

**FOR SALE**

**2080 NM-602**

Gallup, NM 87326

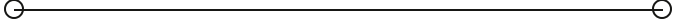
**PRESENTED BY:**

**KYLE KINNEY**

O: 505.239.0612

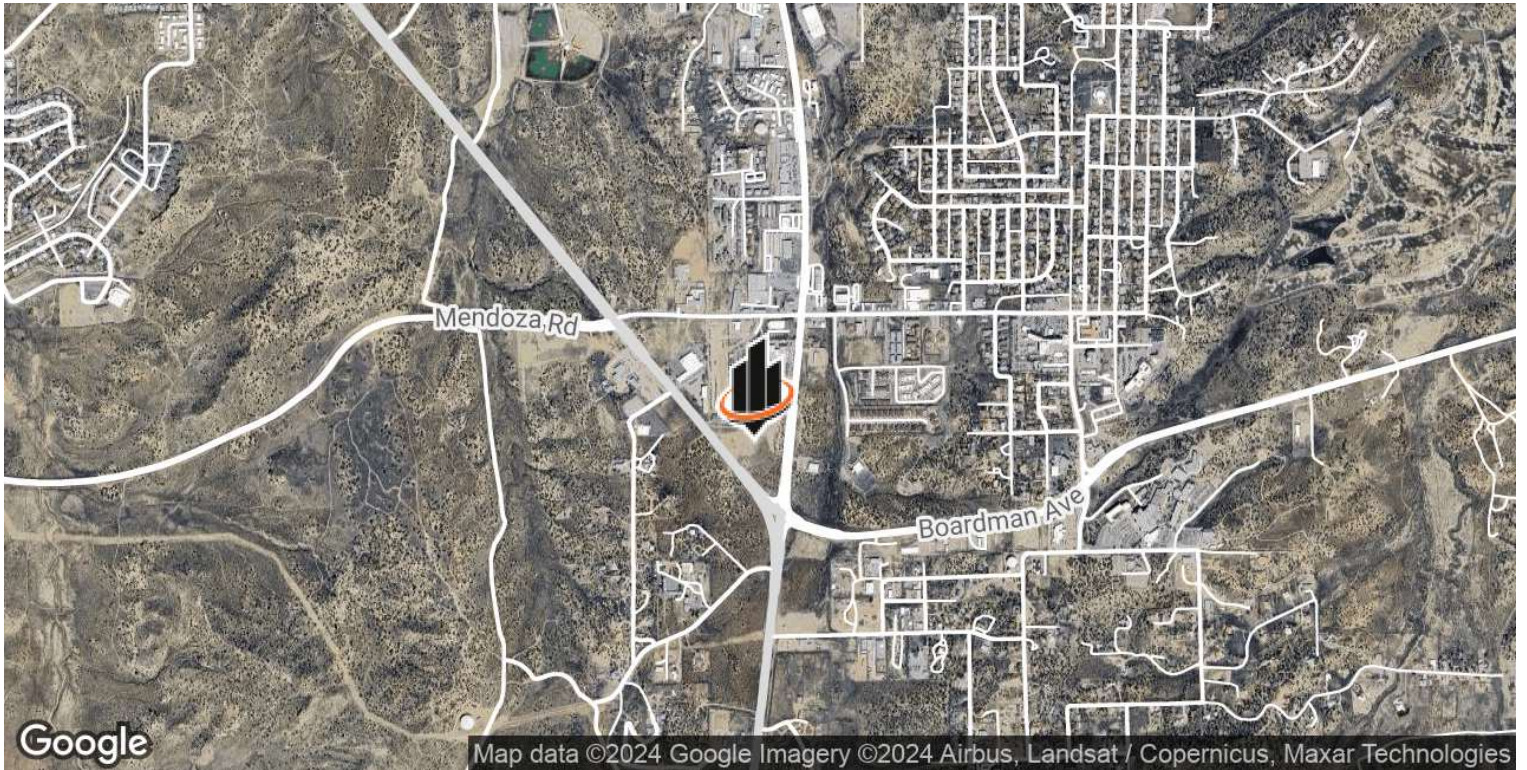
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NM ##52685





## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,000,000
<b>PRICE / SF:</b>	\$3.52
<b>LOT SIZE:</b>	6.471 Acres
<b>PRICE / ACRE:</b>	\$154,536
<b>ZONING:</b>	Commercial
<b>MARKET:</b>	Gallup

### PROPERTY OVERVIEW

Invest in the thriving Gallup area with this prime property at 2080 NM-602. Well-positioned for land or other investors, this strategic location offers a promising opportunity in a growing market.

