

# FOR SALE OR LEASE

Build to Suit or Ground Lease

For Pricing Contact Brokers

Infrastructure & Parking Lot Complete

31,057 SF of land

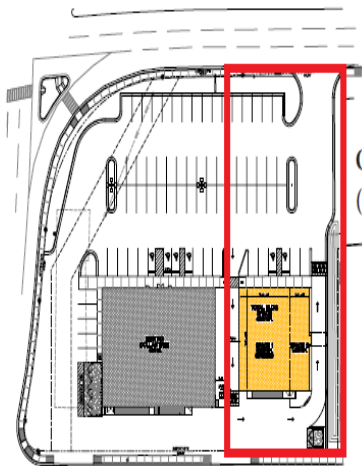


## 503 E Broadway, Farmington, NM

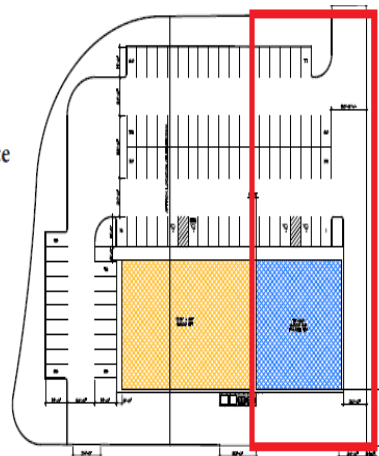
High Traffic II Great Visibility II Large Parking Lot  
Adjacent to Dollar Tree II Excellent Parking II In-Place Utilities  
Drive-Thru Available II Multiple Ingress/Egress Access Points  
Multiple Development Options Available (see below)



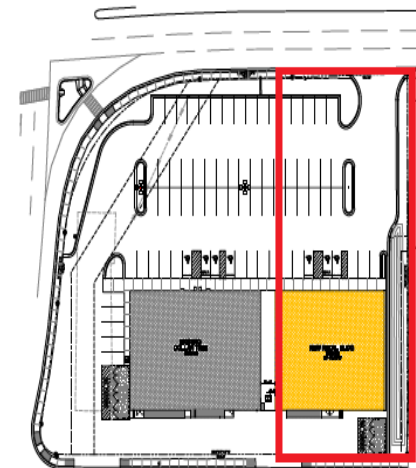
# PROPERTY DEVELOPMENT OPTIONS



Option 1 - Drive Through  
(Up to 4,900 SF)



Option 2 - Shop Space  
(Up to 6,000 SF)



Option 3 - Large Footprint  
(Up to 7,600 SF)



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## EPIC REAL ESTATE

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Albuquerque, NM 87109  
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## MARK THOMPSON, CCIM

