



# 46 Acres Manzano EXPY

Los Lunas, just off N Rio Del Oro and Manzano Expressway

BERKSHIRE HATHAWAY  
NM COMMERCIAL REAL ESTATE



## FOR LEASE



**SIZE:**  
**46 ACRES**



**ZONING:**  
**10 ACRES ZONED C-1, 36**  
**ACRES ZONED PD**



**SALE PRICE:**  
**\$399,999.99**  
**SELLER FINANCING**  
**AVAILABLE**

**Christian File**

CFile@CREBerkshire.com | 505.235.8518

**Jacob Lopez**

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**Michael Angelo**

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## OFFERING MEMORANDUM

The information contained herein was obtained from sources deemed reliable; however, Berkshire Hathaway NM Commercial Real Estate makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.



# EXECUTIVE SUMMARY

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## KEY FEATURES:

- » **5 acres fenced off**, providing security and a range of potential uses.
- » Conveniently situated near **elementary, middle, and high schools**, this property is perfect for family-oriented developments, ensuring a steady demand for housing and amenities.
- » Easy access to **power** running through the property, streamlining the development process.
- » **Water and gas utilities** are nearby, making it easier to establish essential services for future projects.



## PROPERTY DESCRIPTION:

Discover a prime opportunity with this expansive 46-acre property located in Los Lunas, just off N Rio Del Oro and Manzano Expressway. This versatile land features 36 acres zoned PD for residential development and 10 acres zoned C-1 for commercial use, making it an ideal investment for builders and developers looking to capitalize on a growing area.

The seller is asking **\$399,999.99** and prefers owner financing with competitive terms!

Don't miss out on the chance to shape the future of this desirable location in Los Lunas. Whether you envision a residential community or a commercial hub, this property offers endless possibilities. Contact us today for more details.



# EXECUTIVE SUMMARY

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## OFFERING DETAILS:

|                                    |  |
|------------------------------------|--|
| ADDRESS:                           | 46 Acres Manzano EXPY<br>NM 87031  |
| SIZE:                              | 46 ACRES   |
| SALE PRICE:                        | <b>\$399,999.99</b><br><b>Seller financing available</b>   |
| POPULATION<br>(5 MILE RADIUS):     | 24,860   |
| AVG. HH INCOME<br>(5 MILE RADIUS): | \$65,006   |
| TRAFFIC COUNT:                     | Manzano EXPY -<br>Going NE - 2,581 VPD   |
| ZONING:                            | 10 acres zoned C-1, 36 Acres Zoned PD  |
| DETAILS:                           | Ingress & Egress from North,<br>South and East Property Line<br>5 acres Gated<br>Power Lines on property<br>Water Line on Street<br>Gas Line on Street |





# PHOTOS

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# LAND OUTLINE

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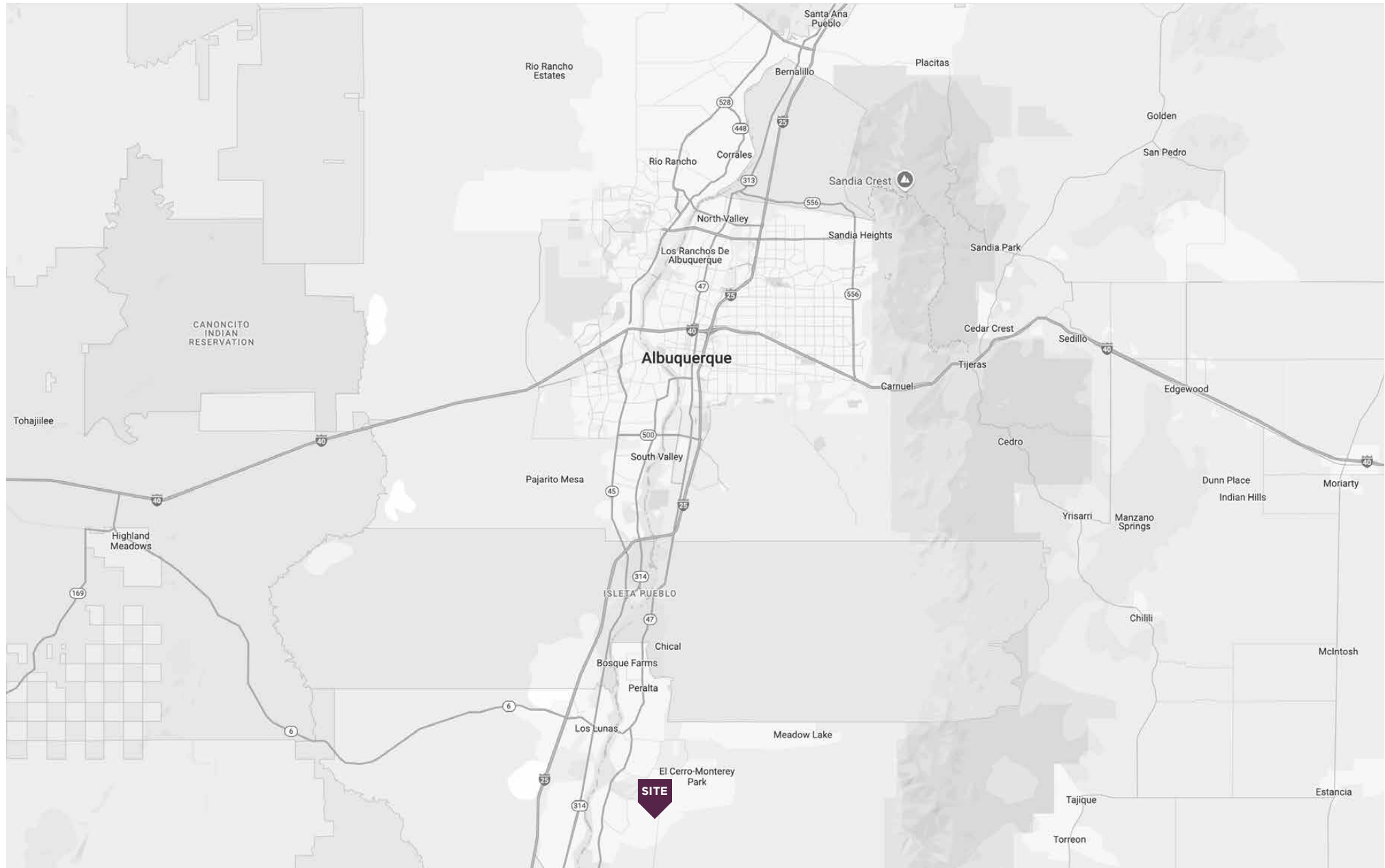


