



Conceptual Project Rendering



Lease Rate: Depends on Delivery
Lease Type: Ground Lease or
Build to Suit

Features:

- Excellent Location and Visibility
- Proposed Large Monument Signage
- Low Vacancy Corridor
- +/- 2.7 Acres
- Excellent Area Co-Tenancy
- SU -2 Zoning
- Strong Surrounding Demographics
- Fast Food w/ Drive Thru Pad Sites Available
- Restaurant Pad Site Available
- Hotel Pad Site Available

HWY Fronting Pad Sites – Roswell, NM

N. Main St. Roswell, NM 88201

Absolute Investment Realty | 131 Madison St. NE Albuquerque, NM 87108 | 505-346-6006 | Info@go-absolute.net

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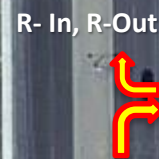
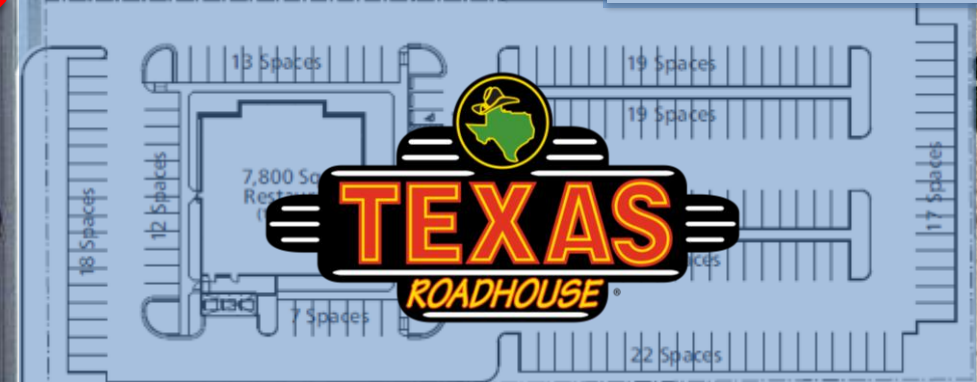
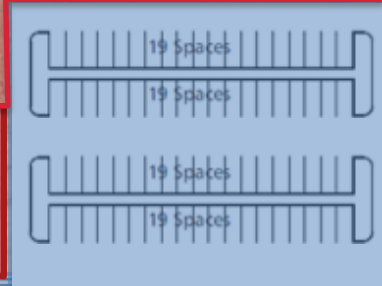
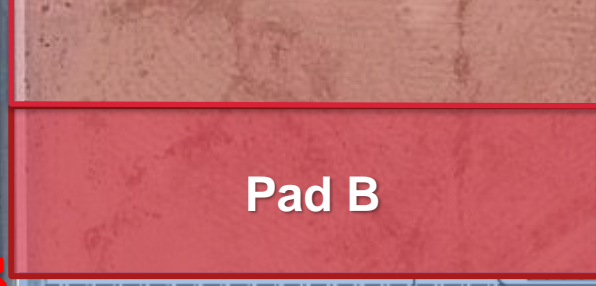
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SITE PLAN

Pad	Pad Size	Building Size	Use	Availability
Pad A	+/- 1.5 Acres	5,000 – 10,000 SF	Restaurant (Texas Roadhouse)	Leased
Pad B	+/- 0.7 Acres	2,000 – 3,500 SF	Fast Food with Drive Through	Available
Pad C	+/- 2 Acres	10,000 – 40,000 SF	Hotel or Restaurant	Available



