

way **2820 Pura Vida Way**

Albuquerque, NM 87121

2820 Pura Vida Way

burger
• \$



Dollar General
Dollar store



Contact Tim House

Price: \$596,000



TEAM SOUTHWEST
Commercial Real Estate

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PROPERTY SUMMARY

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Lot Size: 3.76 Acres
Price: \$596,000
Zoning: A-1 & C-N w SUP

Key Features:

- Special Use Zoning: Approved by Bernalillo County for RV and Boat Storage.
- Prime Location: Easy access to major highways and transportation routes.

Near Intersection of Coors Blvd. SW and Arenal Road, SW.

TIM HOUSE
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Exclusive Development Opportunity: 3.76 Acres Approved for RV and Boat Storage

Discover the potential of this 3.76-acre development site, uniquely approved by Bernalillo County for special use zoning as an RV and Boat Storage facility. This prime location offers an exceptional investment opportunity in a high-demand market.

Strategically situated on Coors Blvd, which saw traffic in excess of 20,000 cars per day in 2022, this site ensures maximum visibility and convenience for RV and boat owners looking for secure and accessible storage solutions. The surrounding area features robust growth, adding to the appeal and potential profitability of this project.

Key Features:

- **Special Use Zoning:** Approved by Bernalillo County for RV and Boat Storage.
- **Prime Location:** Easy access to major highways and transportation routes.
- **High Traffic:** Situated on Coors Blvd with over 20,000 cars passing daily.
- **High Demand:** Over 35,000 occupied residential units within a 3-mile radius, with most newer subdivisions prohibiting on-site storage at residences.
- **Investment Potential:** Ideal for capitalizing on the increasing popularity of recreational vehicles and boating.

Capitalize on this exclusive opportunity to develop a state-of-the-art RV and boat storage facility, meeting the needs of a growing community and ensuring a high return on investment. Don't miss your chance to bring this approved project to life on this expansive 3.76-acre site.

PROPERTY PHOTOS

2820 Pura Vida Way
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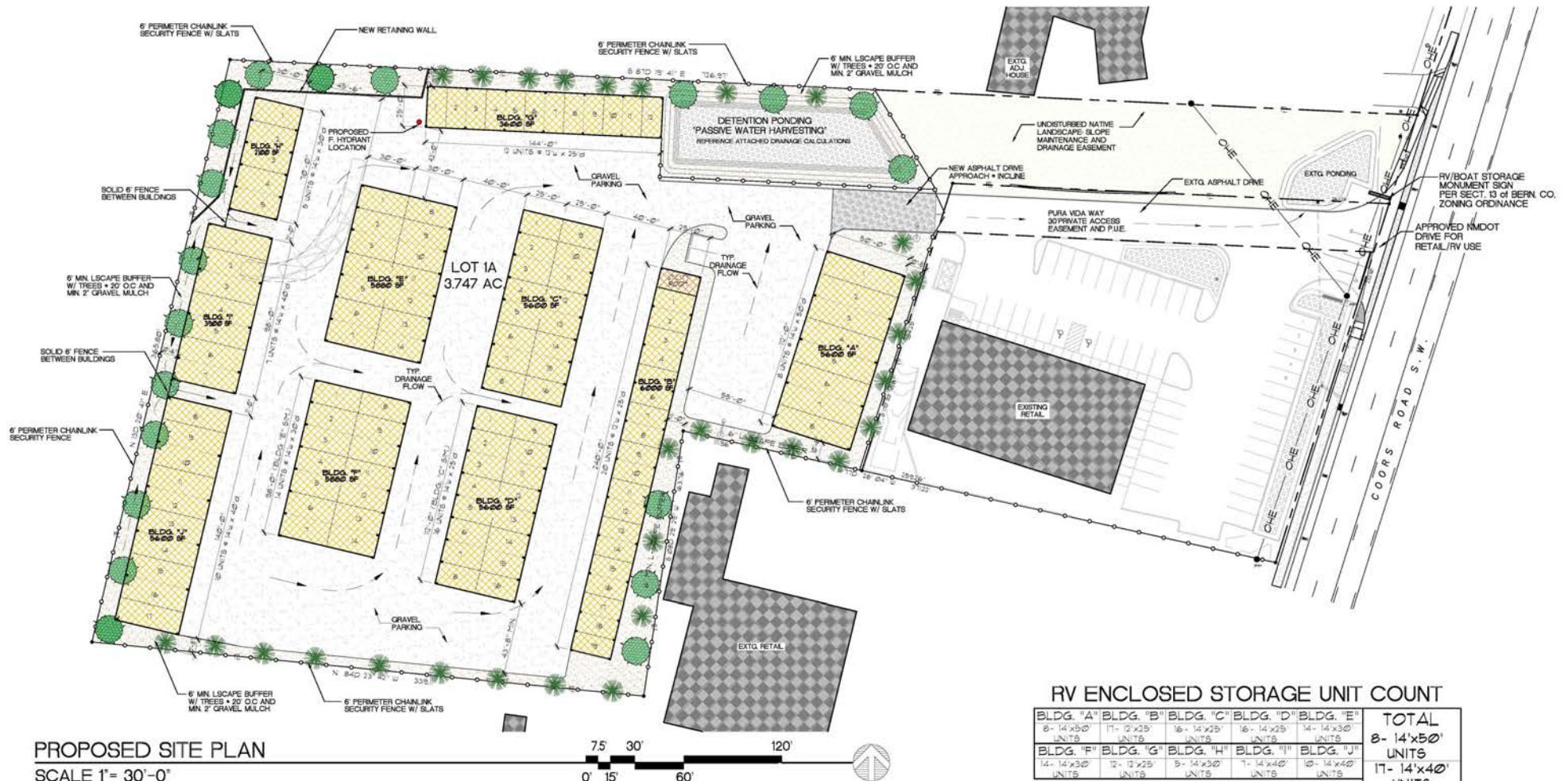
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PROPERTY PHOTOS

