



FOR SALE

Walmart Supercenter Outparcels

AVAILABLE

Tract 1: ±9.29 Ac.

Tract 2: ±5.39 Ac.

Tract 3: ±4.59 Ac.

SALE PRICE

Tract 1: \$3,437,300 (\$8.50/SF)

Tract 2: \$2,156,000 (\$9.18/SF)

Tract 3: \$1,698,300 (\$8.50/SF)

ZONING

Tract 1: R-21 | Residential, 21du/ac

Tract 2: C-2 | General Commercial

Tract 3: I-1 | Light Industrial

HIGHLIGHTS

- Located in a growing commercial & residential area
- Easy access through Tierra Contenta Dr, Ocate Rd. & Hernandez Dr.
- Level lots ready for development
- Utilities nearby
- Close to Santa Fe's best growing southside retail corridor
- ±1.5mi distance to the I-25 intersection

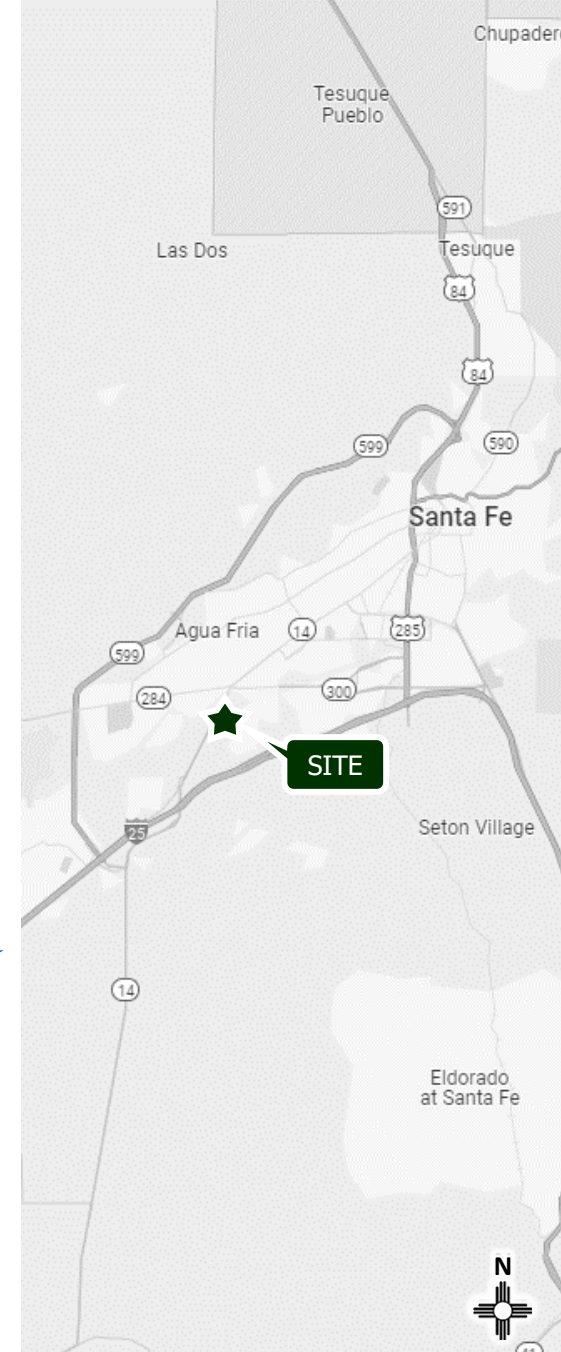


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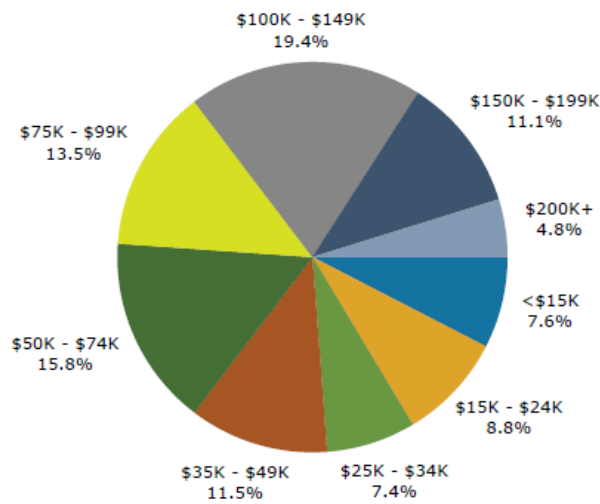
