

FOR SALE

±25.46 ACRES ON I-25 27500 E. I-25 FRONTAGE RD.

SANTA FE, NEW MEXICO 87508

PLANNED DEVELOPMENT LAND IN THE AVANTI BUSINESS PARK PD
TWO LEGAL LOTS NEAR THE NM 599 INTERCHANGE

\$2,700,000 | LAND: ±25.46 AC. | ±\$2.43 / SF

Tai Bixby, CCIM, SIOR

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SANTA FE

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PROPERTY SUMMARY

ASKING PRICE \$2,700,000 CASH OR NEW FINANCING	LAND AREA ±25.46 AC ±1,109,038 SF	PRICE / SF ±\$2.43 PER SF OF LAND	PRICE / ACRE ±\$106,049 WHOLE TRACT	ZONING PD-11 PLANNED DEVELOPMENT
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THE OFFERING

Twenty five acres of Planned Development land on the I-25 East Frontage Road at the southern approach to Santa Fe, across the interstate from The Downs at Santa Fe and near the NM 599 interchange. The offering is two legal lots of record sold together, Lot 2 at ±18.53 acres and Tract 3-B at ±6.93 acres, per a 2021 recorded boundary survey.

The land lies within the Avanti Business Park / Santa Fe Metro Center Planned Development District (PD-11) in unincorporated Santa Fe County, alongside contractor, service and office users. The district's use guidelines include offices, retail, restaurants, lodging, research and development, religious, educational, sports and other commercial uses.

Access is from the frontage road by way of Avanti Road, and Louis Road, a County road, runs along the south side. County water is at Avanti Road, electric and natural gas serve the neighboring parcels, and a 1,500 ft± sewer extension to the Valle Vista lift station was mapped in a 2021 feasibility study. A 50 foot PNM power line easement crosses Lot 2. The terrain is gentle, and the site is in FEMA Zone X and a 2026 HUD "Difficult Development Area".

Offers on either lot will be considered. The survey, feasibility study and County review letter are available to qualified buyers.

PROPERTY DETAILS

Address	27500 and 27490 East I-25 Frontage Road, Santa Fe, NM 87508
Parcels	Lot 2, ±18.53 ac (78601016) Tract 3-B, ±6.93 ac (78601017)
Jurisdiction	Santa Fe County, unincorporated
Zoning	PD, Planned Development District (PD-11)
Access	Avanti Road off the I-25 East Frontage Road; Louis Road on the south
Water	County line at Avanti Road
Sewer	Extension required, about 1,500 ft± to the Valle Vista lift station
Electric / gas	Available nearby
Easements	50 ft PNM overhead power easement across Lot 2; utility easements per survey
Flood zone	FEMA Zone X
HUD	2026 Small Difficult Development Area
Improvements	None. Vacant land

PROPERTY HIGHLIGHTS

01

Size and configuration

±25.46 acres in two legal lots of record, ±18.53 ac and ±6.93 ac, per the 2021 recorded boundary survey. Offers on either lot considered.

02

Interstate location

Frontage on the I-25 East Frontage Road, about 0.8 mile from the NM 599 interchange (Exit 276) and across the interstate from The Downs at Santa Fe.

03

Planned Development zoning

Inside the Avanti Business Park / Santa Fe Metro Center PD (PD-11), an established County business park with contractor, service and office users.

04

Utilities

County water at Avanti Road; electric and natural gas nearby, sewerline extension needed. See the utilities page for a preliminary sewer cost range.

05

Site conditions

Gentle terrain, easy to build. FEMA Zone X.

06

HUD designation

Located in a 2026 HUD Difficult Development Area (buyer to verify eligibility).

07

Pricing

\$2,700,000, about \$2.43 per SF of land.



OPEN, GENTLY SLOPING TERRAIN



NATIVE HIGH DESERT VEGETATION

SITE MAP AND AERIAL



SITE MAP | LOT 2 AND TRACT 3-B

LOT 2

±18.53 AC

PARCEL 78601016

TRACT 3-B

±6.93 AC

PARCEL 78601017

TOTAL

±25.46 AC

WHOLE OFFERING



AERIAL WITH APPROXIMATE BOUNDARY

SITE NOTES

Frontage	I-25 East Frontage Road
Primary access	Avanti Road, a private 50 ft shared access easement
Secondary access	Louis Road, County maintained
Neighbors	Roadrunner Air Conditioning, Heating & Plumbing; Zamora Accounting; Ballew, Inc.
Power easement	50 ft PNM overhead line across Lot 2

Boundaries shown are approximate and for reference only. The recorded survey governs.