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PROPOSED SITE PLAN

SCALE 1" = 30'-0"

ENCLOSED RV STORAGE

ALL-IN-ONE RV/BOAT STORAGE LLC

SOUTH COORS BLVD. SW

SOUTH VALLEY, BERNALILLO COUNTY

PRIOR APPROVED **SU PERMIT/ CSU 20110004**

REVISED 10/11/18

JOHN KIRKPATRICK ARCHITECT

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LEGAL DESCRIPTION

ONE (1) TRACT OF LAND LOCATED IN BERNALILLO COUNTY, NEW MEXICO WITHIN SECTION 35, TOWNSHIP 10 NORTH, RANGE 3 EAST OF THE NMPM, BEING LOTS 1A AND 1B AS SHOWN ON PLAT OF SURVEY, LOT 1, EFREN C. SAAVEDRA, FILED IN THE OFFICE OF THE COUNTY CLERK, OF BERNALILLO COUNTY, NEW MEXICO ON NOV. 8, 2004, IN BOOK 20045, PAGE 98, DOC#2004158714

PROJECT DATA (LOT "1A")

TOTAL SITE AREA	163,969 S.F. (3.764 AC.)
ZONING DESIGNATION	SU
BUILDING AREA	49,760 S.F.
PARKING SPACES	2 SPACES (NO OFFICE)
TOTAL PAVED SURFACE	1500 S.F. (ENTRY DRIVE)
TOTAL GRAVEL SURFACE	6,701 S.F.
TOTAL LANDSCAPED AREA*	27,777 S.F. (16.9%)

*INCLUDES PONDING AREA, DOES NOT INCLUDE NATIVE BUFFER * SLOPE MAINTENANCE/ DRAINAGE EASEMENT

RV ENCLOSED STORAGE UNIT COUNT

BLDG. "A"	BLDG. "B"	BLDG. "C"	BLDG. "D"	BLDG. "E"	TOTAL
8- 14'x30' UNITS	11- 12'x25' UNITS	16- 14'x25' UNITS	16- 14'x25' UNITS	14- 14'x30' UNITS	8- 14'x50' UNITS
BLDG. "F"	BLDG. "G"	BLDG. "H"	BLDG. "I"	BLDG. "J"	17- 14'x40' UNITS
14- 14'x30' UNITS	12- 12'x25' UNITS	5- 14'x30' UNITS	1- 14'x40' UNITS	10- 14'x40' UNITS	33- 14'x30' UNITS
					32- 14'x25' UNITS
					31- 12'x25' UNITS

