



# LAZY S RANCH - CANNABIS CULTIVATION OR MANUFACTURING CAMPUS

SWQ MARTINEZ RD & GREEN RD  
3120 MARTINEZ RD, WEST, NM 87035



**FOR LEASE**  
**OR STRATEGIC**  
**PARTNERSHIP**

**AVAILABLE SPACE**  
5-300 AC

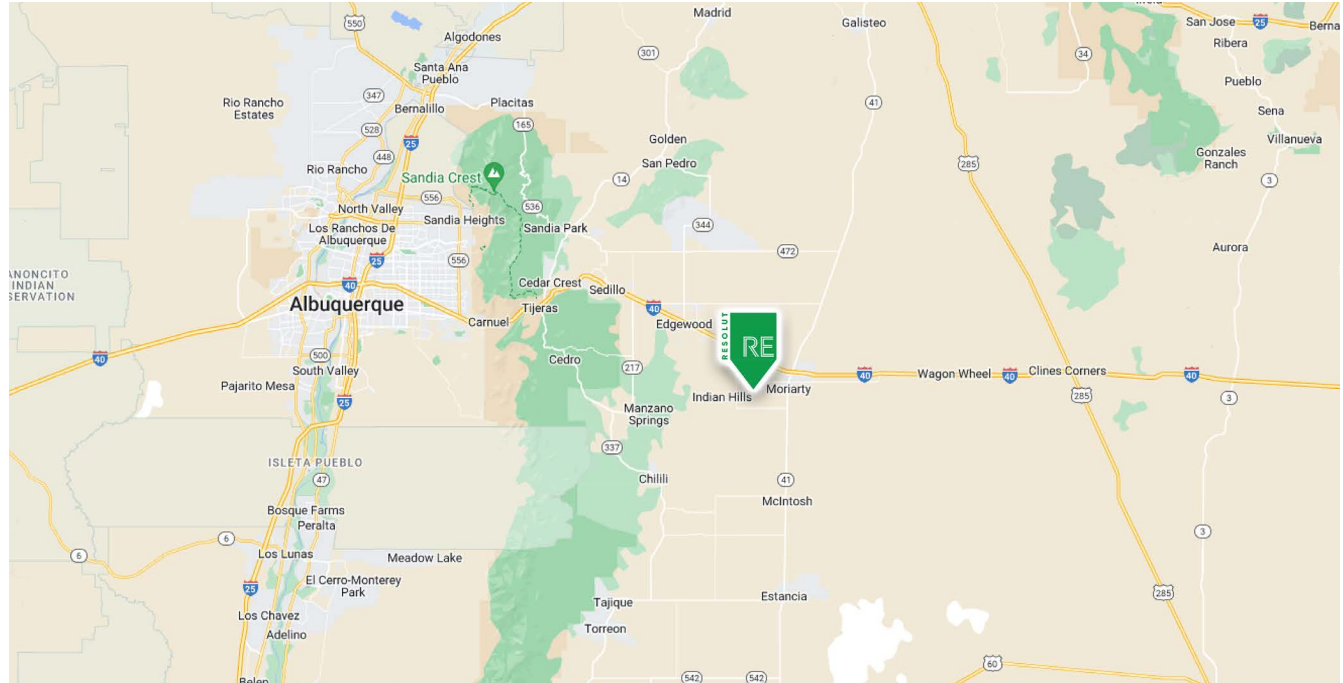
**RATE**  
Call for pricing

**Daniel Kearney**  
dkearney@resolutre.com  
505.337.0777

Co-Broker  
**Christian File**  
**Berkshire Hathaway**  
cfile@creberkshire.com  
505.235.8518

**PROPERTY HIGHLIGHTS**

- Indoor or Outdoor Growing Opportunity at Moriarty Ranch
- Ranch Historically used for Agricultural Growth
- Water Rights Available (Up to 360 Acre Feet/Annually)
- Water Wells In Place
- Electricity located on Ranch
- 5 Minuted to I-40 Interchange
- Secured and Secluded Site
- Ownership is ideally seeking a partnership or joint venture relationship with user
- Ownership will provide minimal improvements to property to ensure all infrastructure is in place and proper access is created