### PROPERTY HIGHLIGHTS

- Strategically located in the thriving Gallup area
- Ideal for land or other type of investors
- Promising opportunity in a dynamic market
- Near many amenities
- In the path of commercial development

#### KYLE KINNEY

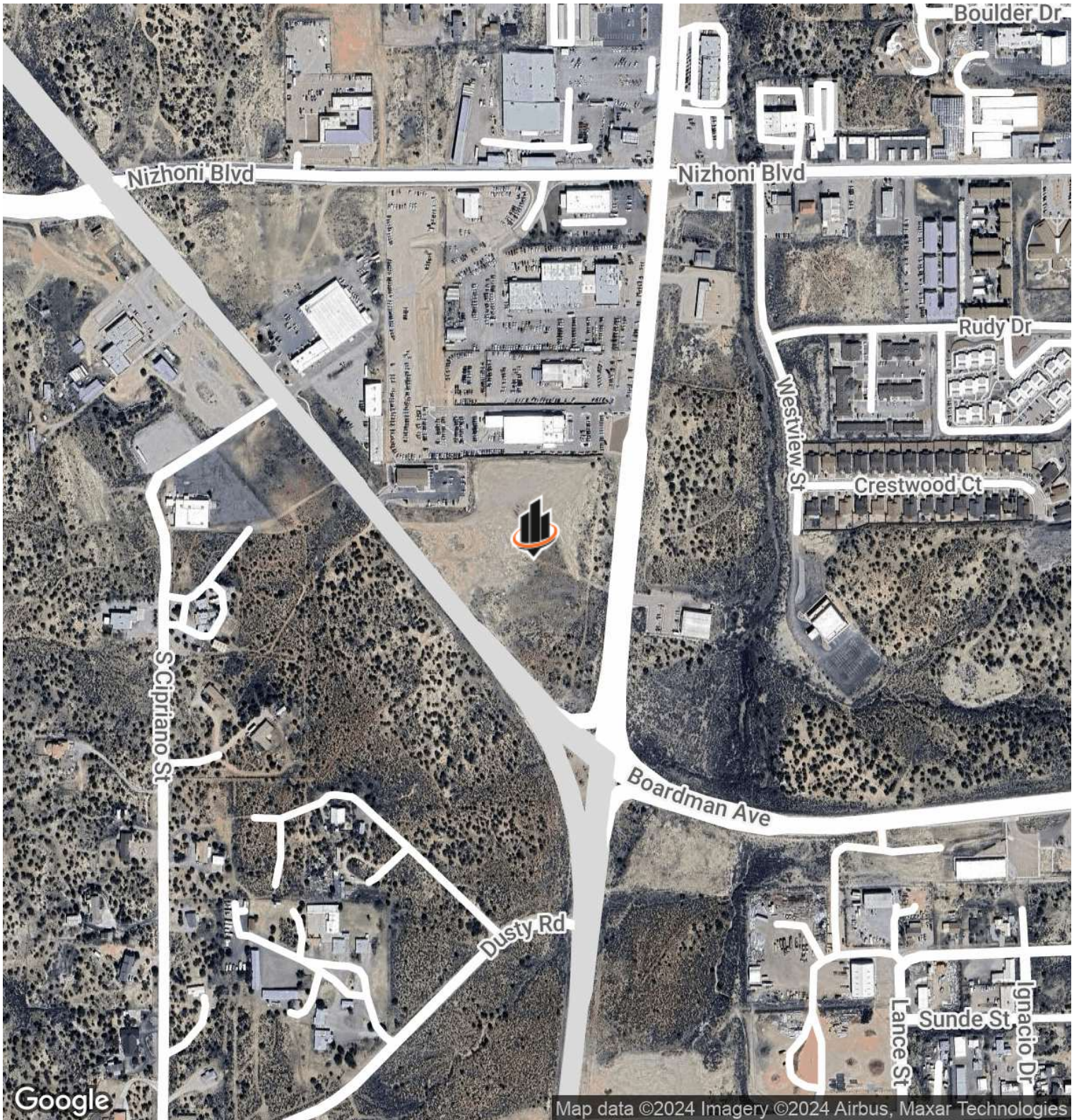
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# LOCATION MAP



