

1801-1869 Old US 66

EDGEWOOD, NM 87015



Subject Property



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OFFERING SUMMARY

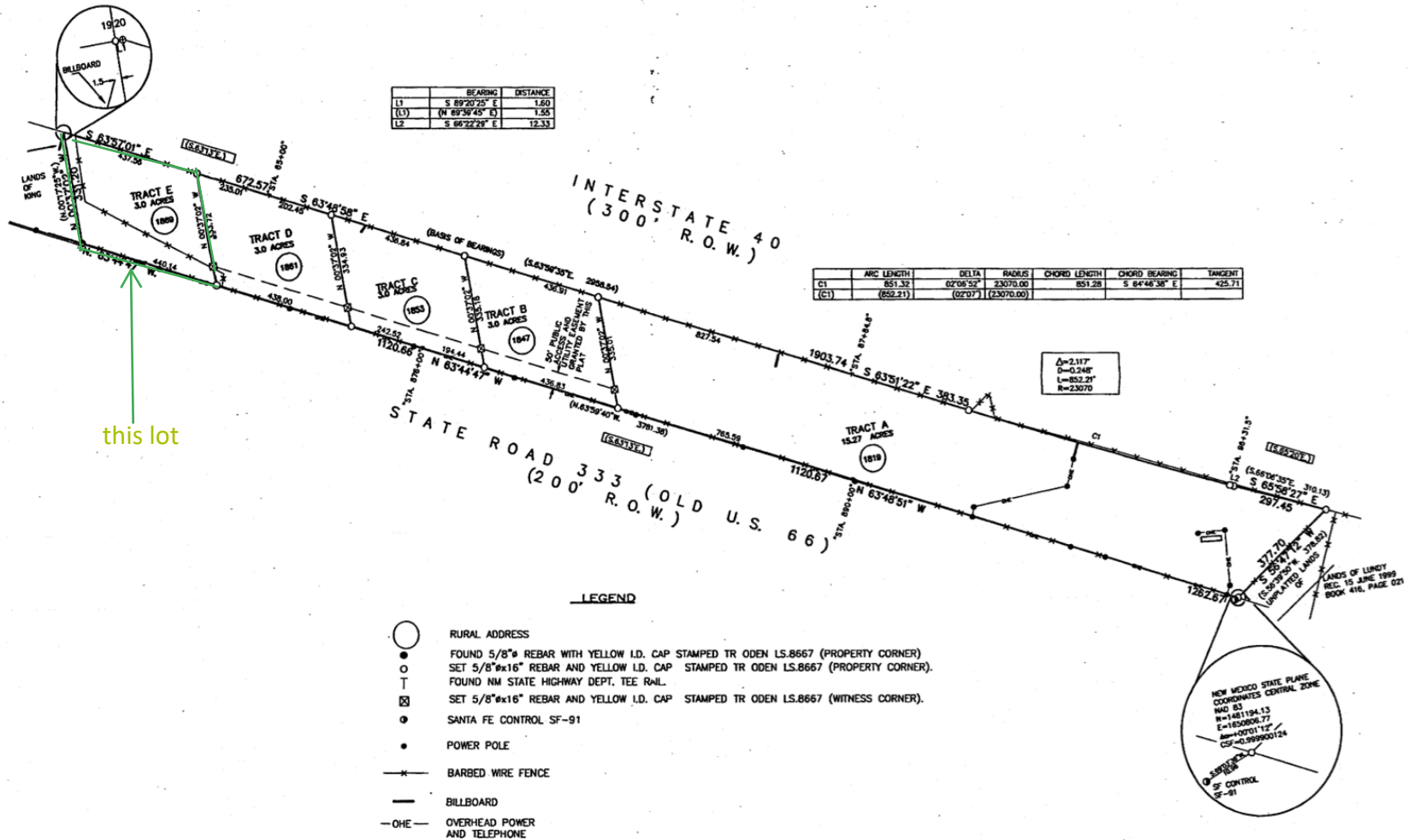
Sale Price / Per Sq Ft.	\$1,925,000 \$1.62
Lot Size	3 - 27 Acres
Zoning	Commercial Business (C-2)
Santa Fe County 2018 Taxes	\$2,507
Market	Edgewood, west to Albuquerque

