

**SALE**

# Plaza Del Sol

**PAD SITES NEAR 700 SIXTH ST.**

Socorro, NM 87801

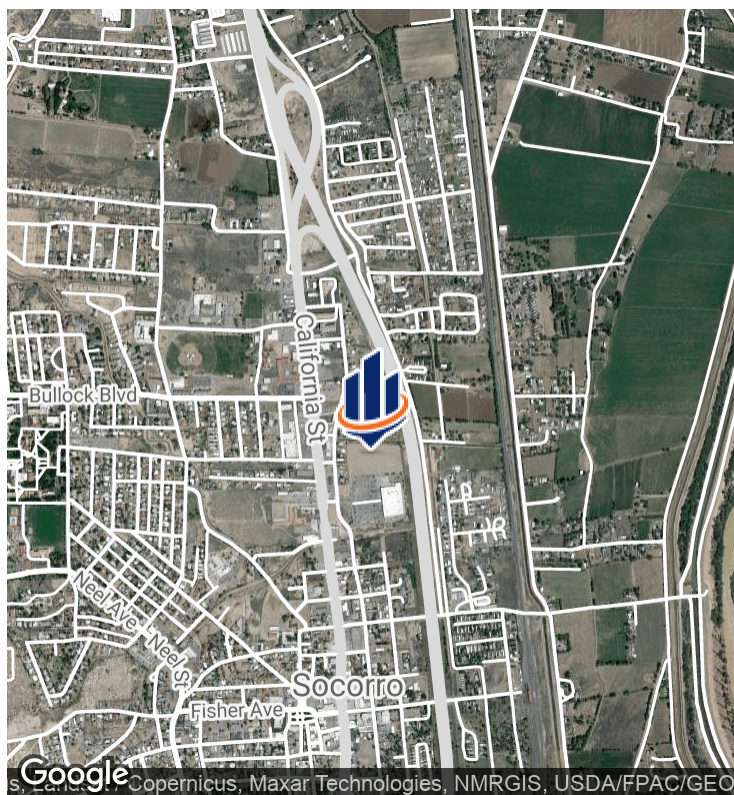
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## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$217,105 - \$2,700,720
<b>LOT SIZE:</b>	±.447 Acres to ±6.26 Acres
<b>MARKET:</b>	Socorro
<b>APN:</b>	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

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# AERIAL MAP



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# 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	6,267 Acres ±272,990 SF	\$2,700,720/ \$9.89

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## 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

	10 miles	25 miles	40 miles
<b>Census 2010 Summary</b>			
Population	11,511	13,710	21,667
Households	4,736	5,679	8,641
Families	2,813	3,413	5,505
Average Household Size	2.32	2.32	2.44
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
<b>Census 2020 Summary</b>			
Population	10,822	12,722	19,650
Households	4,435	5,264	7,861
Average Household Size	2.26	2.26	2.39
<b>2023 Summary</b>			
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
<b>2028 Summary</b>			
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
<b>Trends: 2023-2028 Annual Rate</b>			
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	1.86%	1.85%	1.90%

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

July 28, 2023