**AREA TRAFFIC GENERATORS**



**Solar Farm**

**Daniel Kearney**

dkearney@resolutre.com | 505.337.0777

**Christian File**

cfile@creberkshire.com

**DEMOGRAPHIC SNAPSHOT 2023**



**2,038**  
**POPULATION**  
3-MILE RADIUS



**\$84,250.00**  
**AVG HH INCOME**  
3-MILE RADIUS



**1,066**  
**DAYTIME POPULATION**  
3-MILE RADIUS



**TRAFFIC COUNTS**  
Martinez: 147 VPD  
(Costar 2023)

## LAZY S RANCH - CANNABIS CULTIVATION OR MANUFACTURING CAMPUS | 3120 Martinez Rd, West, NM 87035

### PROPERTY OVERVIEW

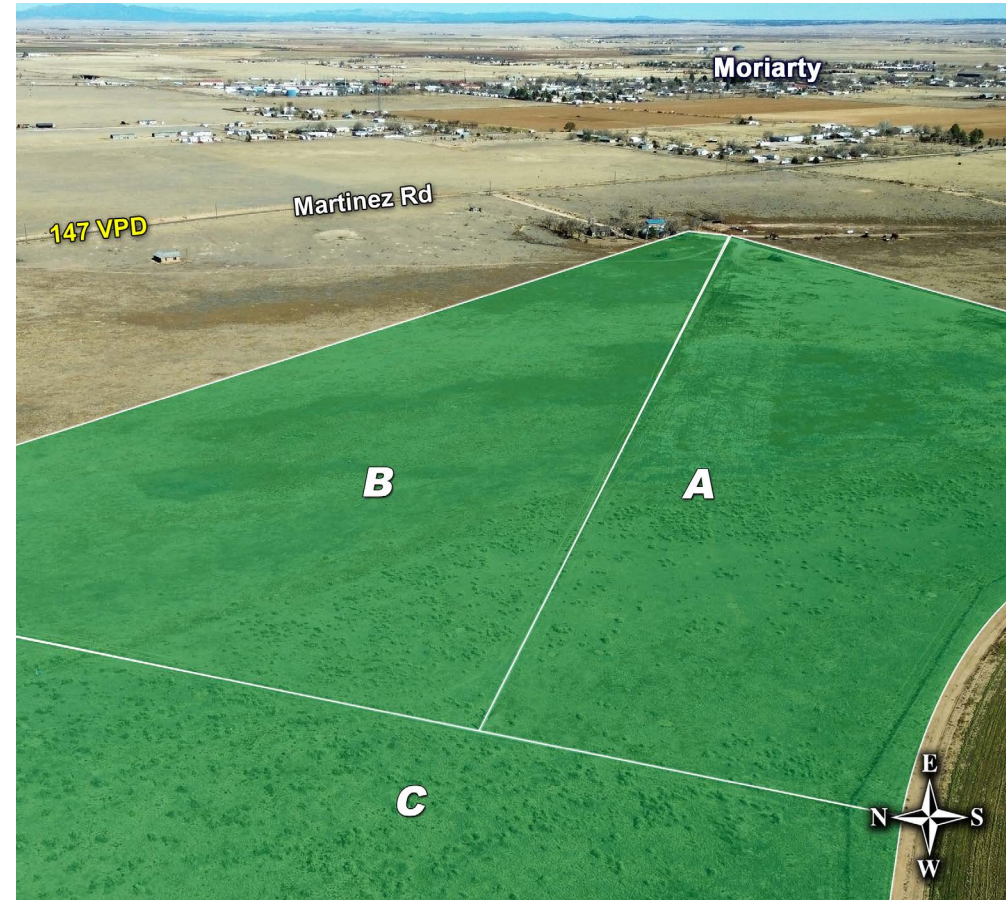
Nestled within the Estancia Valley, this exceptional agricultural property offers a unique opportunity for cannabis cultivation enthusiasts and institutional investors alike. Boasting an expansive 300 acres of arable land, this haven is a canvas waiting to be painted with the green hues of prosperity. Enjoy the luxury of ample water resources with established water rights (up to 360 Acre/Ft), ensuring a reliable and consistent water supply for your agricultural pursuits. There are an average of 273 days of Sunlight in Moriarty, and the terrain is roughly flat and ready for a grower to get started.