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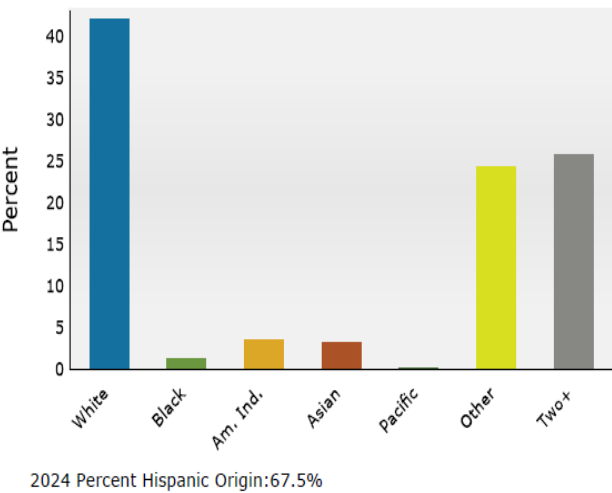
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2024 Forecasted by ESRI	1 Mile	3 Mile	5 Mile
Population	7,157	48,274	77,173
Households	2,798	18,619	31,762
Families	1,829	11,490	18,236
Average Households Size	2.48	2.56	2.37
Median Age	36.0	38.6	41.5
Media HH Income	\$72,601	\$67,878	\$70,468
Average HH Income	\$90,202	\$90,955	\$94,806
Total Business	251	1,378	3,091
Total Employees	3,294	15,901	34,395

HH Income – 1 mile radius



Population by Race – 1 mile radius

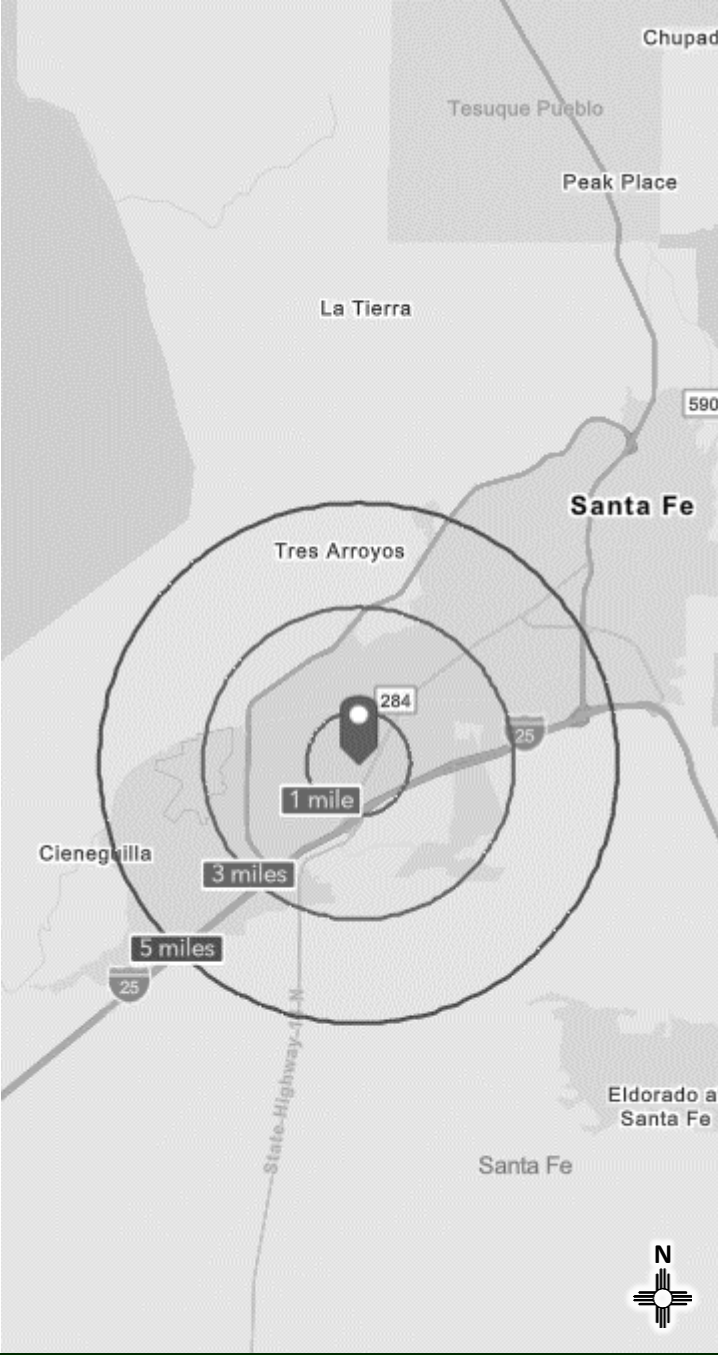


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DEMOGRAPHICS

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