PROPERTY PHOTOS



I-25 AND EAST FRONTAGE ROAD CORRIDOR



INTERSTATE VISIBILITY

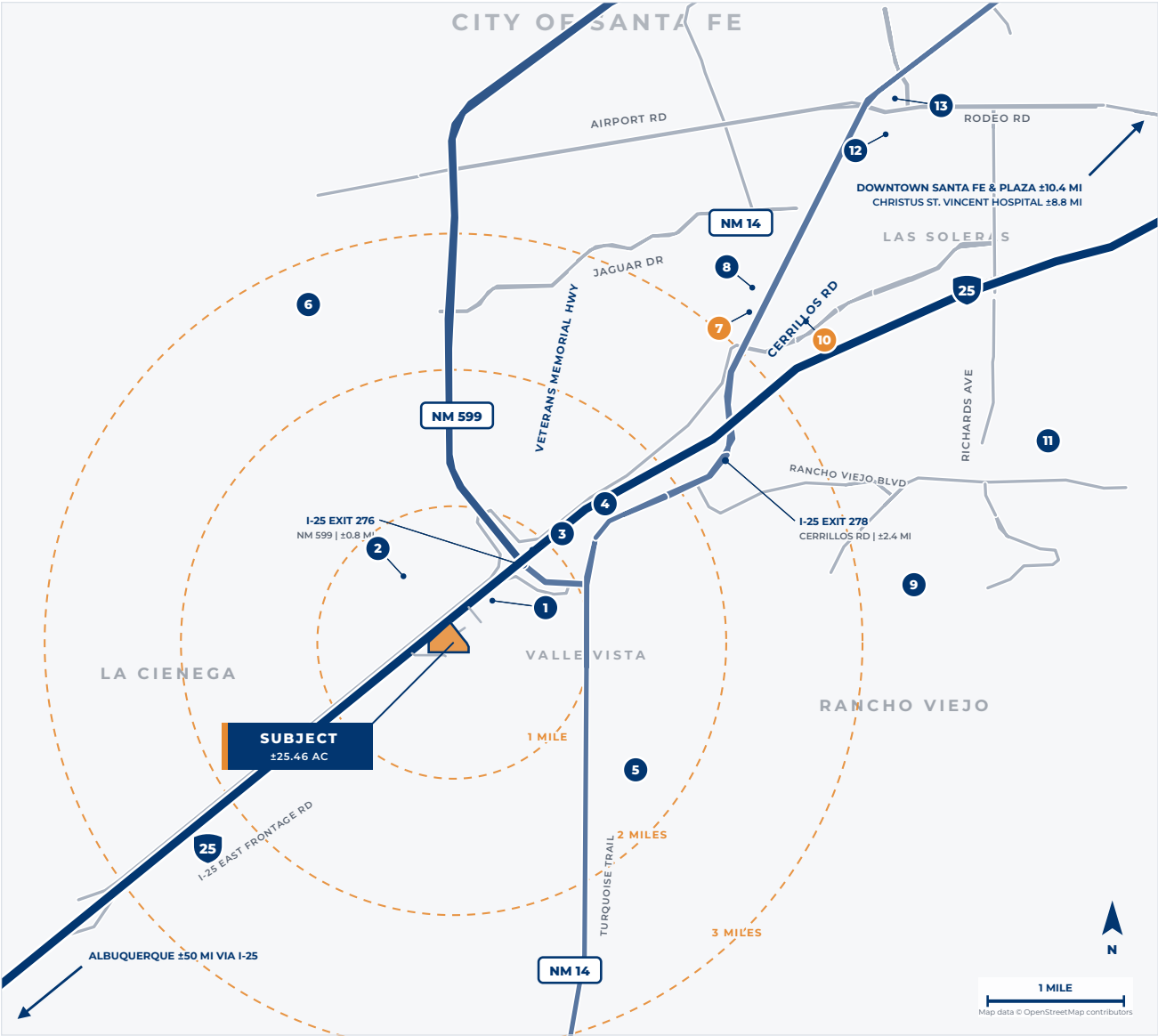


GENTLE TERRAIN WITH I-25 BEYOND



ESTABLISHED BUSINESS PARK NEIGHBORS

VICINITY MAP



1, 2 AND 3 MILE RINGS FROM THE SITE

NEARBY DESTINATIONS

1	Santa Fe Metro Center	±0.4 mi
2	The Downs at Santa Fe	±0.6 mi
3	Rail Runner, NM 599 Station	±0.9 mi
4	Santa Fe Brewing Co.	±1.5 mi
5	Santa Fe Studios	±1.6 mi
6	Santa Fe Regional Airport	±2.7 mi
7	CHRISTUS St. Vincent Health Center	±3.3 mi
8	Walmart Supercenter	±3.4 mi
9	Institute of American Indian Arts	±3.4 mi
10	Presbyterian Santa Fe Medical Center	±3.5 mi
11	Santa Fe Community College	±4.6 mi
12	Santa Fe Place Mall	±4.9 mi
13	Target, Lowe's, Kohl's, Albertsons	±5.1 mi

Highway access. I-25 Exit 276 at NM 599 is ±0.8 mi away and Exit 278 at Cerrillos Rd is ±2.4 mi. Hospital and medical sites are shown in amber.

Straight line distances from the center of the site, approximate. Map data © OpenStreetMap contributors.

ZONING AND PERMITTED USES

The Avanti Business Park is a County approved, master planned business park on the I-25 East Frontage Road at NM 599, home to contractor, service and office users and the Santa Fe Metro Center. Under Planned Development zoning, uses and standards come from the park's master plan approval. In its 2021 review, County staff tied PD-11 to that approval and to the County's list of non-residential commercial uses, summarized below.