121 TOTAL UNITS

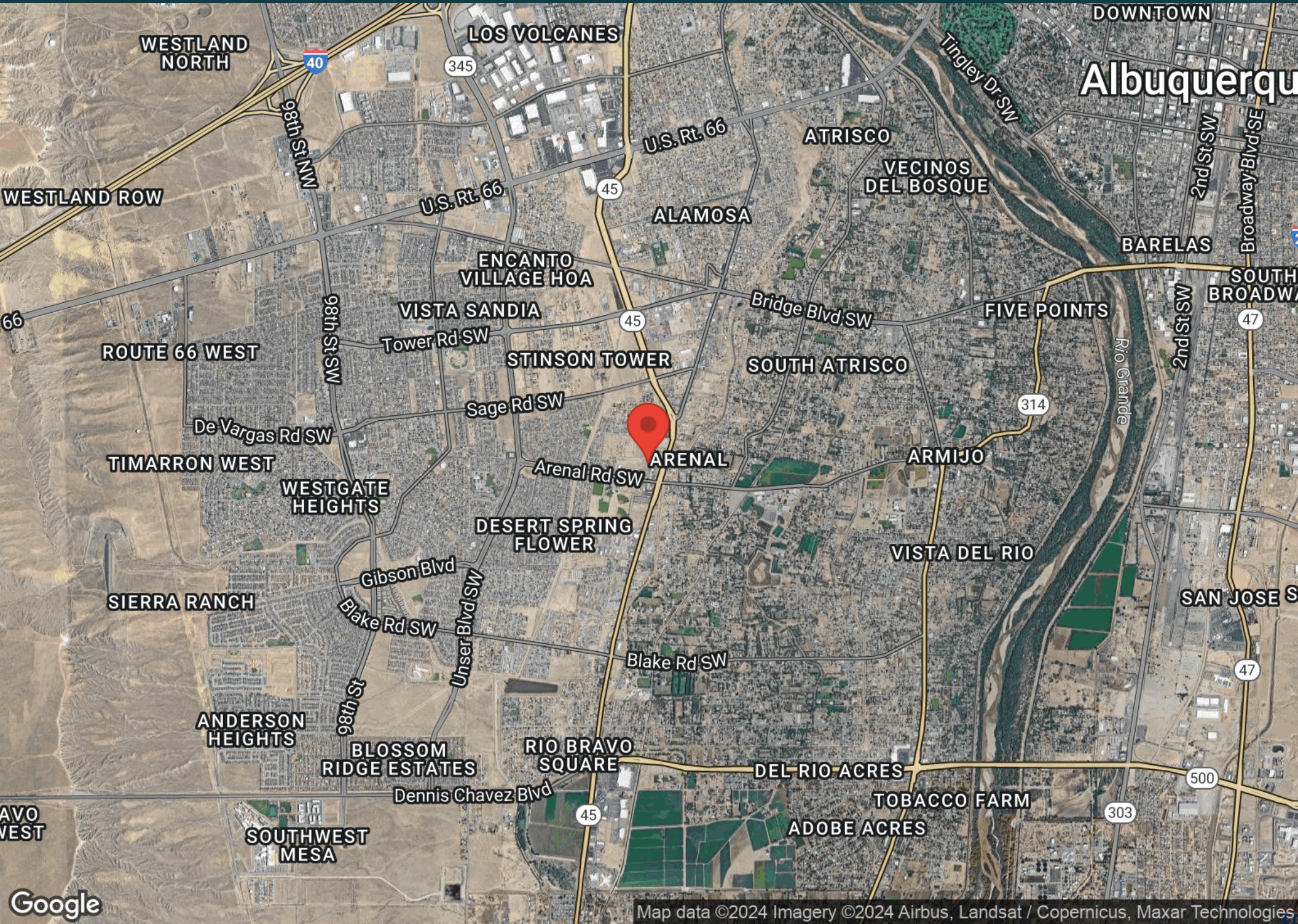
LANDSCAPING GENERAL NOTES

- ALL LANDSCAPED BUFFERS SHALL INCORPORATE BOTH CONIFEROUS AND DECIDUOUS TREES, SHRUBS, AND VEGETATION TO ACHIEVE A MINIMUM 75% COVERAGE AND LEGALLY OPAQUE SCREEN WITHIN 2 YEARS.
- PLANTING REQUIREMENTS: TREES- MIN. 1 1/2" CALIPER. SHRUBS- MIN. 5 GAL. W/ IRRIGATION SYSTEM.
- LANDSCAPE DESIGN MUST COMPLY WITH THE BERNALILLO COUNTY CODE OF ORDINANCES, CHAPTER 30, ARTICLE VII-WATER CONSERVATION REQUIREMENTS.
- WATER CONSERVATION REQUIREMENTS INCLUDE BUT ARE NOT LIMITED TO:
 - SUBMISSION OF A WATER CONSERVATION PLAN USING THREE OF THE SEVEN REQUIRED WATER CONSERVATION MEASURES AS PER SEC. 30-249-(2)-b
 - SELECT PLANTS FROM APPROVED PLANT LIST AS MAINTAINED BY THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY (ABCWUA) AND AS PER SEC. 30-249

REGIONAL MAP

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LOCATION MAPS

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BUSINESS MAP

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DEMOGRAPHICS

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Male	7,018	60,759	101,572
Female	7,232	61,111	101,527
Total Population	14,250	121,870	203,099

Ages 0-14	3,782	31,430	48,520
Ages 15-24	2,255	19,572	29,978
Ages 25-54	5,454	46,670	81,165
Ages 55-64	1,198	11,390	20,726
Ages 65+	1,561	12,808	22,710

Median	\$42,518	\$39,462	\$38,067
< \$15,000	546	5,918	11,657
\$15,000-\$24,999	655	4,894	9,805
\$25,000-\$34,999	616	5,590	9,520
\$35,000-\$49,999	713	7,661	12,453
\$50,000-\$74,999	1,191	8,095	13,430
\$75,000-\$99,999	358	3,654	7,067
\$100,000-\$149,999	233	2,329	5,033
\$150,000-\$199,999	38	308	1,089
> \$200,000	N/A	45	502

Total Units	4,351	37,764	72,566
Occupied	4,102	35,539	67,533
Owner Occupied	3,378	25,982	45,148
Renter Occupied	724	9,557	22,385
Vacant	249	2,225	5,033



Map data ©2024 Google

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Tim specializes in investment real estate and development land with an emphasis on value added opportunities and net leased properties (NNN). His primary market area is the Albuquerque, New Mexico MSA but on behalf of his clients, he has transacted business throughout New Mexico and on a national basis. His extensive commercial real estate background of more than 25 years includes experience with complex