Conceptual Project Site Plan



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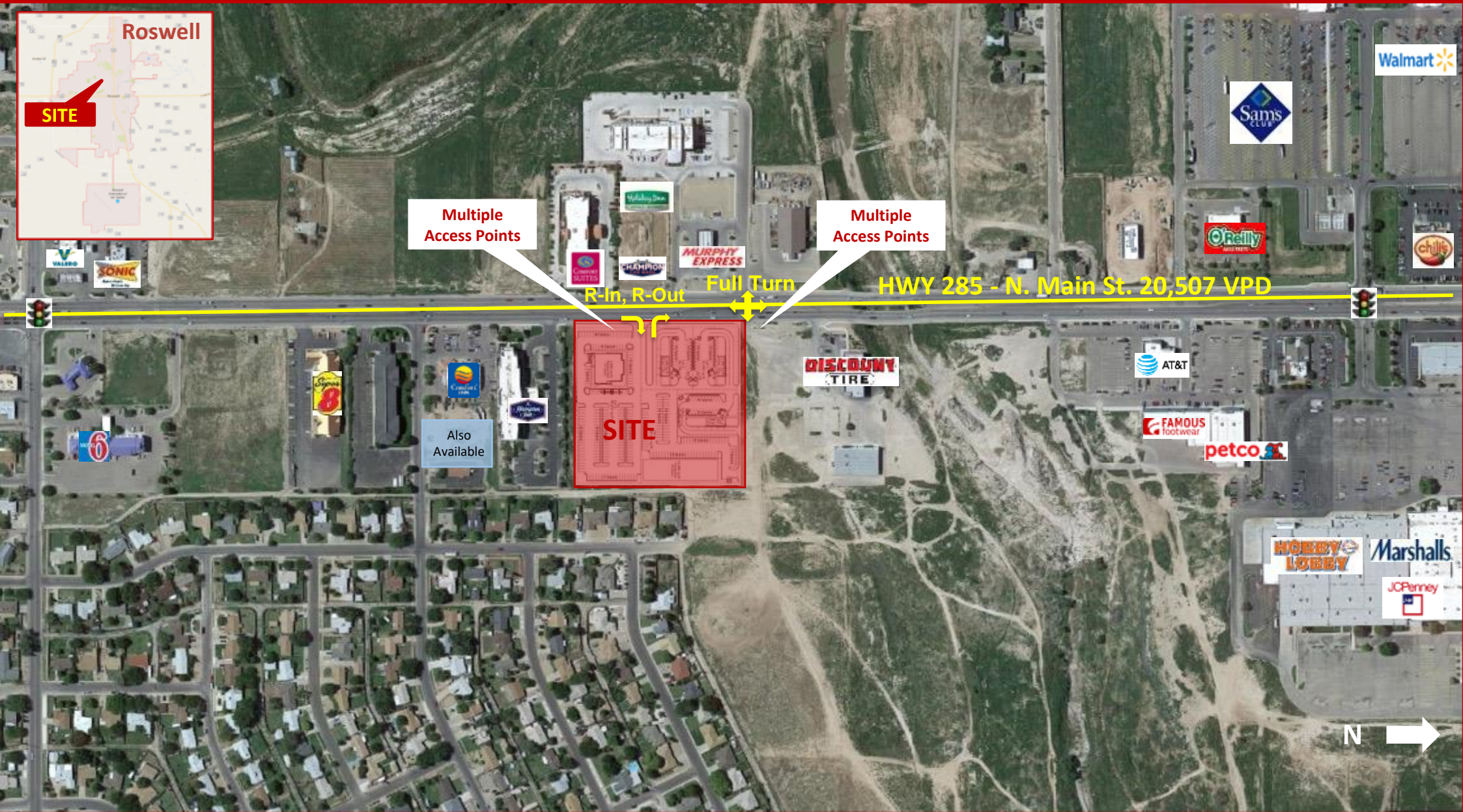
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Trade Area Close UP



