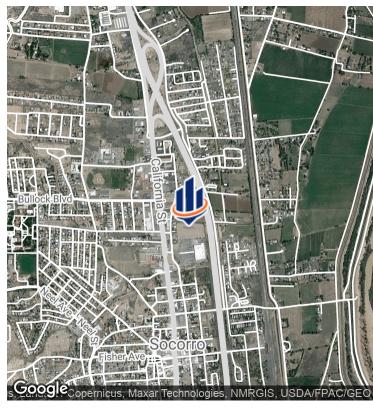


PROPERTY SUMMARY





OFFERING SUMMARY

\$217,105 -SALE PRICE: \$2,700,720 ±..447 Acres to LOT SIZE: ±6.26 Acres Socorro MARKET: APN: 001-092-0049.0B

PROPERTY OVERVIEW

Plaza del Sol parcels are located directly in the center of Socorro New Mexico's commercial district. There are a total of seven (7) pad sites. Wal-Mart anchors pad site seven, the largest pad (13+ acres). With the opening of Socorro's Subway, there are five (5) remaining pad sites: (all measurements are approximate) All pad sites offer incredible exposure to Interstate 25, I-25, and California Street, which is Socorro's main street.

PROPERTY HIGHLIGHTS

- In the center of Socorro New Mexico's commercial district
- Signalized Intersection
- Largest available pad (6.267 acres)
- Five (5) available pad sites
- Incredible exposure to Interstate 25 and California Street

WALT ARNOLD, CCIM, SIOR STEVE LYON, CCIM

Managing Director

O: 505.256.1255 | C: 505.269.9358

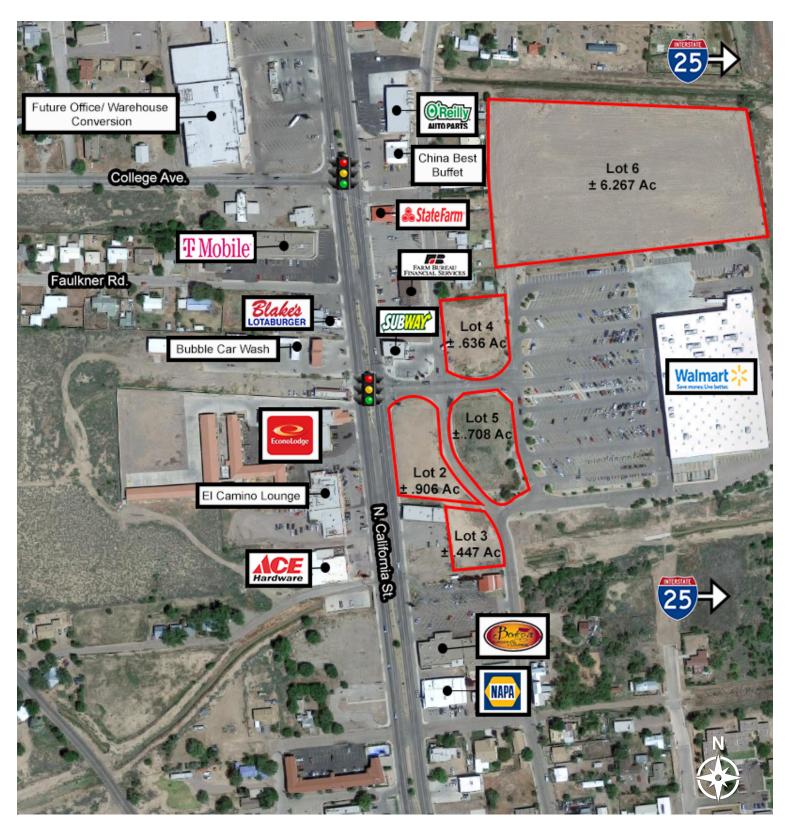
walt.arnold@svn.com

Senior Advisor

O: 505.256.7573 x1111 | C: 505.934.9994

steve.lyon@svn.com

AERIAL MAP



WALT ARNOLD, CCIM, SIOR

Managing Director

O: 505.256.1255 | C: 505.269.9358

walt.arnold@svn.com

STEVE LYON, CCIM

Senior Advisor

O: 505.256.7573 x1111 | C: 505.934.9994

steve.lyon@svn.com

SITE PLAN



Lot #	Size	Price	
2	0.906 Acres ±39,465 SF	\$600,000/\$15.20	
3	0.447 Acres ±19,471 SF	\$217,105/\$11.15	
4	0.636 Acres ±27,704 SF	\$311,672/\$11.25	
5	0.708 Acres ±30,840 SF	\$350,039/\$11.35	
6	6,267Acres ±272,990 SF	\$2,700,720/\$9.89	

