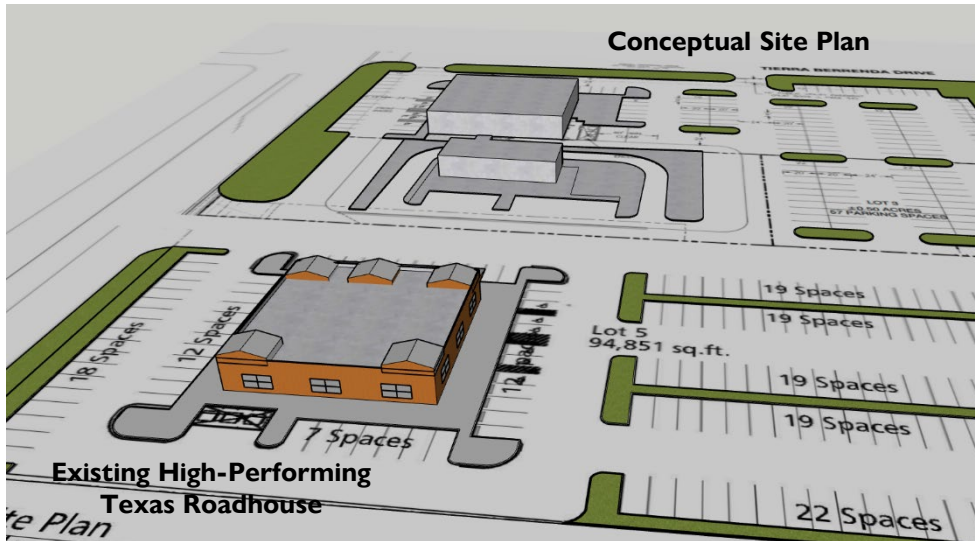


DESCRIPTION



Absolute Investment Realty is pleased to present this prime commercial pad site located in Roswell, NM. This +/- 2.73-acre parcel offers excellent visibility and access along Highway 285 (N Main St), with the added benefit of potential secondary access via Tierra Berrenda. The site is anchored by Texas Roadhouse and situated in an area with strong surrounding demographics.

This versatile property can be subdivided into 2 or more pad sites and is available for ground lease or build to suit opportunities accommodating building sizes from 1,500 to 15,000 square feet. The site features drive-thru potential, making it ideal for quick-service restaurants or retail establishments. Zoned SU-2, the property allows for both building and monument signage per local zoning regulations.

With its strategic location, highway frontage, and flexible development options, this pad site presents an exceptional opportunity to establish a presence in the high-demand Roswell, NM market.



VIEW WEBSITE >

RARE HIGHWAY FRONTING PAD SITES

FOR SALE / LEASE - 3615 N. Main Roswell, NM 88201

PROPERTY SUMMARY

PROPERTY ADDRESS	3615 N. Main St. Roswell, NM 88201
PROPERTY DESCRIPTION	High Performing Texas RoadHouse anchored Pad Sites
PROPERTY SIZE	+/- 2.73 Acres
TOTAL BUILDING SIZE	Potential Building sizes between 1,500sqft – 15,000sqft (Depending on Zoning approvals)
ZONING	SU-2
ACCESS	Direct Full Turn Access Via HWY 285 (N Main St). Potential Secondary Access Via Tierra Berrenda
VISIBILITY	Excellent Highway Frontage Visibility
SIGNAGE	Building and Monument Per Local Zoning

Disclaimer: The information contained in this marketing package is believed to be reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Additionally, this package and the information contained herein is intended only for parties with a bonified interest in the lease or purchase of this property and should not be distributed otherwise.