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# AERIAL VIEW



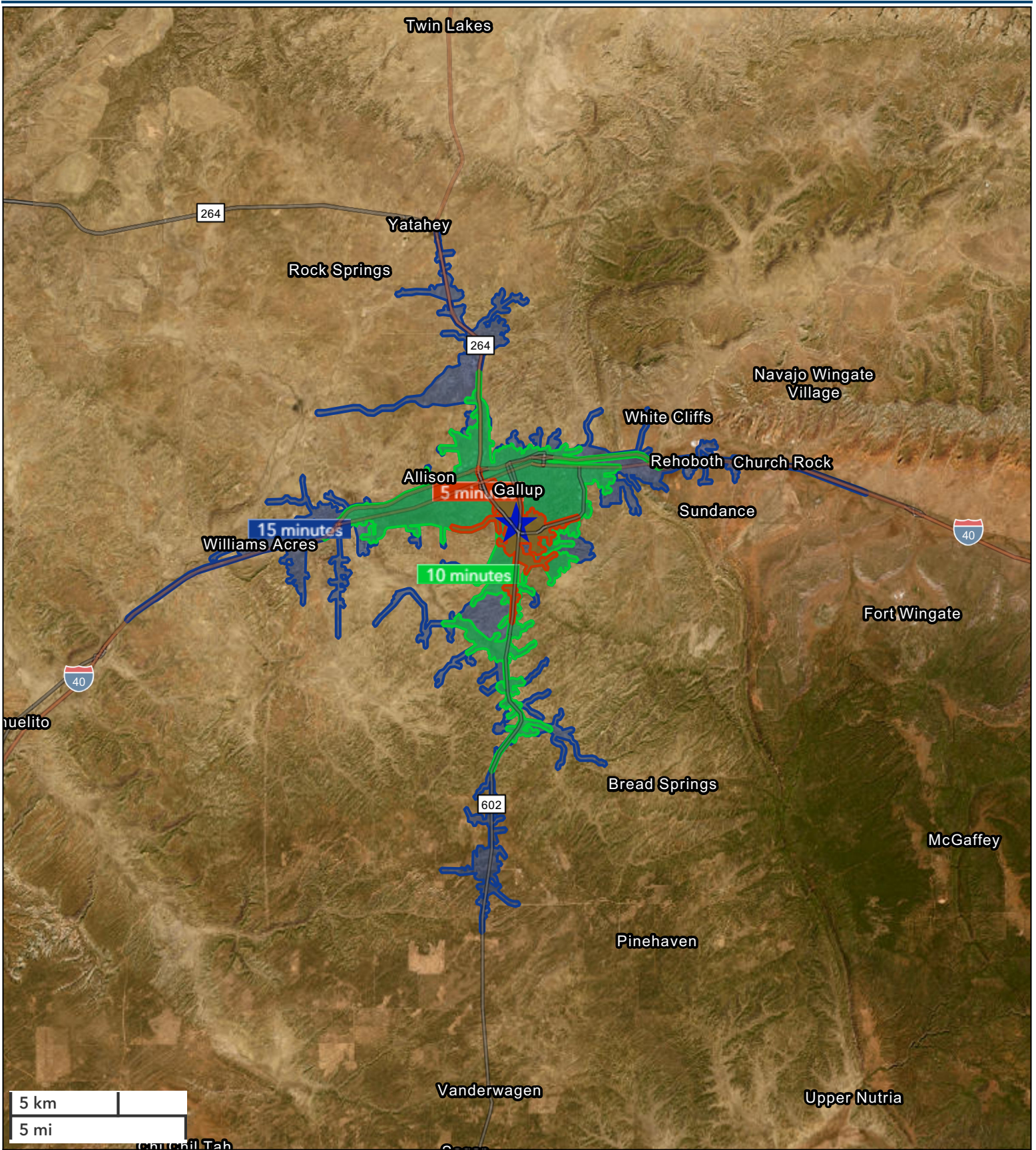