OFFICE AND BUSINESS

Professional and general offices, business services, banks and financial institutions

LODGING AND RECREATION

Hotels and motels, commercial recreation, athletic fields and sports facilities, private clubs

RESEARCH AND INFRASTRUCTURE

Research and development, utility facilities, parking

RETAIL AND DINING

Retail stores and retail courts, restaurants, service stations, plant nurseries, veterinary services

RELIGIOUS AND EDUCATIONAL

Churches and religious campuses, schools including vocational schools, public buildings

VEHICLE SALES

Automobile, truck and RV dealerships, a natural fit for interstate frontage

USES NOT ON THE LIST

A use that is not on the PD-11 list, including any residential component, would need a PD amendment through the County's public hearing process. Buyers should confirm their intended use with a County zoning verification letter during due diligence.

WELL SUITED FOR

Auto, truck or RV dealership

Hotel near Exit 276

Private school or church campus

Office or R&D campus

Highway retail and restaurant pads

Sports and recreation facility

AVANTI BUSINESS PARK / SANTA FE METRO CENTER PD-11

DEVELOPMENT STANDARDS

Maximum height	27 ft
Lot coverage	40% maximum
Open space	30% minimum
Perimeter setback	50 ft; 100 ft where existing residential adjoins (west and southwest of Tract 3-B)
Approval	Site Development Plan through Santa Fe County
Studies	Traffic impact, adequate public facilities, water supply, fiscal impact and environmental reports for non-residential projects over 25,000 SF
Archaeology	Survey required with the Site Development Plan
Water service	Water delivery agreement approved by the Board of County Commissioners

TYPICAL APPROVAL STEPS

- 1 Confirm the use with a County zoning verification letter
- 2 Pre-application meeting with County staff
- 3 Site Development Plan with the required studies
- 4 Water delivery agreement with the County
- 5 Building permits

Sources: Santa Fe County Technical Advisory Committee letter dated June 10, 2021; 2021 land use feasibility study; Santa Fe County Sustainable Land Development Code. This is a summary for marketing purposes, not a zoning determination or legal advice. Buyer to verify zoning, permitted uses and development standards with Santa Fe County.

UTILITIES AND SEWER EXTENSION

PRELIMINARY PLANNING RANGE, 2026 DOLLARS

UTILITY SUMMARY

Water	Santa Fe County line at Avanti Road and Avanti Court; hydrant at Avanti Rd / Avanti Ct
Sewer	Not on site. Route of about 1,500 ft± through a 30 ft easement to the Valle Vista lift station at 22 Metro Blvd
Electric	PNM lines serve neighboring developments
Natural gas	New Mexico Gas Company service nearby; a 20 in. transmission line runs along the east boundary of Lot 2

MANAGING THE COST

- The 2021 feasibility study already identified a route and easement width, which shortens design time.
- Ask the County whether a line extension or reimbursement agreement can recover part of the cost as neighboring owners connect.
- Phasing can match sewer timing to the first building, and a smaller first phase may be able to use an onsite system if NMED and the County allow it.
- Splitting the cost between Lot 2 and Tract 3-B helps if the lots sell or develop separately.

ESTIMATED COST OF THE SEWER EXTENSION

ITEM	BASIS	LOW	HIGH
8 in. PVC gravity main, installed	1,500 LF, \$125 to \$225 per LF	\$187,500	\$337,500
Sewer manholes	5 at \$8,000 to \$14,000	\$40,000	\$70,000
Crossing the NMGC 20 in. line	Allowance	\$25,000	\$75,000
Tie-in at the lift station	Allowance	\$15,000	\$40,000
Restoration, erosion control, staking	Allowance	\$15,000	\$35,000
Construction subtotal		\$282,500	\$557,500
Mobilization, general conditions	10% to 12%	\$28,250	\$66,900
Engineering, survey, permits	10% to 15%	\$31,075	\$93,660
Contingency	15% to 25%	\$51,274	\$179,515
Estimated total, rounded		±\$395,000	±\$900,000

That works out to roughly \$260 to \$600 per foot all in, or about \$0.35 to \$0.81 per SF of land. Not included: County connection, capacity or impact fees; easement costs if the route is not already dedicated; lift station or downstream upgrades; on-site collection lines; rock excavation; and a private lift station and force main if final grades will not allow gravity flow.

Broker's preliminary estimate for planning purposes only, based on general unit cost ranges for comparable work. It is not an engineer's estimate, a bid or a guarantee of cost. Actual costs depend on final design, soils, depth, County and NMGC requirements and market pricing at the time of construction. Buyer should obtain its own engineering and contractor pricing.



EXCLUSIVELY OFFERED BY

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OFFER PROCESS

Offered at \$2,700,000. Offers on the whole tract or on either lot will be considered. Please send a letter of intent or purchase agreement to Tai Bixby with price, earnest money, due diligence and closing periods, financing terms and any lot specific conditions. The boundary survey, 2021 land use feasibility study and 2021 County review letter are available to qualified buyers. Please contact the listing broker before walking the property. Cooperating brokers welcome subject to a separate written compensation agreement with Real Estate Advisors, LLC.

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