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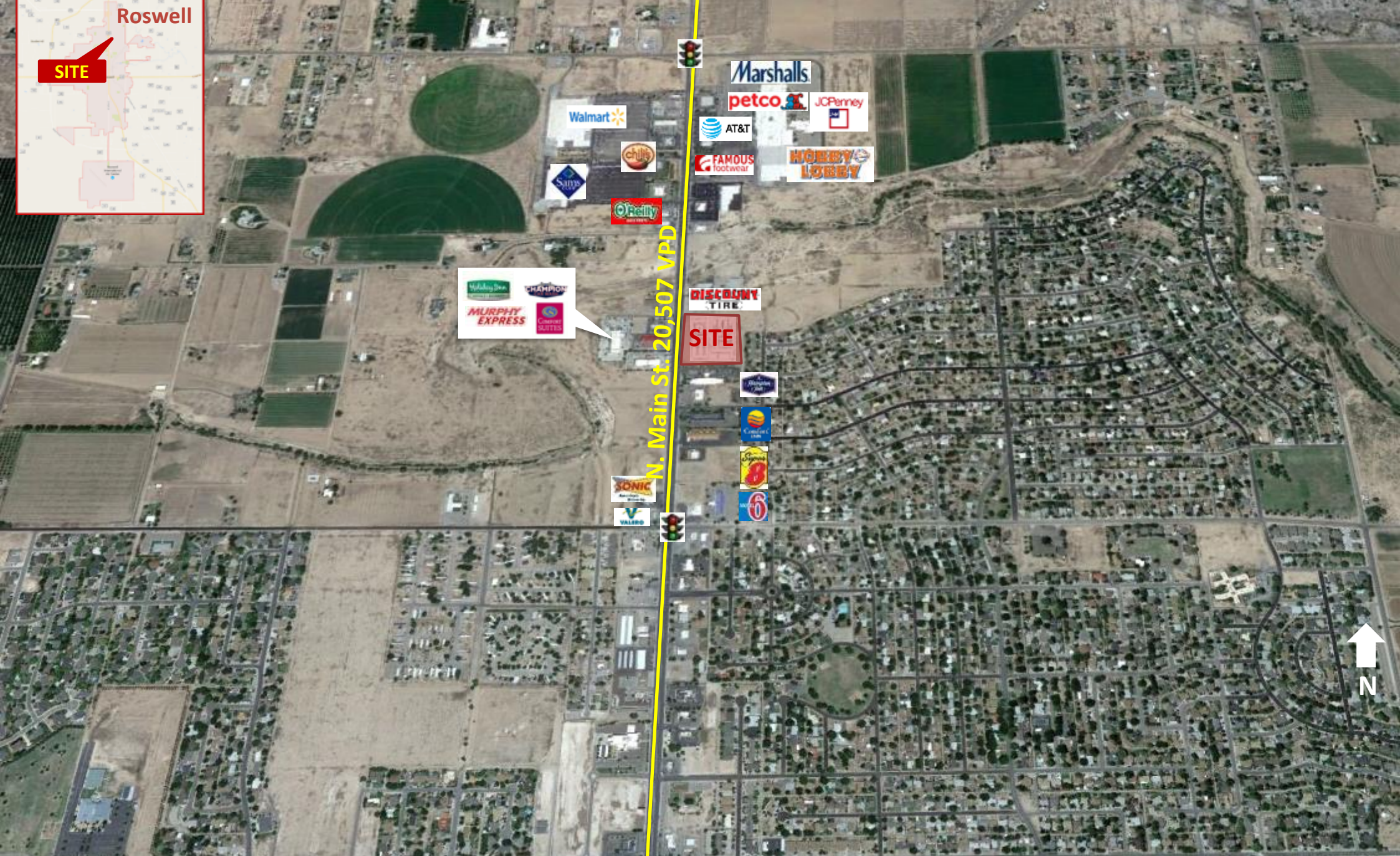
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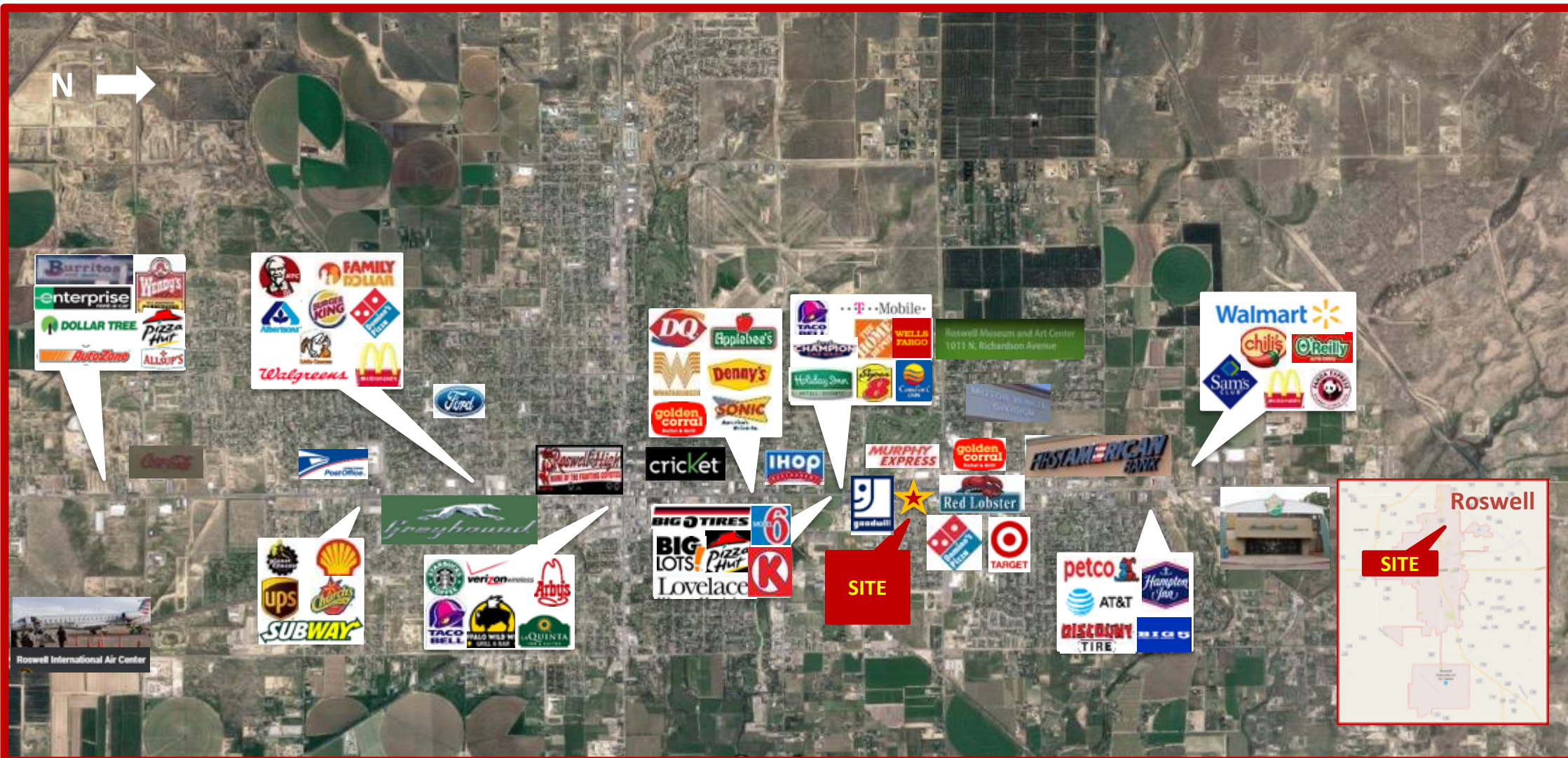
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Trade Area