### LOCATION OVERVIEW

Lazy S Ranch is located 5 minutes south of the I-40 and US 66 Interchange in Moriarty, NM. Moriarty is located Approximately 30 Minutes East of Albuquerque, NM and is within the Albuquerque Metropolitan Statistical Area.

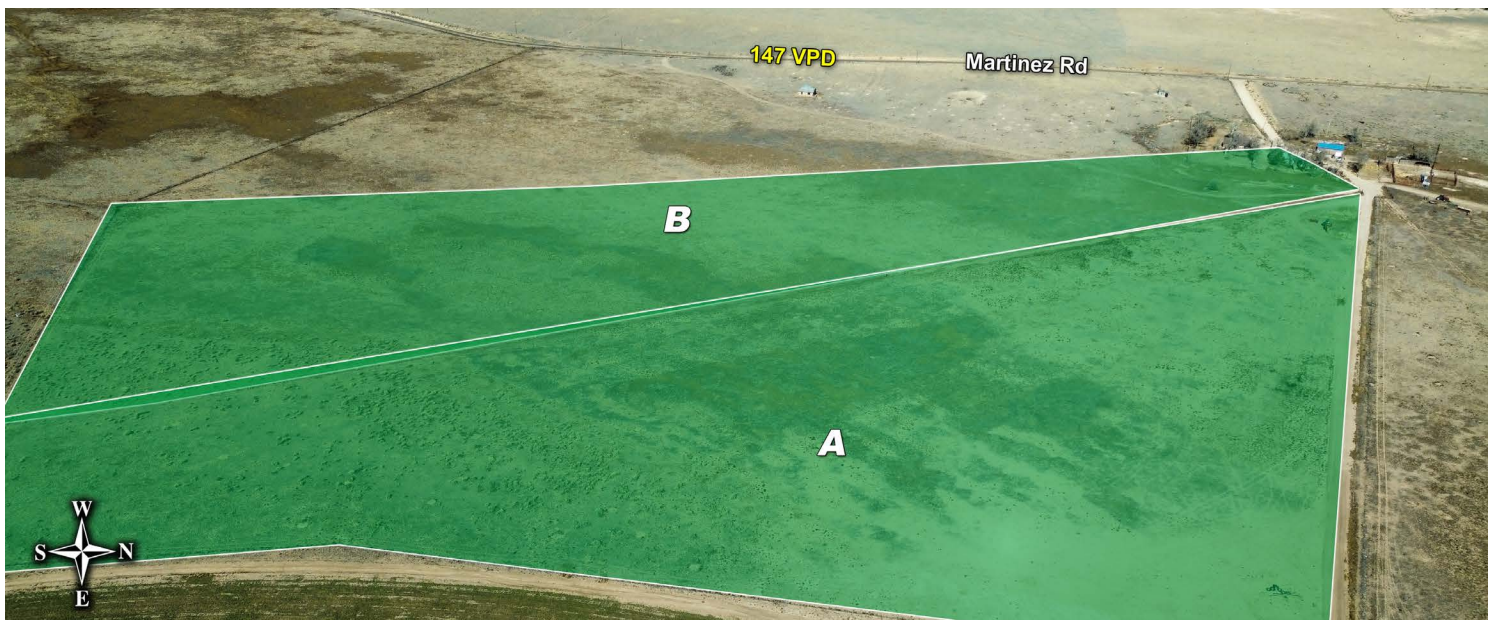
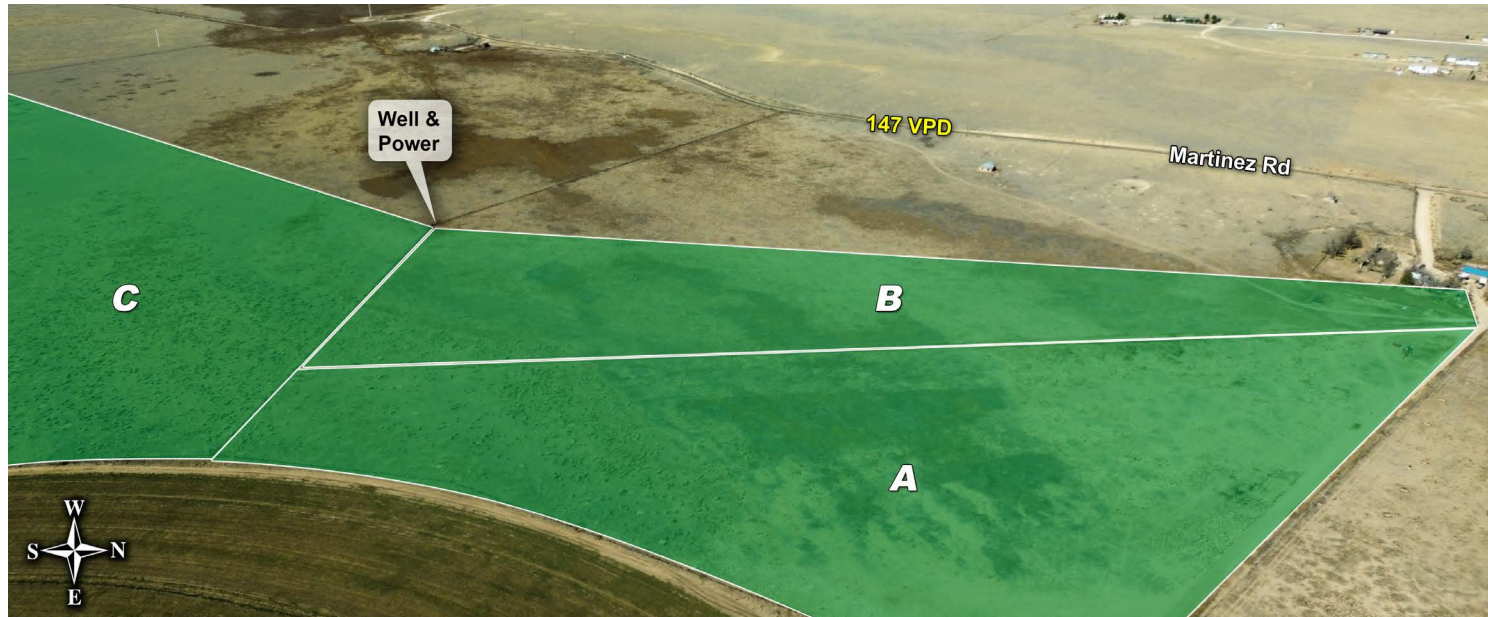
### OPPORTUNITY OVERVIEW

Property is a blank slate currently that holds potential for joint ventures, ground leasing with amenities provided, or possible turnkey micro grow services. Owner is open to discussing terms on joint ventures. The property has all utilities ready to be brought in with water rights. This is the perfect opportunity for those looking to scale their own existing cannabis operation or to house a hobby micro grow. There is also Potential opportunities for cannabis mentorship programs. One of the many programs that could be provided is allowing you to lease ground for your micro grow that could include labor, nutrients, genetics, and much more. The opportunities are endless. We are open to all tangible ideas. Let's get creative.