WALT ARNOLD, CCIM, SIOR STEVE LYON, CCIM

Managing Director

walt.arnold@svn.com

O: 505.256.1255 | C: 505.269.9358

Senior Advisor

O: 505.256.7573 x1111 | C: 505.934.9994

steve.lyon@svn.com



Demographic and Income Comparison Profile

Walmart parcels - Socorro 7-799 Wall St, Socorro, New Mexico, 87801

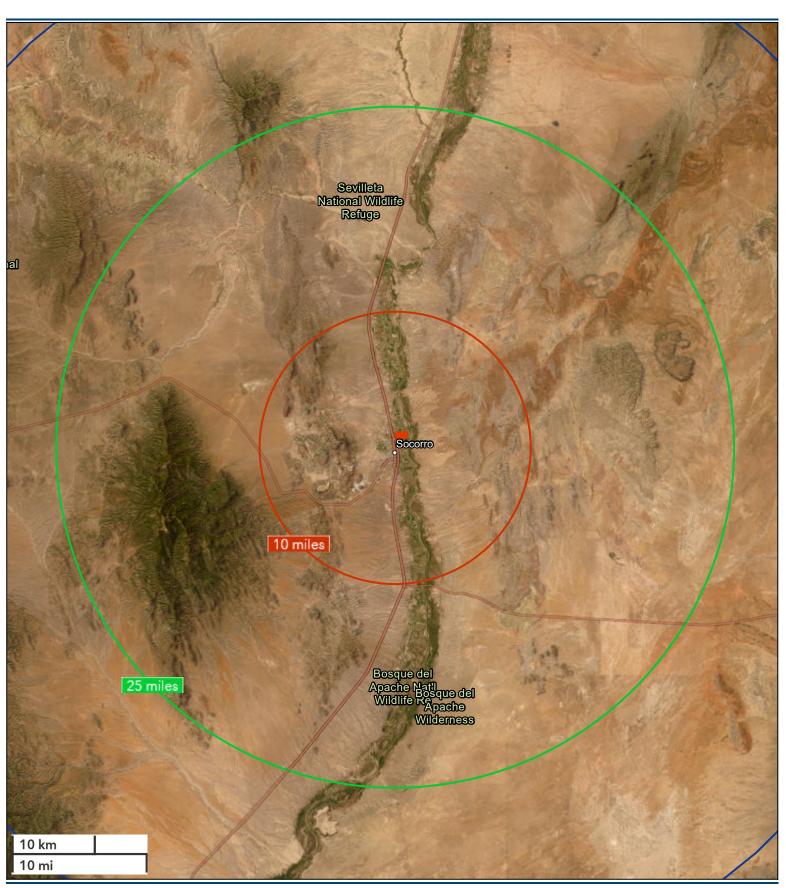
Rings: 10, 25, 40 mile radii

Prepared by Esri Latitude: 34.06511 Longitude: -106.89124

Population		10 miles	25 miles	40 miles
Households	Census 2010 Summary			
Familles	Population	11,511	13,710	21,667
Average Household Size Owner Occupied Housing Units 2,994 3,753 6,256 Renter Occupied Housing Units 1,742 1,926 Age and a 36.0 38.0 38.6 Census 2020 Summary Population Households Average Household Size 2,26 2,26 2,26 2,26 2,39 2023 Summary Population 10,822 12,722 19,650 Average Household Size 2,26 2,26 2,39 2033 Summary Population 10,472 12,417 19,237 Households 4,334 5,163 7,725 Families 2,423 2,924 4,660 Average Household Size 2,23 2,25 2,38 Owner Occupied Housing Units 1,402 Age and a 36.7 Age and and a 36.7 Age and a 36.7 Age and a 36.7 Age and a 36.7 Age and an	Households	4,736	5,679	8,641
Owner Occupied Housing Units 2,994 3,753 6,256 Renter Occupied Housing Units 1,742 1,926 2,386 Median Age 36.0 38.0 38.6 Census 2020 Summary Population 10,822 12,722 19,650 Households 4,435 5,264 7,861 Average Household Size 2.26 2.26 2.39 2023 Summary Population 10,472 12,417 19,237 Households 4,334 5,163 7,725 Familles 2,423 2,924 4,660 Average Household Size 2.23 2,25 2,38 Owner Occupied Housing Units 1,402 1,458 1,881 Median Household Income \$38,95 \$36,846 \$36,931 Median Household Income \$62,264 \$60,854 \$58,970 2028 Summary Population 10,165 12,043 18,703 Average Household Income \$62,264 \$60,854 \$58,970	Families	2,813	3,413	5,505
Renter Occupied Housing Units 1,742 1,926 2,336 Median Age 36.0 38.0 38.6 Census 2020 Summary Population 10,822 12,722 19,650 Households 4,435 5,264 7,861 Average Household Size 2,26 2,26 2,39 2023 Summary Population 10,472 12,417 19,237 Households 4,334 5,163 7,725 Families 2,423 2,924 4,660 Average Household Size 2,23 2,25 2,38 Owner Occupied Housing Units 2,932 3,705 5,844 Renter Occupied Housing Units 1,402 1,458 1,881 Median Age 36,7 38,5 39,5 36,846 \$36,931 Average Household Income \$38,595 \$36,846 \$36,931 Average Household Income \$62,264 \$60,854 \$58,970 2028 Summary Population 10,165 12,043 18,703 Average Household Size	Average Household Size	2.32	2.32	2.44
Median Age 36.0 38.0 38.6 Census 2020 Summary Population 10,822 12,722 19,550 Households 4,435 5,264 7,861 Average Household Size 2,26 2,26 2,39 2023 Summary Population 10,472 12,417 19,237 Households 4,334 5,163 7,725 Families 2,423 2,924 4,660 Average Household Size 2,23 3,705 5,844 Owner Occupied Housing Units 2,932 3,705 5,844 Renter Occupied Housing Units 1,402 1,458 1,881 Median Age 36.7 38.5 39.5 Median Household Income \$38,595 \$36,646 \$36,931 Average Household Income \$62,264 \$60,854 \$58,970 2028 Summary Population 10,165 12,043 18,703 Households 4,250 5,060 7,605 Families 2,358 2,844 <td>Owner Occupied Housing Units</td> <td>2,994</td> <td>3,753</td> <td>6,256</td>	Owner Occupied Housing Units	2,994	3,753	6,256