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## AERIAL MAP

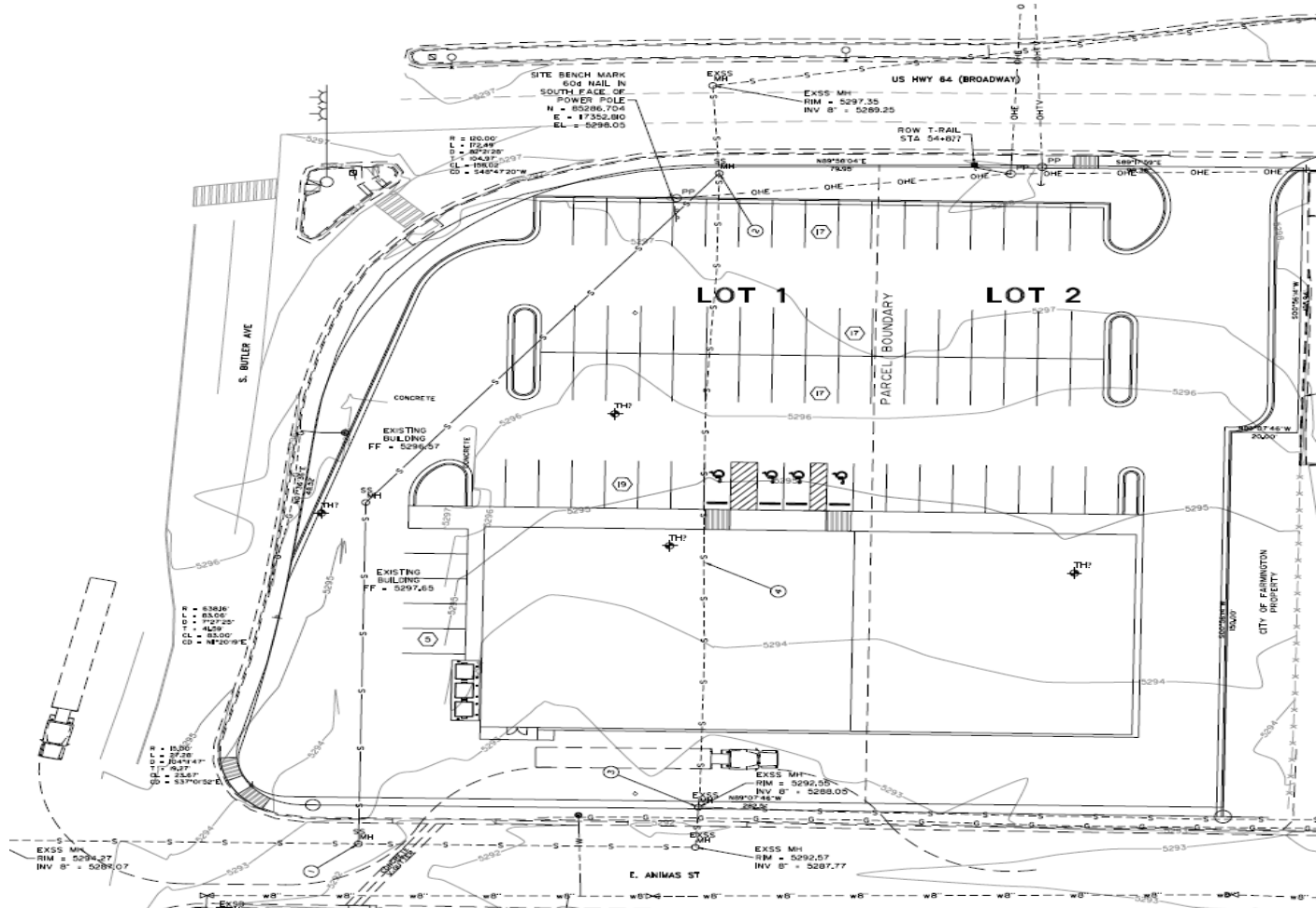


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# SITE PLAN / SURVEY



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# BROKER PROFILE



## Mark Thompson, CCIM

For 25 years, Mark's broad range of real estate experience has included commercial and residential opportunities. As a broker, his first-hand experience with sales and leasing transactions furthers his understanding in all aspects of real estate. As an investor, he maintains investment credibility and shows confidence in our current market. Mark has developed multiple build-to-suit senior care facilities in Texas and continues to pursue Opportunity Zone investments in Arizona and New Mexico. While current investment holdings include senior care, medical facilities, retail stores, warehouses and land, his favorite asset class is comprised of industrial holdings. In the past 5 years, Mark has closed 82 transactions for over \$138,000,000 in sales.

Previous clients include:

Dion's Pizza	Optimum Building
Westway Homes	Dr. Alfredo Lopez, DDS
Speridian Technologies	High Altitude Investments LLC
Tesuque Stucco Company	High Altitude Properties LLC
Submaterial	5280 Investments LLC
Southwest Women's Oncology	Everest Investments LLC
Armada Physical Therapy	Agave Investments LLC
Precision Eye Care	San Marcos LLC
Harnick Orthodontics	Stockbauer LLC
Paseo RV Covered Storage	Durango Diamond LLC
PurLife	Smart Assets LLC
Natural RX	Vibranium LLC
Chocolate Cartel	Spartan Ventures LLC



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FOR SALE OR LEASE

Owner/Broker



*Mark Thompson*  
Qualifying Broker & Principal