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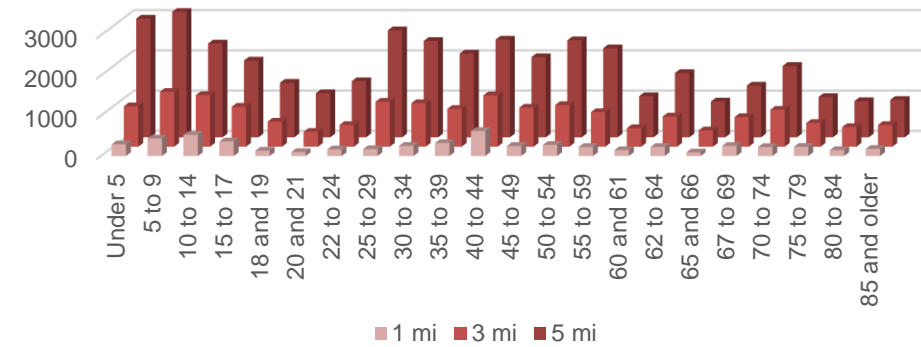
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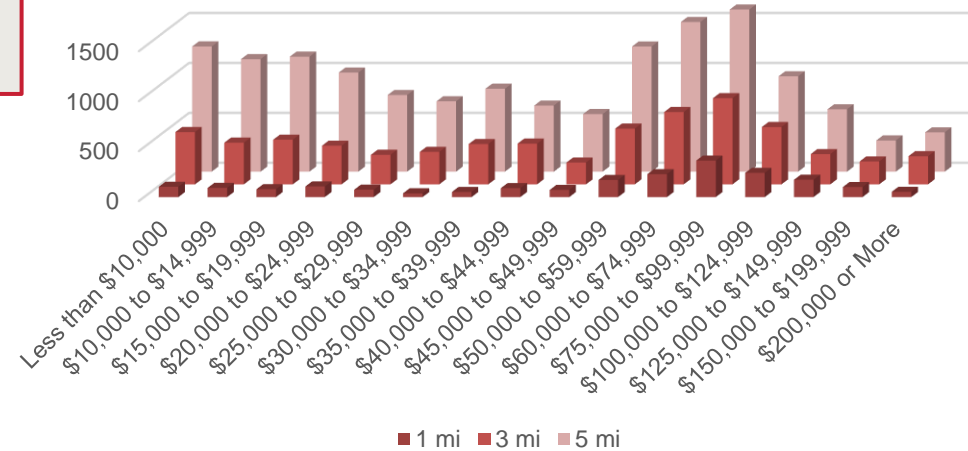
Demographics