Census 2020 Summary Population 10,822 12,722 19,650 Households 4,435 5,264 7,861 Average Household Size 2,26 2,26 2,39 2023 Summary Population 10,472 12,417 19,237 Households 4,334 5,163 7,725 Families 2,423 2,924 4,660 Average Household Size 2,23 2,25 2,38 Owner Occupied Housing Units 2,932 3,705 5,844 Renter Occupied Housing Units 1,402 1,458 1,881 Median Age 36,7 38,5 39,5 Median Household Income \$38,995 \$36,846 \$36,970 Average Household Income \$62,264 \$60,854 \$58,970 2028 Summary Population 10,165 12,043 18,703 Households 4,250 5,060 7,605 Families 2,35 2,844 4,557 Average Household Size	Renter Occupied Housing Units	1,742	1,926	2,386
Population	Median Age	36.0	38.0	38.6
Population	Census 2020 Summary			
Households 4,435 5,264 7,861 Average Household Size 2,26 2,26 2,39	•	10.822	12 722	19 650
Average Household Size 2.26 2.26 2.39				
2023 Summary Population 10,472 12,417 19,237 Households 4,334 5,163 7,725 Families 2,423 2,924 4,660 Average Household Size 2,23 2,25 2,38 Owner Occupied Housing Units 2,932 3,705 5,844 Renter Occupied Housing Units 1,402 1,458 1,881 Median Age 36.7 38.5 39.5 Median Household Income \$38,595 \$36,846 \$36,931 Average Household Income \$62,264 \$60,854 \$58,970 2028 Summary Population 10,165 12,043 18,703 Households 4,250 5,060 7,605 Families 2,358 2,844 4,557 Average Household Size 2,20 2,22 2,35 Owner Occupied Housing Units 2,886 3,643 5,776 Renter Occupied Housing Units 1,364 1,417 1,829 Median Age 38.				
Population 10,472 12,417 19,237 Households 4,334 5,163 7,725 Families 2,423 2,924 4,660 Average Household Size 2,23 2,25 2,38 Owner Occupied Housing Units 2,932 3,705 5,844 Renter Occupied Housing Units 1,402 1,458 1,881 Median Age 36.7 38.5 39.5 Median Household Income \$38,595 \$36,846 \$36,931 Average Household Income \$62,264 \$60,854 \$58,970 2028 Summary Population 10,165 12,043 18,703 Households 4,250 5,060 7,605 Families 2,358 2,844 4,557 Average Household Size 2,20 2,22 2,35 Owner Occupied Housing Units 2,886 3,643 5,776 Renter Occupied Housing Units 1,364 1,417 1,829 Median Age 38.2 39.9 41.0	Average modernoid Size	2.20	2,20	2,33
Households	-			
Families 2,423 2,924 4,660 Average Household Size 2,23 2,25 2,38 Owner Occupied Housing Units 2,932 3,705 5,844 Renter Occupied Housing Units 1,402 1,458 1,881 Median Age 36.7 38.5 39.5 Median Household Income \$38,595 \$36,846 \$36,931 Average Household Income \$62,264 \$60,854 \$58,970 2028 Summary Population 10,165 12,043 18,703 Households 4,250 5,060 7,605 Families 2,358 2,844 4,557 Average Household Size 2,20 2,22 2,35 Owner Occupied Housing Units 2,886 3,643 5,76 Renter Occupied Housing Units 1,364 1,417 1,829 Median Age 38.2 39.9 41.0 Median Household Income \$42,329 \$40,384 \$40,580 Average Household Income \$68,732 \$67,433	•			