# REGIONAL MAP

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# LISTING AGENTS

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**CHRISTIAN FILE**  
**VICE PRESIDENT**

505.235.8518  
CFile@CREBerkshire.com

Christian is a well-respected investor and property owner who has made a name for himself in the real estate industry. With years of experience in brokerage, he has become a trusted advisor to clients looking to buy, sell, or lease property.

His expertise in the field is evident from his ownership of a vast portfolio of real estate that spans 250,000 square feet. This ownership has given him a unique perspective on the industry, and he uses it to guide clients around the do's and don'ts of real estate transactions.

But Christian is more than just a broker. He is a trusted ally to his clients, investing with them and in them to ensure their success. He understands that real estate is not just a transaction but a long-term investment that requires careful consideration and strategic planning.

His clients appreciate his attention to detail, professionalism, and dedication to their success. He goes above and beyond to ensure that they make informed decisions and achieve their goals.

Christian's success in the real estate industry is a testament to his hard work, knowledge, and dedication. He continues to be a leader in the field, and his clients can rest assured that they are in good hands when working with him.



**JACOB LOPEZ**  
**VICE PRESIDENT**

505.328.5156  
JLopez@CREBerkshire.com

Jacob Lopez, a seasoned 27-year-old Commercial Broker, is a force to be reckoned with in the dynamic realm of real estate. Based in Albuquerque, New Mexico, Jacob has been a licensed professional since 2017, steadily climbing the ladder of success in the competitive world of commercial real estate.

Currently serving as the QB License for Berkshire Hathaway NM Commercial Real Estate, Jacob brings a wealth of knowledge and expertise to the table. His commitment to excellence is reflected in his impressive portfolio, where he has played a pivotal role in personal investments involving over 30,000 square feet of industrial space in Albuquerque.

Jacob's journey into the real estate industry was paved with academic excellence. He graduated with a triple major in Financial Management, Accounting, and Marketing from the prestigious Anderson School of Management at the University of New Mexico, Class of 2018. This comprehensive educational background has undoubtedly contributed to his multifaceted approach to commercial brokerage.

Not only does Jacob excel in the boardroom, but he also finds solace in the great outdoors. A passionate adventurer, Jacob is an avid camper and hiker, finding tranquility and inspiration in nature. His love for dogs further adds a touch of warmth to his personality, emphasizing his compassionate and caring nature.

Jacob's commitment to professional development is evident through his certifications. Holding both the Real Estate Negotiation Expert (RENE) and Pricing Strategy Advisor (PSA) certifications, he stands out as a well-rounded professional in the commercial real estate landscape.



## BERKSHIRE HATHAWAY

### NM COMMERCIAL REAL ESTATE



**MICHAEL ANGELO**  
**COMMERCIAL BROKER**

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MAngelo@CREBerkshire.com

Growing up around real estate, I developed an interest in the industry from an early age. This early exposure, combined with a couple of years of professional experience, has equipped me with valuable insights and a solid understanding of the market.

As a broker by trade but an investor and partner at heart, I approach every deal with the mindset of treating it as if it were my own. I put myself in your shoes, thinking critically and strategically as if I were underwriting an investment or evaluating an acquisition for my own business. This perspective ensures that I am fully invested in your success, striving to deliver results that align with your goals and exceed your expectations.

I'm passionate about helping clients navigate the commercial real estate industry with confidence. With experience and a deep understanding of the local market, I'm here to provide tailored solutions that meet your needs.

I'm fortunate to work with a dedicated team that shares my commitment to exceptional service. Together, we specialize in all areas of commercial real estate. Our collaborative approach ensures you receive comprehensive support and strategic advice every step of the way.

I believe in a client-first approach, taking the time to understand your goals and delivering results that exceed your expectations. Whether you're looking to buy, lease, or sell commercial property, my team and I are here to make the process successful.



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FOR MORE INFORMATION  
PLEASE VISIT:

[creberkshire.com](http://creberkshire.com)