PROPERTY HIGHLIGHTS

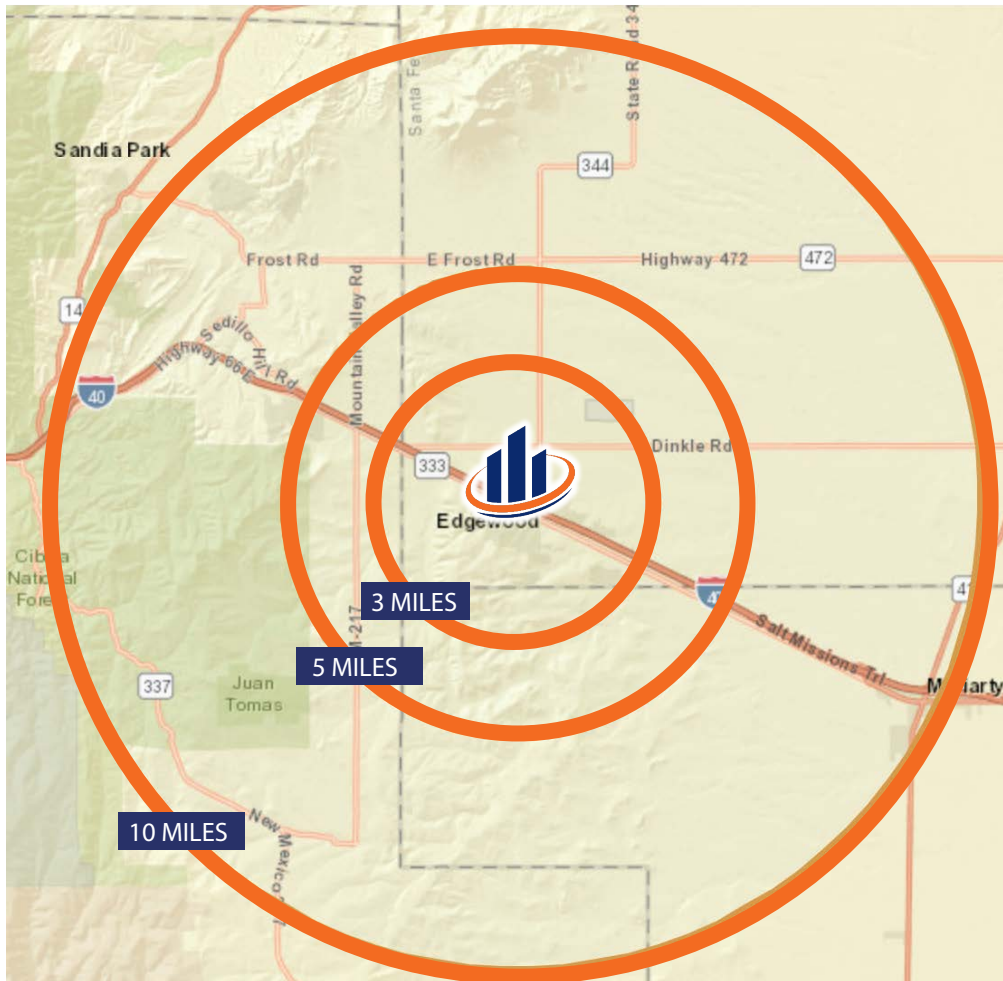
- Unique 2-Hwy Frontage
- Excellent Visibility from Interstate 40 & US Route 66
- On West (Albuquerque) End of Developing Commercial Corridor
- Newly Opened Comfort Inn & Suites, Tractor Supply in Immediate Vicinity