Average Household Size 2.23 2.25 2.38 Owner Occupied Housing Units 2,932 3,705 5,844 Renter Occupied Housing Units 1,402 1,458 1,881 Median Age 36,7 38,5 39,5 Median Household Income \$38,595 \$36,846 \$36,931 Average Household Income \$62,264 \$60,854 \$58,970 2028 Summary Population 10,165 12,043 18,703 Households 4,250 5,060 7,605 Families 2,358 2,844 4,557 Average Household Size 2.20 2,22 2,35 Owner Occupied Housing Units 2,886 3,643 5,776 Renter Occupied Housing Units 1,364 1,417 1,829 Median Age 38,2 39,9 41,0 Median Household Income \$42,329 \$40,384 \$40,580 Average Household Income \$68,732 \$67,433 \$66,011 Trends: 2023-2028 Annual Rate Population -0.59% -0.61% -0.55%			5,163	
Owner Occupied Housing Units 2,932 3,705 5,844 Renter Occupied Housing Units 1,402 1,458 1,881 Median Age 36.7 38.5 39.5 Median Household Income \$38,595 \$36,846 \$36,931 Average Household Income \$62,264 \$60,854 \$58,970 2028 Summary Population 10,165 12,043 18,703 Households 4,250 5,060 7,605 Families 2,358 2,844 4,557 Average Household Size 2.20 2.22 2.35 Owner Occupied Housing Units 2,886 3,643 5,776 Renter Occupied Housing Units 1,364 1,417 1,829 Median Age 38.2 39.9 41.0 Median Household Income \$42,329 \$40,384 \$40,580 Average Household Income \$68,732 \$67,433 \$66,011 Trends: 2023-2028 Annual Rate Population -0.59% -0.61% -0.55% <t< td=""><td></td><td></td><td>•</td><td></td></t<>			•	
Renter Occupied Housing Units 1,402 1,458 1,881 Median Age 36.7 38.5 39.5 Median Household Income \$38,595 \$36,846 \$36,931 Average Household Income \$62,264 \$60,854 \$58,970 2028 Summary Population 10,165 12,043 18,703 Households 4,250 5,060 7,605 Families 2,358 2,844 4,557 Average Household Size 2.20 2.22 2.35 Owner Occupied Housing Units 2,886 3,643 5,776 Renter Occupied Housing Units 1,364 1,417 1,829 Median Age 38.2 39.9 41.0 Median Household Income \$42,329 \$40,384 \$40,580 Average Household Income \$68,732 \$67,433 \$66,011 Trends: 2023-2028 Annual Rate Population -0.59% -0.61% -0.56% Households -0.39% -0.40% -0.31%	The state of the s			
Median Age 36.7 38.5 39.5 Median Household Income \$38,595 \$36,846 \$36,931 Average Household Income \$62,264 \$60,854 \$58,970 2028 Summary Population 10,165 12,043 18,703 Households 4,250 5,060 7,605 Families 2,358 2,844 4,557 Average Household Size 2,20 2,22 2,35 Owner Occupied Housing Units 1,364 1,417 1,829 Median Age 38.2 39.9 41.0 Median Household Income \$42,329 \$40,384 \$40,580 Average Household Income \$68,732 \$67,433 \$66,011 Trends: 2023-2028 Annual Rate Population -0.59% -0.61% -0.56% Households -0.39% -0.40% -0.31% Families -0.54% -0.55% -0.45% Owner Households -0.32% -0.34% -0.23%				
Median Household Income \$38,595 \$36,846 \$36,931 Average Household Income \$62,264 \$60,854 \$58,970 2028 Summary Population 10,165 12,043 18,703 Households 4,250 5,060 7,605 Families 2,358 2,844 4,557 Average Household Size 2,20 2,22 2,35 Owner Occupied Housing Units 1,364 1,417 1,829 Median Age 38,2 39,9 41,0 Median Household Income \$42,329 \$40,384 \$40,580 Average Household Income \$68,732 \$67,433 \$66,011 Trends: 2023-2028 Annual Rate Population -0.59% -0.61% -0.56% Households -0.39% -0.40% -0.31% Families -0.55% -0.45% Owner Households -0.32% -0.34% -0.23%	-			·