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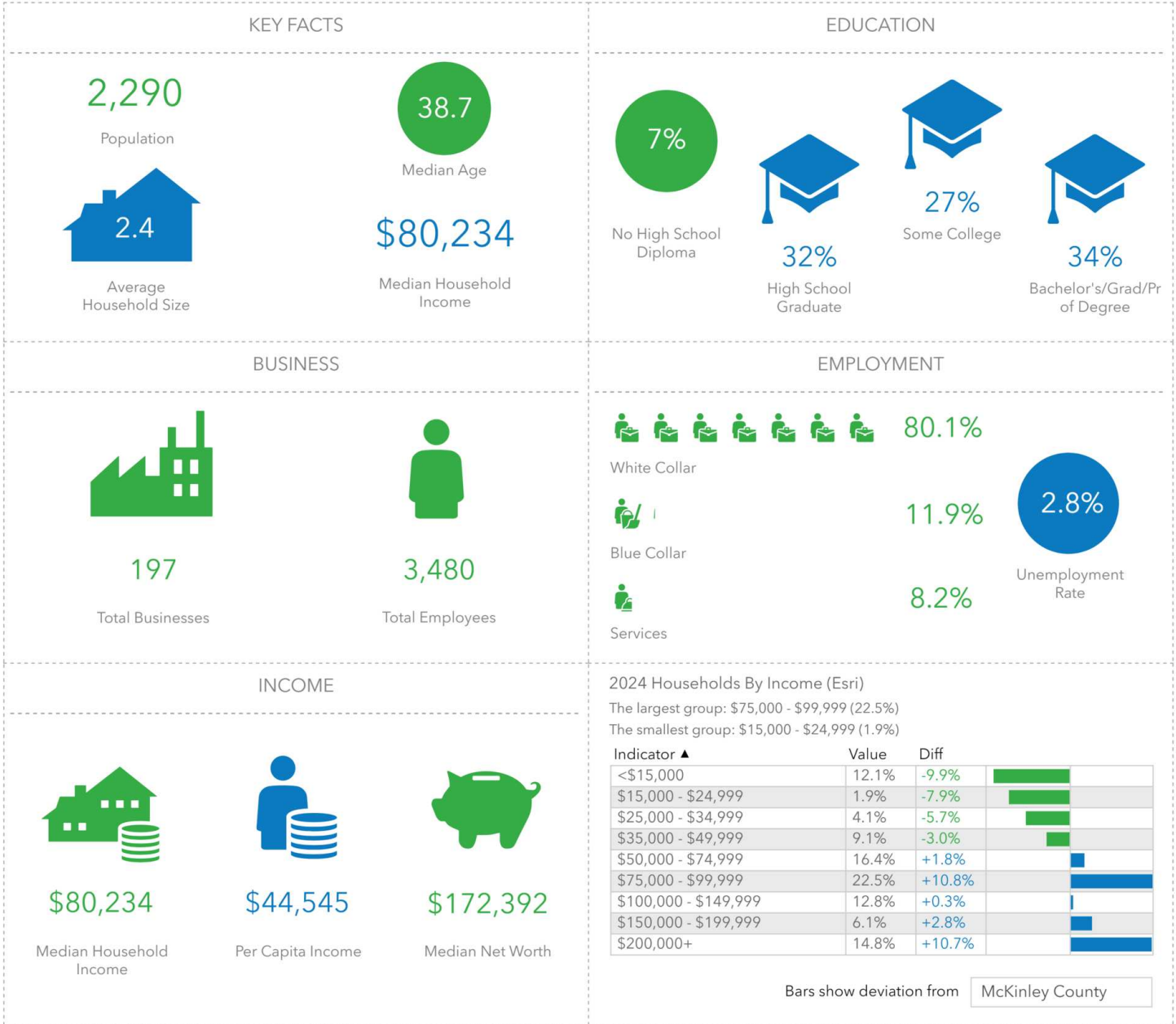