Age Distribution



Avg HH Income



Radius Demographics

Radius	1 Mile	3 Mile	5 Mile
Population	5,623	18,343	39,766
Median HH Income	\$64,878	\$53,267	\$47,786

Demographics provided by: MERIDIAN ECONOMETRICS

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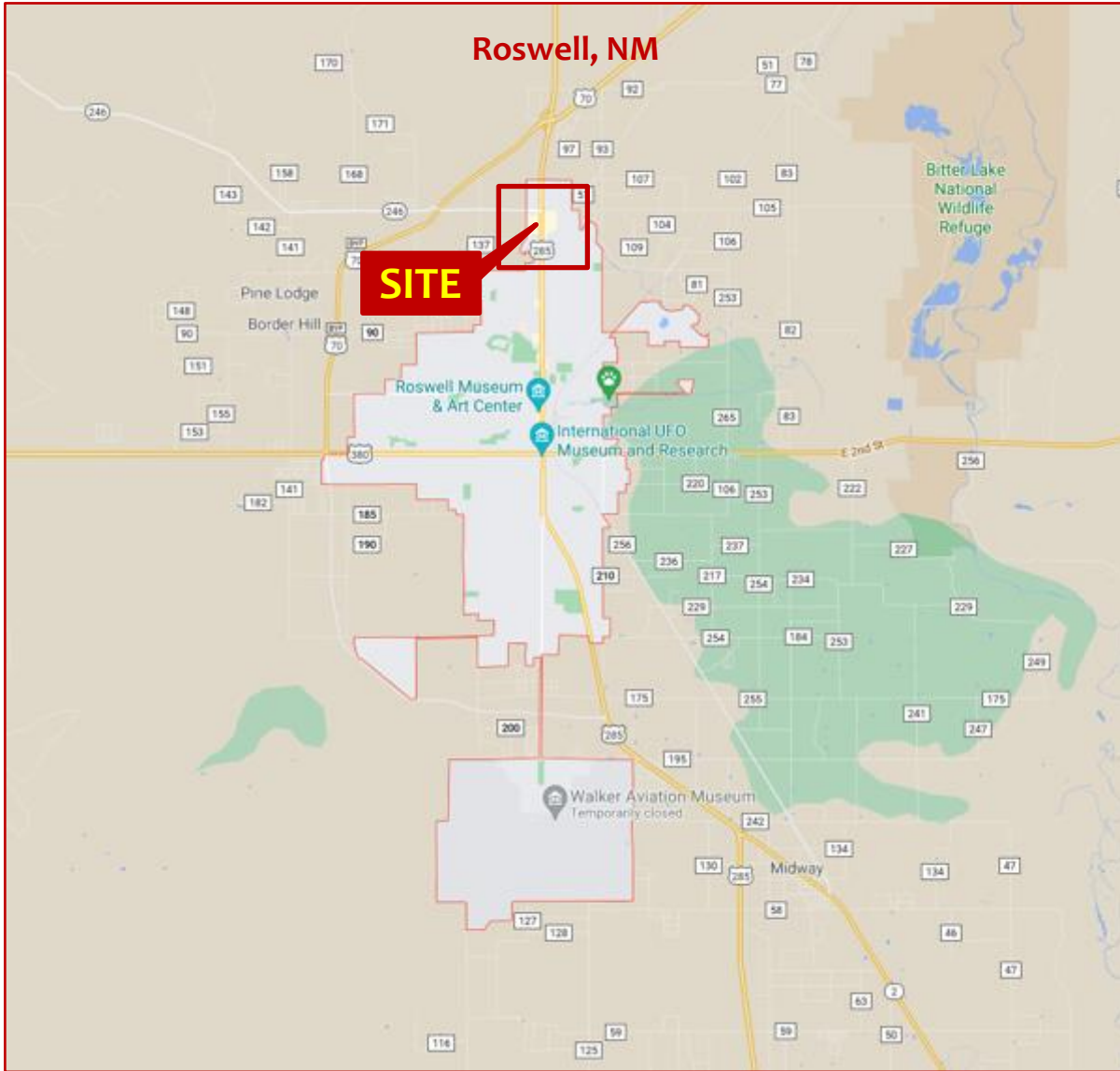
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Roswell, NM



