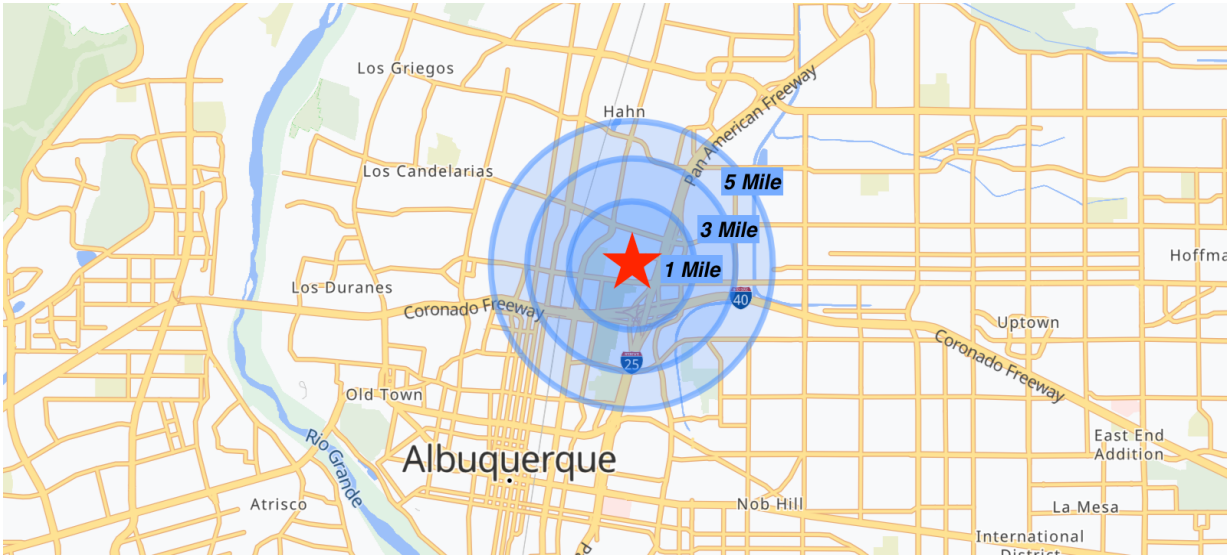
In approving this plat, PNM Electric Services and Gas
Services (PNM) did not conduct a Title Search of the
properties shown hereon. Consequently, PNM does not
waive nor release any easement or easement rights to
which it may be entitled.

LINE	BEARING	DISTANCE
EL1	S 70°28'30" E	79.33
EL2	S 21°12'44" E	125.92
EL3	S 70°28'30" E	35.99
EL4	S 25°28'30" E	46.86
EL5	S 16°17'50" E	119.65
EL6	S 42°33'21" W	64.65
EL7	N 19°31'30" E	30.54
EL19	N 57°07'12" E	31.62
EL22	N 31°00'22" E	46.25
EL23	N 10°45'46" E	47.30
EL24	N 22°25'10" E	19.19
EL25	N 12°24'43" E	76.65
EL26	S 81°05'08" E	112.72
EL27	S 76°07'30" E	30.57
EL28	S 55°53'40" W	30.91
EL8	N 67°07'12" E	107.85
EL9	N 64°31'30" E	119.53
EL10	N 57°07'12" E	107.37
EL11	S 32°52'48" E	13.55
EL12	N 67°07'12" E	105.48
EL13	N 65°52'48" E	59.56
EL14	N 64°32'13" E	108.00
EL15	N 70°28'30" W	49.32
EL16	S 25°28'30" E	36.74
EL17	S 25°28'30" E	100.24
EL18	S 52°57'28" W	91.12
EL20	S 32°52'48" W	54.02
EL21	S 51°12'21" E	61.01

ZONING



2025 DEMOGRAPHICS



1 MILE	3 MILE	5 MILE
5,247	100,766	266,547

POPULATION



1 MILE	3 MILE	5 MILE
60,823	79,363	78,370

AVG
HOUSEHOLD
INCOME



1 MILE	3 MILE	5 MILE
14,430	121,060	215,112

DAYTIME
EMPLOYMENT



Menaul Blvd	I-25
20,800 VPD	163,900 VPD

TRAFFIC