

CHAMPION
XPRESS CARWASH
(Under Construction)

SVN
MULTI-FAMILY COMMERCIAL
REAL ESTATE, LLC

Site ±5.8
Acres

Rosedale Cir

Belen Discount Auto Supply

High Desert Welding Supply

Full Access
turn lane north
of Don Felipe

SALE
Bueno Acres
817 NORTH MAIN STREET
Belen, NM 87002

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	Contact Broker
LOT SIZE:	5.8 Acres
ZONING:	C-1 and R-1A
MARKET:	Belen

PROPERTY OVERVIEW

Approximately 5.8 acres of land with frontage along N. Main Street and Don Felipe Road in Belen, New Mexico. N. Main Street connects central Belen to both the Walmart Supercenter and Interstate 25. These are approximately 2.3 miles to the north of the Property. Don Felipe Road is an alternate route to Walmart and I-25 and is dotted with small farms and ranches along the road. Belen is experiencing residential growth and select commercial growth including a new Starbucks Coffee south of the Subject Property.

PROPERTY HIGHLIGHTS

- In the path of growth along N. Main Street
- N. Main Street is the key north/south thoroughfare in Belen
- Strong vehicle count 18,070 vehicles per day (MRCOG)
- Commercial zoning along N. Main Street
- Residential zoning along Don Felipe Road

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HIGH UP AERIAL



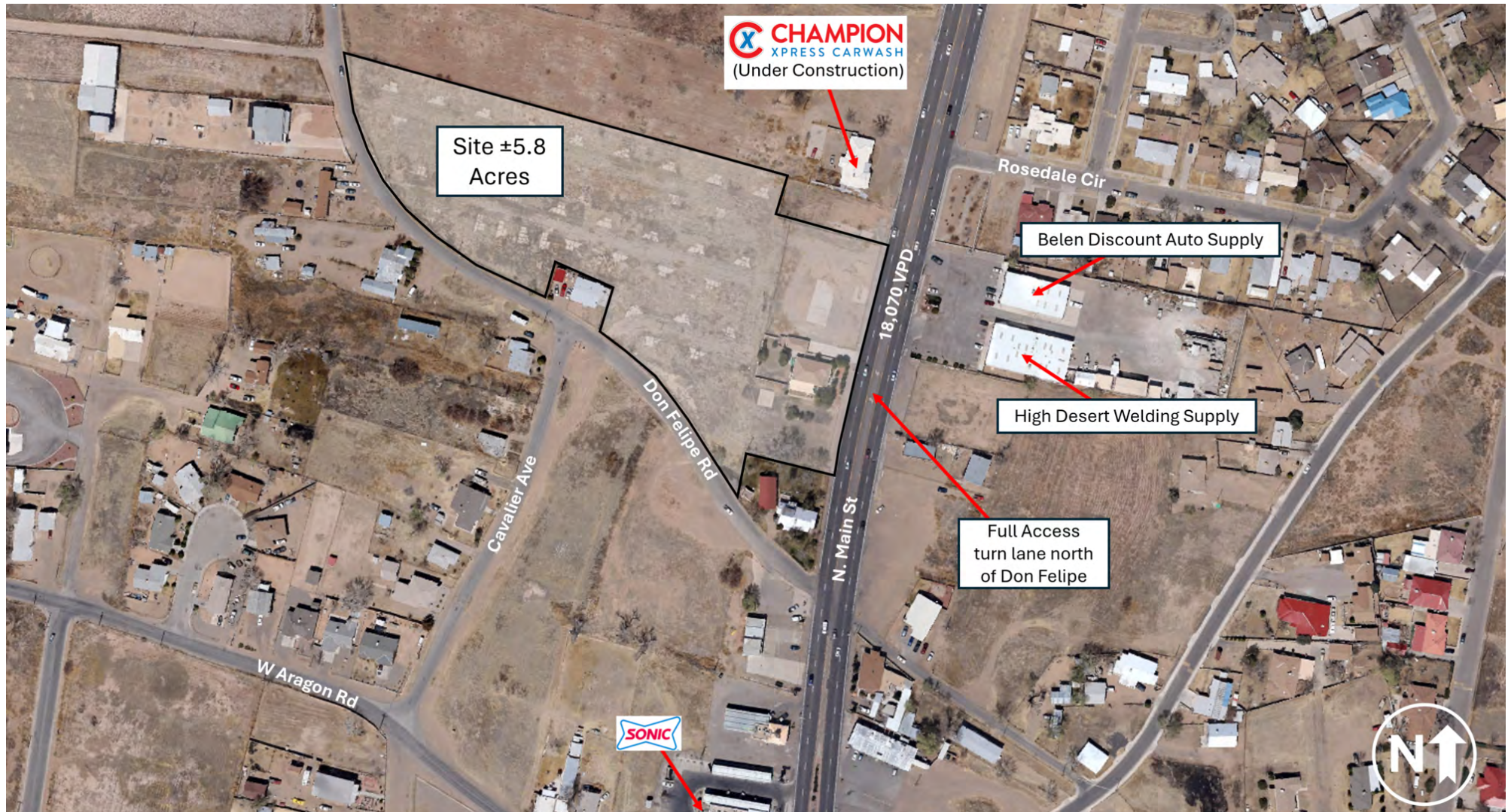
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CLOSE IN AERIAL