Average Household Income \$62,264 \$60,854 \$58,970 2028 Summary Population 10,165 12,043 18,703 Households 4,250 5,060 7,605 Families 2,358 2,844 4,557 Average Household Size 2,20 2,22 2,35 Owner Occupied Housing Units 2,886 3,643 5,776 Renter Occupied Housing Units 1,364 1,417 1,829 Median Age 38.2 39.9 41.0 Median Household Income \$42,329 \$40,384 \$40,580 Average Household Income \$68,732 \$67,433 \$66,011 Trends: 2023-2028 Annual Rate Population -0.59% -0.61% -0.56% Households -0.39% -0.40% -0.31% Families -0.55% -0.45% Owner Households -0.32% -0.34% -0.23%				
2028 Summary Population 10,165 12,043 18,703 Households 4,250 5,060 7,605 Families 2,358 2,844 4,557 Average Household Size 2.20 2.22 2.35 Owner Occupied Housing Units 2,886 3,643 5,776 Renter Occupied Housing Units 1,364 1,417 1,829 Median Age 38.2 39.9 41.0 Median Household Income \$42,329 \$40,384 \$40,580 Average Household Income \$68,732 \$67,433 \$66,011 Trends: 2023-2028 Annual Rate Population -0.59% -0.61% -0.56% Households -0.39% -0.40% -0.31% Families -0.54% -0.55% -0.45% Owner Households -0.32% -0.34% -0.23%				
Population 10,165 12,043 18,703 Households 4,250 5,060 7,605 Families 2,358 2,844 4,557 Average Household Size 2.20 2.22 2.35 Owner Occupied Housing Units 2,886 3,643 5,776 Renter Occupied Housing Units 1,364 1,417 1,829 Median Age 38.2 39.9 41.0 Median Household Income \$42,329 \$40,384 \$40,580 Average Household Income \$68,732 \$67,433 \$66,011 Trends: 2023-2028 Annual Rate Population -0.59% -0.61% -0.56% Households -0.39% -0.40% -0.31% Families -0.54% -0.55% -0.45% Owner Households -0.32% -0.34% -0.23%	Average Household Income	\$62,264	\$60,854	\$58,970
Households 4,250 5,060 7,605 Families 2,358 2,844 4,557 Average Household Size 2.20 2.22 2.35 Owner Occupied Housing Units 2,886 3,643 5,776 Renter Occupied Housing Units 1,364 1,417 1,829 Median Age 38.2 39.9 41.0 Median Household Income \$42,329 \$40,384 \$40,580 Average Household Income \$68,732 \$67,433 \$66,011 Trends: 2023-2028 Annual Rate Population -0.59% -0.61% -0.56% Households -0.39% -0.40% -0.31% Families -0.54% -0.55% -0.45% Owner Households -0.32% -0.34% -0.23%	2028 Summary			
Families 2,358 2,844 4,557 Average Household Size 2.20 2.22 2.35 Owner Occupied Housing Units 2,886 3,643 5,776 Renter Occupied Housing Units 1,364 1,417 1,829 Median Age 38.2 39.9 41.0 Median Household Income \$42,329 \$40,384 \$40,580 Average Household Income \$68,732 \$67,433 \$66,011 Trends: 2023-2028 Annual Rate Population -0.59% -0.61% -0.56% Households -0.39% -0.40% -0.31% Families -0.55% -0.45% Owner Households -0.32% -0.34% -0.23%	Population	10,165	12,043	18,703