New Mexico, USA



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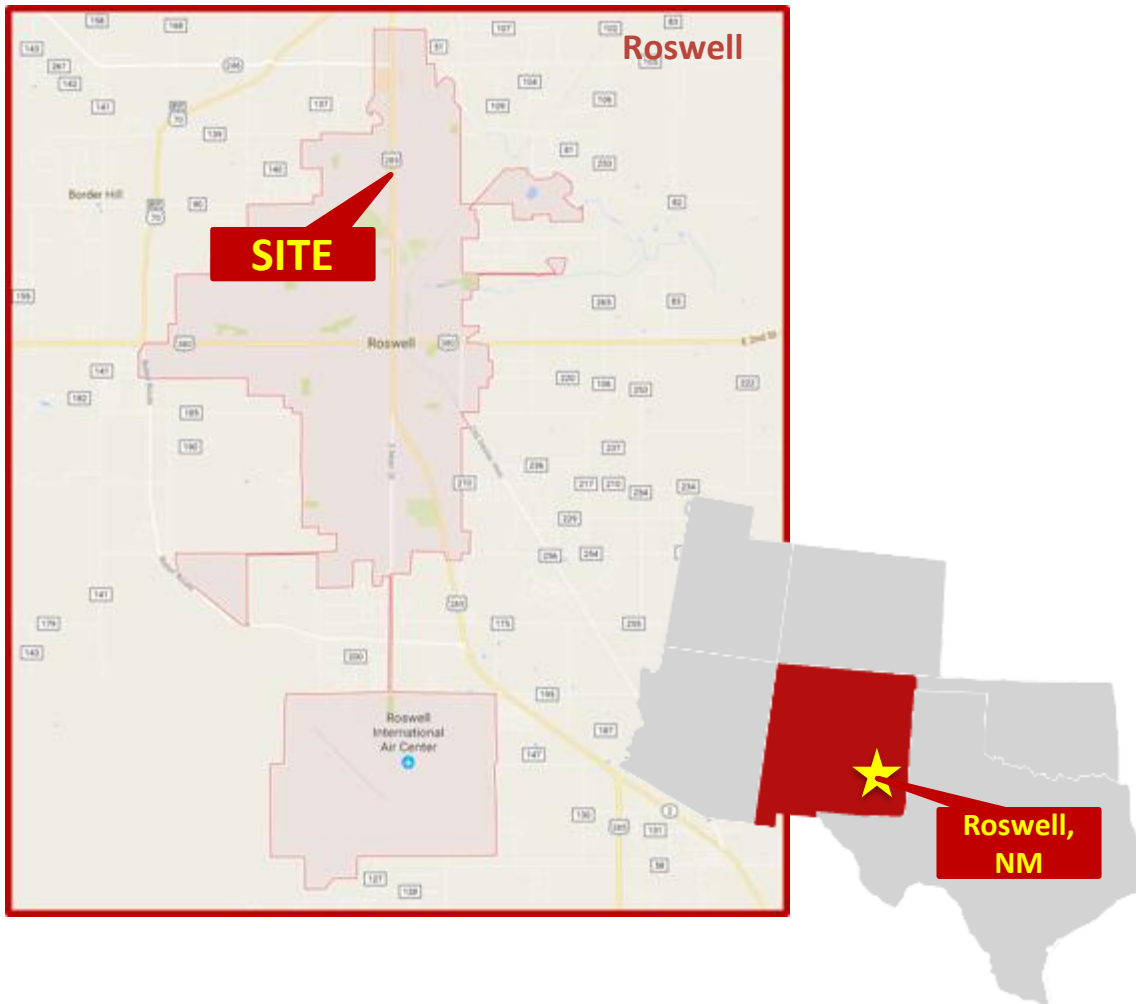
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Roswell, NM