# 5 MINUTES DRIVE TIME DEMOGRAPHICS

## Key Facts

2080 NM-602 2  
Drive time of 5 minutes



This infographic contains data provided by Esri, Esri-Data Axle. The vintage of the data is 2024, 2029.

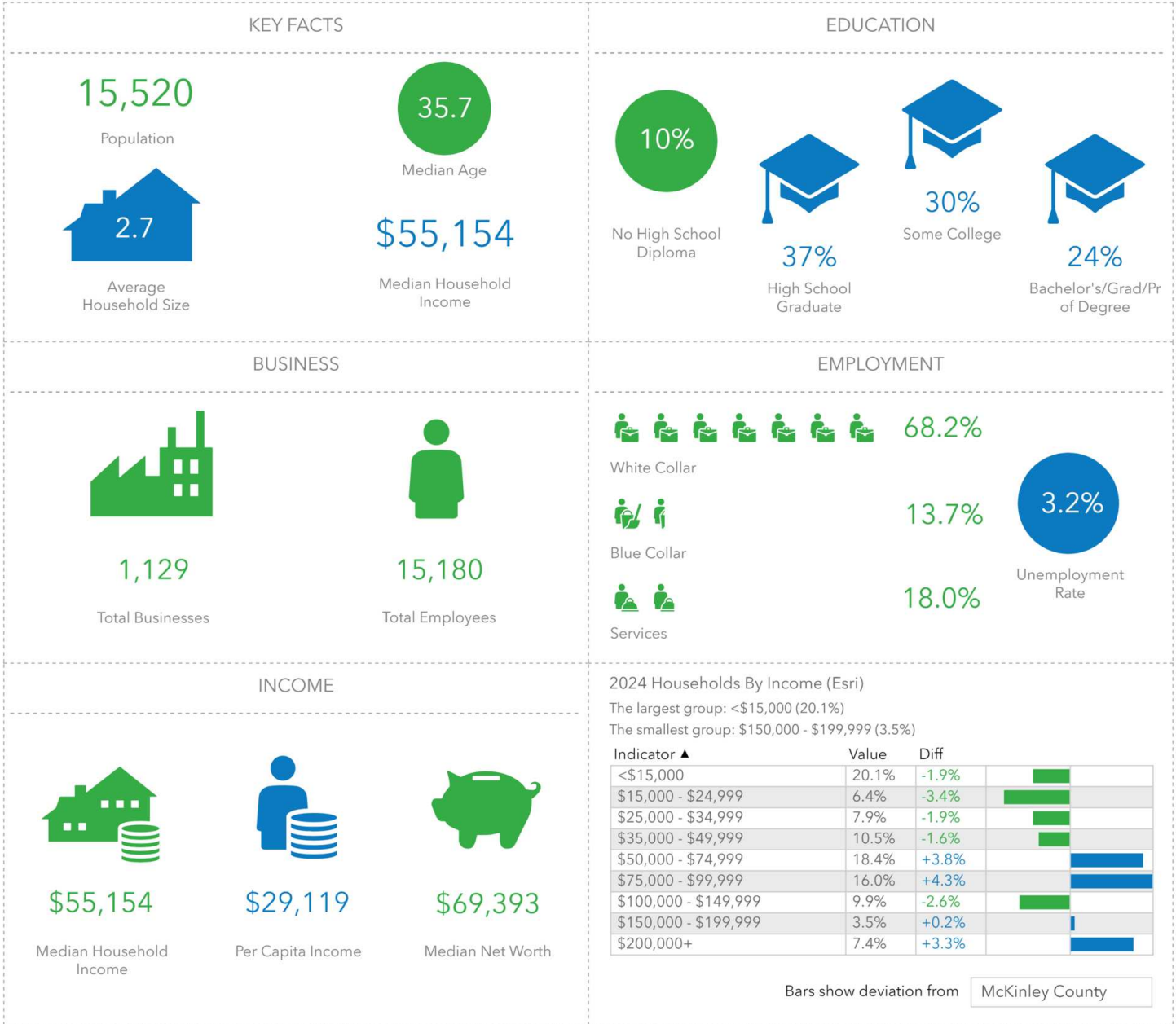
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# 10 MINUTES DRIVE TIME DEMOGRAPHICS

## Key Facts

2080 NM-602 2  
Drive time of 10 minutes



This infographic contains data provided by Esri, Esri-Data Axle. The vintage of the data is 2024, 2029.