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TOSH HOSHINO
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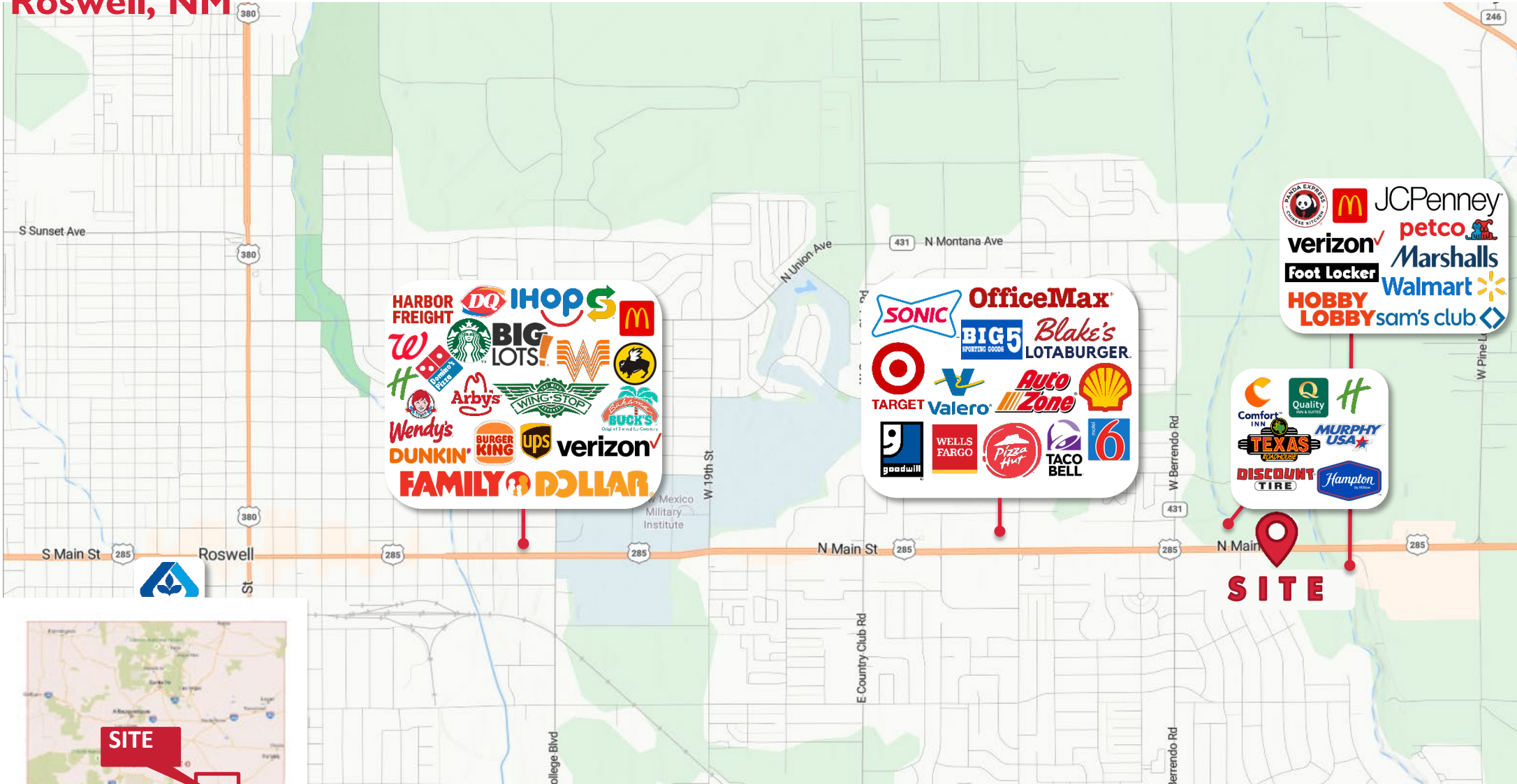
Marketed in Association with
JEREMY NELSON
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jeremy@kingcapitalcre.com