Seat of Chaves County, Roswell is the fifth largest city in New Mexico. Its centralized location in southeast New Mexico, some 200 miles in any direction from any larger city, makes it a business hub for the southeastern quarter of the state.

Roswell is a center for irrigated farming, dairying, ranching, manufacturing, distribution, and petroleum production. It is the home of New Mexico Military Institute (NMMI) and Eastern New Mexico College. Bitter Lake National Wildlife Refuge is located a few miles northeast of the city on the Pecos River, and bottomless Lakes State Park can be found 12 miles east of Roswell on US 380.

Roswell is most popularly known for the 1947 Roswell UFO incident, drawing tourism to the area. The investigation and debris recovery was handled by the local Roswell Army Air Field.



Roswell MSA Demographics

 Total Population	 Total Households	 Avg. Household Income
47,941	17.6K	\$42,417

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Absolute Investment Realty



Alfredo Barrenechea
Qualifying Broker



Alfredo specializes in the acquisition and disposition of investment real estate and has experience in closing large retail, industrial, office, and hospitality transactions. With over 13 years of experience in the commercial real estate industry as a developer, landlord and broker Alfredo has worked with nation's top tenants, private investors and real estate investment companies. Alfredo has a passion for helping his clients meet their real estate investing goals and excels at closing complicated transactions. Alfredo has a an MS in Electrical Engineering and a BS in Computer Engineering from the University of New Mexico and is a member of CARNM and ICSC.



Some of Alfredo's Recent Transactions



Jeremy Nelson
Executive Vice President



Jeremy, who specializes in all aspects of the retail real estate market, has represented dozens of national clients including KIMCO, the nation's largest owner of Retail Strip centers, US Bank, Kroger, Family Dollar, CW Capital, BNP Paribas Group and has successfully managed multiple multi-million dollar acquisitions and dispositions in the New Mexico market. Jeremy's investment brokerage experience includes one of the largest investment sales in recent years in New Mexico and several other multi-million dollar deals in the past 12 months. In the past 36 months, Jeremy has completed over 80 million dollars of leasing and sale transactions.



Some of Jeremy's Recent Transactions



Tosh Hoshino
Vice President

Tosh Hoshino is a commercial real estate expert specializing in retail and multi-family, who has extensive knowledge of the local market. He has been in the customer service industry for 19 years, with over 10 years of experience in the high-end automotive industry. Tosh prides himself on the relationships he's built over the years, and is always ready to use his outstanding customer service skills to fulfill the needs of his clients.



Some of Tosh's Recent Transactions

Who We Are

Absolute Investment Realty is an investment oriented commercial real estate brokerage firm focused on helping our clients meet their commercial real estate investment goals. Our clients range from private local investors to multi-national REITS. We have closed transactions throughout the United States and from around the world. No job is too small or too large for our dedicated team of professionals. We are experts on current market conditions and provide expert advise on the best pricing and buying or selling strategies. We have industry wide connections and make it a policy to work hand in hand with our peers, principals and institutions to get the deal done. We are second to none in our ability to identify, sell or lease investment quality real estate.

Our Mission

Absolute Investment Realty's mission is to help our clients achieve their commercial real estate goals.

How We Help Our Clients Succeed

Our firm excels because we execute with attention to detail, exceptional financial analysis capabilities, second to none market knowledge, and the highest level of customer service.

We start by understanding our client's needs and working closely with them to develop a customized acquisition, disposition, leasing or development plan specifically designed to help our clients reach their goals as expeditiously as possible.

Awards and Accolades

Awarded to the top 5 brokerage firms in NM, Absolute Investment Realty has achieved the coveted CoStar Power Broker Award every year we've been in business.



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