transactions; both acquisition and disposition, IRC 1031 tax deferred exchanges, major environmental issues, title and entitlement/zoning issues, site selection, bankruptcy and foreclosure. Prior to entering the commercial real estate field, he was a general contractor completing a wide variety of light commercial construction, tenant improvements and apartments. This construction background has served him and his client's well.

Tim's real estate practice is client focused and consultive. As a result, he is fortunate to have represented clients with multiple transactions and asset management over extended periods, several for more than two decades. In addition to several high-net-worth individuals, successful business owners and developers, he has represented multiple Banks and Lenders with disposition of foreclosed properties (REO). These clients include Wells Fargo, N.A., City National Bank, KeyBank, Farm Credit Bank of Texas, U.S. Bank, GE Capital, Beal Bank, Aurora Bank, Ocwen Financial, Bayview Financial and others. He has also been involved with multiple Bankruptcy dispositions, representing Chapter 11 debtors in possession as well as Chapter 7 Bankruptcy Trustees. Site selection assignment clients include Perfection Honda, Santa Fe Harley Davidson, Indian Motorcycle, ABQ., Worldwide Equipment Rental and several Quick Service Restaurants (QSR's).

Tim, as President and Qualifying Broker of Team Southwest CRE oversees a small group of specialized and dedicated real estate advisors. These specialties include property management, retail leasing and site selection. He is active in the commercial real estate community, having served as Past President and board member of the Commercial Association of Realtors New Mexico (CARNM). He is also a long-time member of the association's Professional Standards Committee, a Trustee and twice past Chairperson of the Real Estate Community Political Action Committee (RECPAC) and past Trustee of Realtors Political Action Committee (RPAC). The purpose of these non-partisan PACs being to protect private property rights and encourage economic growth and quality of life for members and clients.

Memberships: Commercial Association of Realtors New Mexico (CARNM), National Association of Realtors (NAR), ICSC.

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