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DEMOGRAPHICS

	5 miles	15 miles	25 miles
Census 2020 Summary			
Population	20,713	74,576	110,295
Households	8,181	27,229	38,744
Average Household Size	2.51	2.66	2.75
2023 Summary			
Population	20,629	75,072	111,482
Households	8,243	27,758	39,578
Families	5,391	19,323	27,886
Average Household Size	2.48	2.63	2.72
Owner Occupied Housing Units	6,112	21,878	31,904
Renter Occupied Housing Units	2,131	5,880	7,674
Median Age	43.0	39.5	37.6
Median Household Income	\$41,174	\$48,441	\$50,479
Average Household Income	\$64,008	\$69,615	\$72,087
2028 Summary			
Population	20,726	75,641	130,253
Households	8,384	28,342	47,001
Families	5,438	19,617	32,994
Average Household Size	2.45	2.60	2.69
Owner Occupied Housing Units	6,253	22,471	39,361
Renter Occupied Housing Units	2,130	5,870	7,640
Median Age	43.5	40.0	37.2
Median Household Income	\$45,206	\$53,295	\$56,871
Average Household Income	\$74,007	\$79,970	\$86,428
Trends: 2023-2028 Annual Rate			
Population	0.09%	0.15%	3.16%
Households	0.34%	0.42%	3.50%
Families	0.17%	0.30%	3.42%
Owner Households	0.46%	0.54%	4.29%
Median Household Income	1.89%	1.93%	2.41%

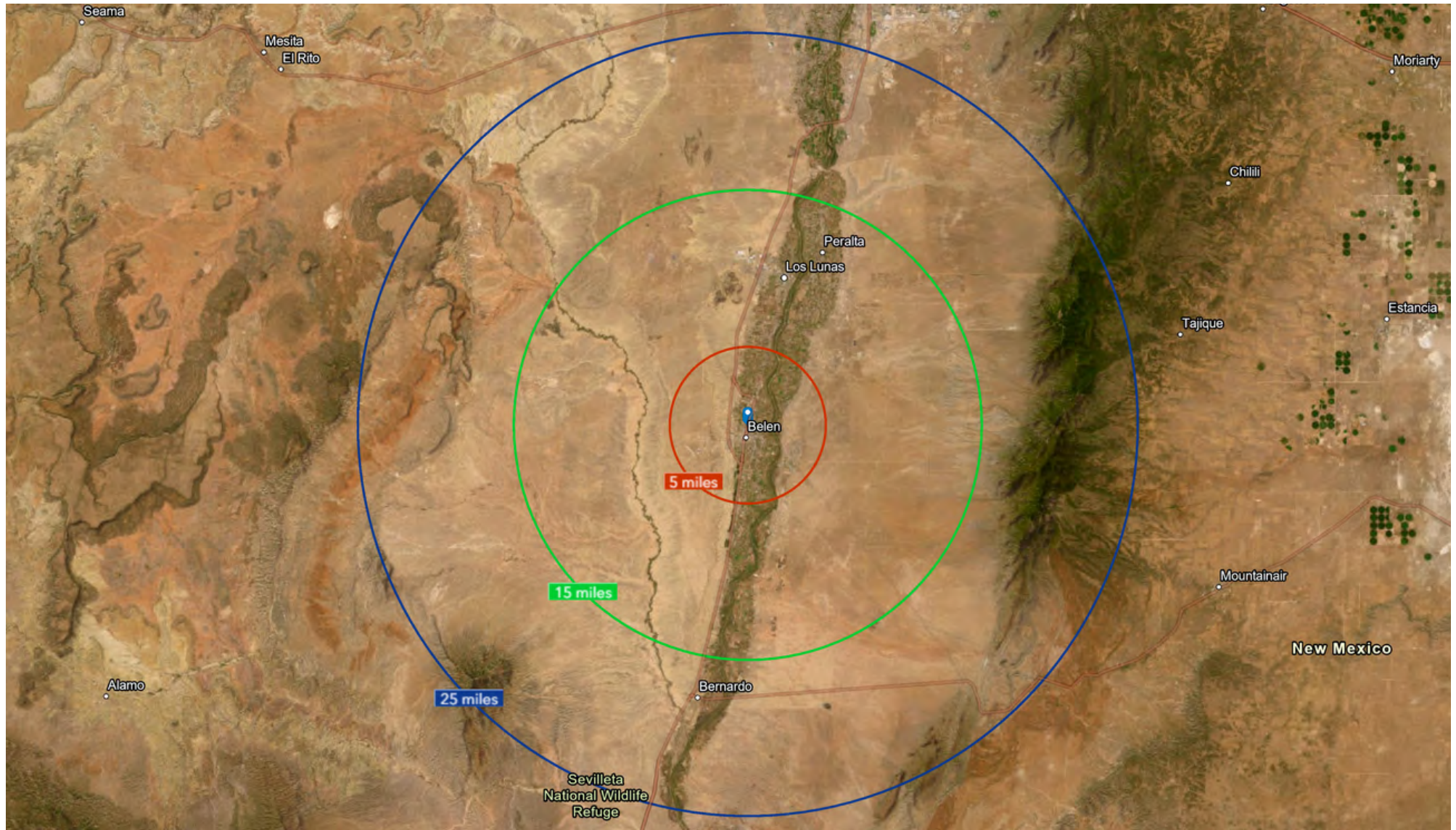
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DEMOGRAPHIC MAP



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