Average Household Size 2,20 2,22 2,35 Owner Occupied Housing Units 2,886 3,643 5,776 Renter Occupied Housing Units 1,364 1,417 1,829 Median Age 38.2 39.9 41.0 Median Household Income \$42,329 \$40,384 \$40,580 Average Household Income \$68,732 \$67,433 \$66,011 Trends: 2023-2028 Annual Rate Population -0.59% -0.61% -0.56% Households -0.39% -0.40% -0.31% Families -0.54% -0.55% -0.45% Owner Households -0.32% -0.34% -0.23%	Households	4,250	5,060	7,605
Owner Occupied Housing Units 2,886 3,643 5,776 Renter Occupied Housing Units 1,364 1,417 1,829 Median Age 38.2 39.9 41.0 Median Household Income \$42,329 \$40,384 \$40,580 Average Household Income \$68,732 \$67,433 \$66,011 Trends: 2023-2028 Annual Rate Population -0.59% -0.61% -0.56% Households -0.39% -0.40% -0.31% Families -0.54% -0.55% -0.45% Owner Households -0.32% -0.34% -0.23%	Families	2,358	2,844	4,557
Renter Occupied Housing Units 1,364 1,417 1,829 Median Age 38.2 39.9 41.0 Median Household Income \$42,329 \$40,384 \$40,580 Average Household Income \$68,732 \$67,433 \$66,011 Trends: 2023-2028 Annual Rate Population -0.59% -0.61% -0.56% Households -0.39% -0.40% -0.31% Families -0.54% -0.55% -0.45% Owner Households -0.32% -0.34% -0.23%	Average Household Size	2.20	2.22	2.35
Median Age 38.2 39.9 41.0 Median Household Income \$42,329 \$40,384 \$40,580 Average Household Income \$68,732 \$67,433 \$66,011 Trends: 2023-2028 Annual Rate Population -0.59% -0.61% -0.56% Households -0.39% -0.40% -0.31% Families -0.54% -0.55% -0.45% Owner Households -0.32% -0.34% -0.23%	Owner Occupied Housing Units	2,886	3,643	5,776
Median Household Income \$42,329 \$40,384 \$40,580 Average Household Income \$68,732 \$67,433 \$66,011 Trends: 2023-2028 Annual Rate Population -0.59% -0.61% -0.56% Households -0.39% -0.40% -0.31% Families -0.54% -0.55% -0.45% Owner Households -0.32% -0.34% -0.23%	Renter Occupied Housing Units	1,364	1,417	1,829
Average Household Income \$68,732 \$67,433 \$66,011 Trends: 2023-2028 Annual Rate Population -0.59% -0.61% -0.56% Households -0.39% -0.40% -0.31% Families -0.54% -0.55% -0.45% Owner Households -0.32% -0.34% -0.23%	Median Age	38.2	39.9	41.0
Trends: 2023-2028 Annual Rate Population -0.59% -0.61% -0.56% Households -0.39% -0.40% -0.31% Families -0.54% -0.55% -0.45% Owner Households -0.32% -0.34% -0.23%	Median Household Income	\$42,329	\$40,384	\$40,580
Population -0.59% -0.61% -0.56% Households -0.39% -0.40% -0.31% Families -0.54% -0.55% -0.45% Owner Households -0.32% -0.34% -0.23%	Average Household Income	\$68,732	\$67,433	\$66,011
Population -0.59% -0.61% -0.56% Households -0.39% -0.40% -0.31% Families -0.54% -0.55% -0.45% Owner Households -0.32% -0.34% -0.23%	Trends: 2023-2028 Annual Rate			
Households -0.39% -0.40% -0.31% Families -0.54% -0.55% -0.45% Owner Households -0.32% -0.34% -0.23%		-0.59%	-0.61%	-0.56%
Families -0.54% -0.55% -0.45% Owner Households -0.32% -0.34% -0.33%				
Owner Households -0.32% -0.34% -0.23%				

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

Socorro, NM Trade Area Rings



July 28, 2023

©2023 Esri Page 1 of 1