PLAT

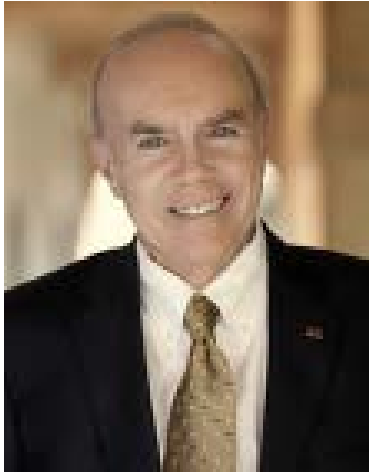


DEMOGRAPHICS



2018 Summary	3 Miles	5 Miles	10 Miles
Population	7,455	12,386	28,953
Households	2,886	4,799	11,590
Families	2,059	3,457	8,045
Average Household Size	2.58	2.58	2.50
Owner Occupied Housing Units	2,556	4,273	10,173
Renter Occupied Housing Units	330	525	1,417
Median Age	45.6	46.5	48.4
Median Household Income	\$58,161	\$64,297	\$63,998
Average Household Income	\$76,861	\$85,321	\$83,543
2023 Summary	3 Miles	5 Miles	10 Miles
Population	7,652	12,854	29,862
Households	2,954	4,967	11,928
Families	2,083	3,537	8,181
Average Household Size	2.59	2.59	2.50
Owner Occupied Housing Units	2,625	4,442	10,512
Renter Occupied Housing Units	329	524	1,416
Median Age	46.8	47.7	50.0
Median Household Income	\$62,870	\$69,221	\$68,985
Average Household Income	\$86,754	\$94,893	\$92,732

DEMOGRAPHICS



LARRY ILFELD, CCIM, ALC
SENIOR ADVISOR

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PROFESSIONAL BACKGROUND

Larry Ilfeld is an advisor with SVN Walt Arnold Commercial Brokerage in Albuquerque, New Mexico specializing in the sale of all types of land and office, industrial and retail properties. He began his real estate career in 1981 in New England where he was licensed in New Hampshire and Massachusetts, and has brokered hundreds of transactions in a wide variety of property types.

Besides working in the general commercial and investment areas Ilfeld is a member of SVN's national Asset Recovery Team (SVN-ART). SVN-ART is an alliance of SVN advisors with extensive background and experience in the field of special real estate assets, REO and loan workouts, entailing asset evaluation and management, property preservation, risk management, accelerated marketing, and auction, sealed bid and on-line sales.

Out of over 1000 SVN advisors nationally only approximately 75 are members of the company's select ASSET RECOVERY TEAM.

During the calamitous real estate downturn in New England in the early 1990's Ilfeld developed significant distressed asset and workout experience working with the FDIC and its major subcontractor, Bank One, selling commercial real estate assets for both entities as part of the area's market turnaround process.

One of Ilfeld's many notable transactions was the \$13 million sale of a 141 acre mixed-use land property in Cabezon Communities, Rio Rancho, New Mexico. The property had been entitled and master planned through a partnership with a leading area developer but had previously been unsaleable due to longstanding legal entanglements. The over two-year transaction process produced a major commercial project for Rio Rancho that includes the new state of the art Presbyterian Rust Medical Center.

Ilfeld holds the CCIM (Certified Commercial Investment Member) and ALC (Accredited Land Consultant) designations. He is the only Accredited Land Consultant in New Mexico. He is also a member of the National Association of REALTORS (NAR), the REALTORS Land Institute (RLI), the New Mexico Assoc. of REALTORS (NMAR) and the Commercial Association of REALTORS of New Mexico (CARNM).

EDUCATION

BA, Boston University; CCIM Designation Course Program; REALTORS Land Institute Accredited Land Consultant Advanced (ALC-Advanced) Designation Course Program; numerous commercial real estate continuing education courses.

MEMBERSHIPS & AFFILIATIONS

National Association of REALTORS (NAR); New Mexico Association of REALTORS Association of (NMAR); Commercial Association of REALTORS of New Mexico (CARNM); REALTORS Land Institute (RLI); Certified Commercial Investment Member Institute (CCIM).