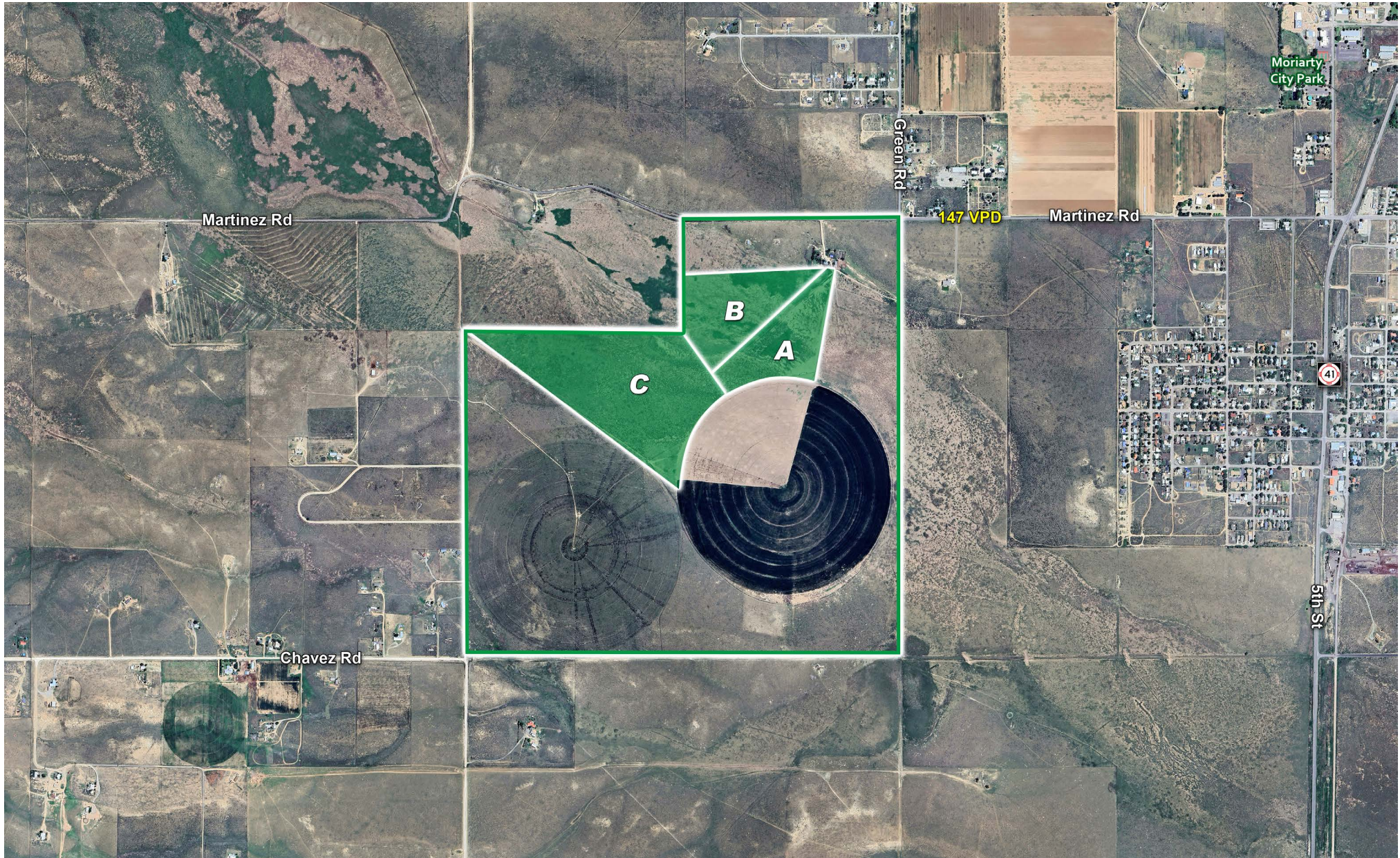


### PROPERTY OVERVIEW

Lot Size:	5-300 Acres
Zoning:	Agricultural
Submarket:	Moriarty
Water Rights:	Up to 360 Acres/Ft

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