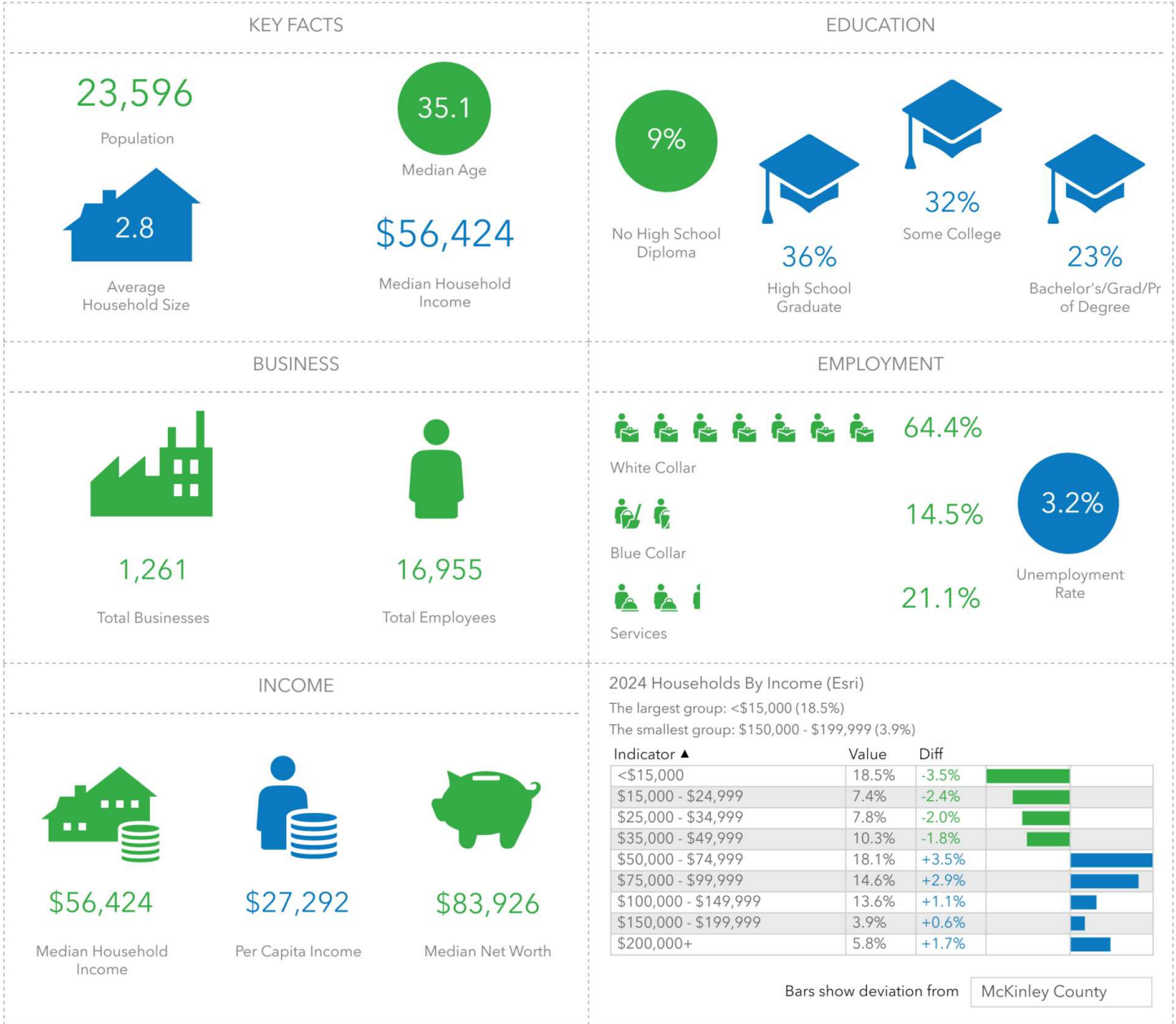
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# 15 MINUTES DRIVE TIME DEMOGRAPHICS

## Key Facts

2080 NM-602 2  
Drive time of 15 minutes



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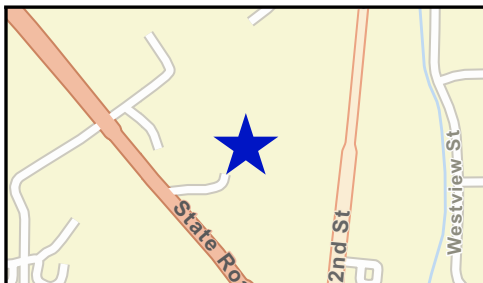
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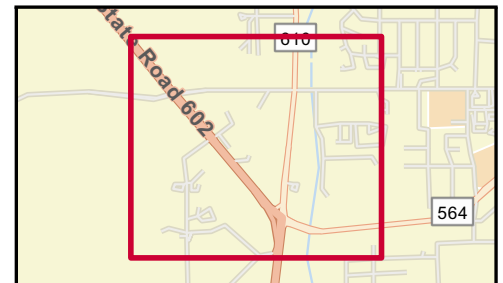
# Traffic Count Map - Close Up

2080 NM-602  
Gallup, New Mexico  
Drive time: 5, 10, 15 minute radii

Prepared by Esri  
Latitude: 35.50578  
Longitude: -108.74082



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2024 Kalibrate Technologies (Q2 2024).