131 Madison NE Albuquerque, NM 87108
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TRADE AREA

Roswell, NM



TRADING PAD SITES

in Roswell, NM 88201

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SITE CLOSE UP



RARE HIGHWAY FRONTING PAD SITES

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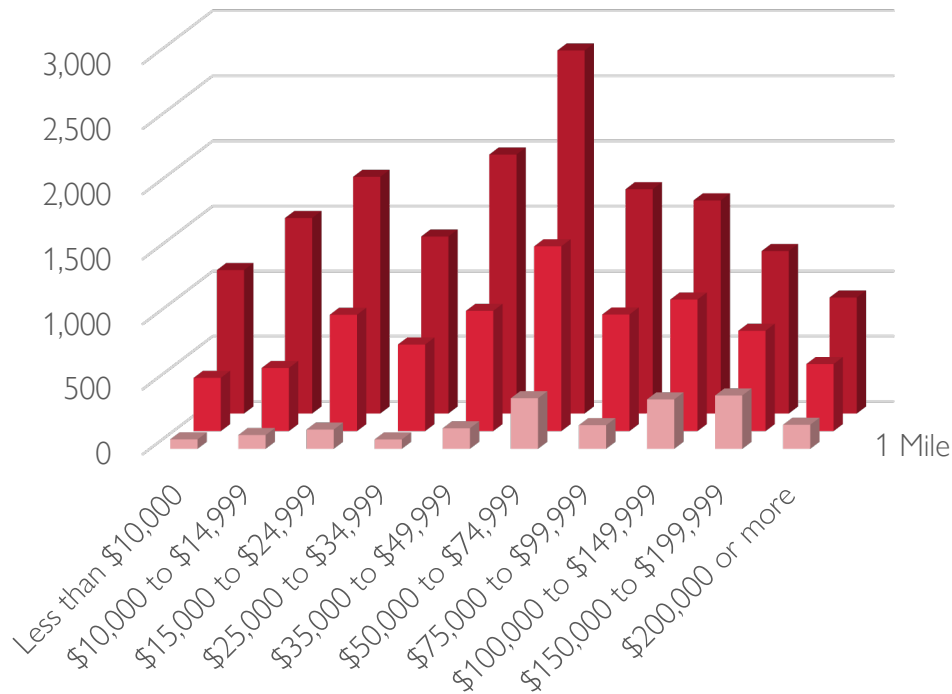


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DEMOGRAPHICS

*provided by the Missouri Census Data Center

Household Income



RADIUS DEMOGRAPHICS



Population



Median HH Income



Median Age

1 Mi	5,572	\$96,386	45.1
3 Mi	20,678	\$68,042	42.4
5 Mi	42,866	\$59,535	38.2



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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



Population

47,941



Total Households

17.6K

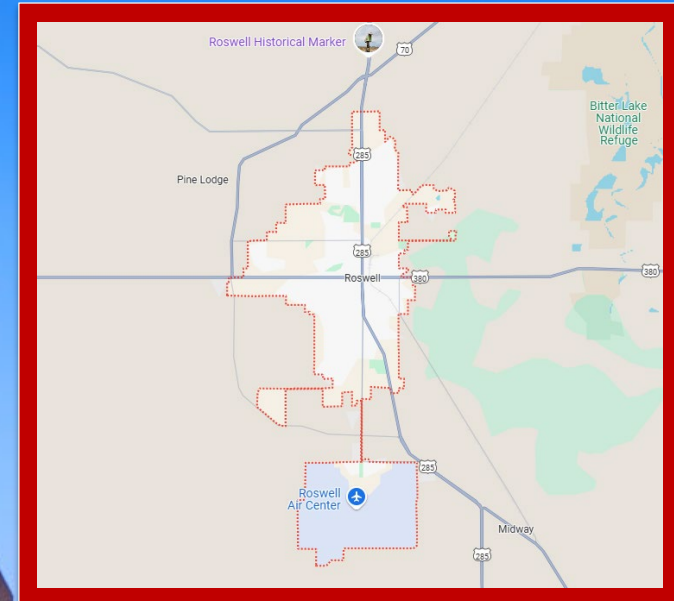


Median HH Income

\$50,721

RARE HIGHWAY FRONTING PAD SITES

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ABSOLUTE
COMMERCIAL REALTY



BROKERS



131 Madison NE Albuquerque, NM 87108
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ALFREDO BARRENECHEA Qualifying Broker

(505) 401-0135 / alfredo@go-absolute.net Owner/Broker

Alfredo specializes in the acquisition and disposition of investment real estate and has experience in closing large industrial, office, and hospitality transactions. With over 16 years as a developer in the commercial real estate industry, landlord Alfredo has worked with nation's top tenants, investors and real estate investment companies. He has a passion for helping clients meet real estate investing goals and excels at closing complicated transactions. He holds 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.



TOSH HOSHINO

Vice President

(505) 288-2214 / tosh@go-absolute.net Owner/Broker

Tosh Hoshino is a commercial real estate expert specializing in industrial 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.



Marketed in Association with

JEREMY NELSON

(505) 610-1655 / jeremy@kingcapitalcre.com Owner/Broker



WHO WE ARE

We are 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

Our firm and brokers have earned nine Costar Power Broker Awards, designed to recognize the top 5 brokerage firms in New Mexico.