

LAND FOR SALE



COMMERCIAL LAND AT W I-25 AND CERRILLOS

27746 I-25 W FRONTAGE RD, SANTA FE, NM 87507



\$1,025,000 | \$10.25/SF | 2.296± AC | C-2 ZONING

REA | REAL ESTATE ADVISORS
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PROPERTY SUMMARY

27746 I-25 W FRONTAGE RD | SANTA FE, NM 87507



Property Summary

Price:	\$1,025,000
Lot Size:	2.15 Acres
Price / Acre:	\$10.24
Cross Streets:	Cerrillos
Zoning:	C2

Property Overview

- Strategic Location on I-25 Frontage Rd – excellent exposure to highway traffic
- Zoned C-2 – Ideal for a variety of commercial developments
- Flat & Usable Land – Ready for construction with utilities nearby
- 2.15 Acres – Ample space for buildings, parking, and future expansion
- Growing Market – Situated in a high-demand corridor with strong growth potential

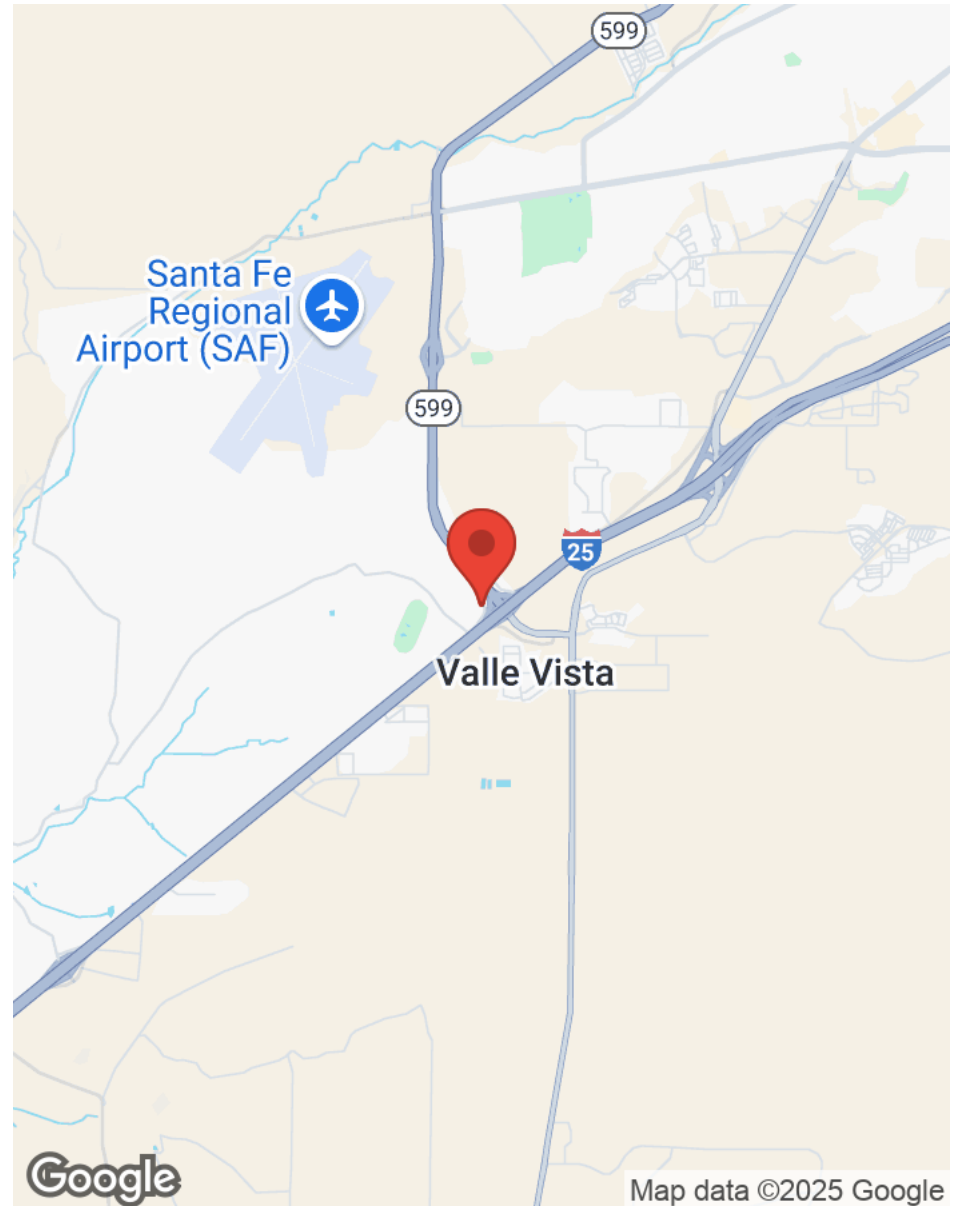
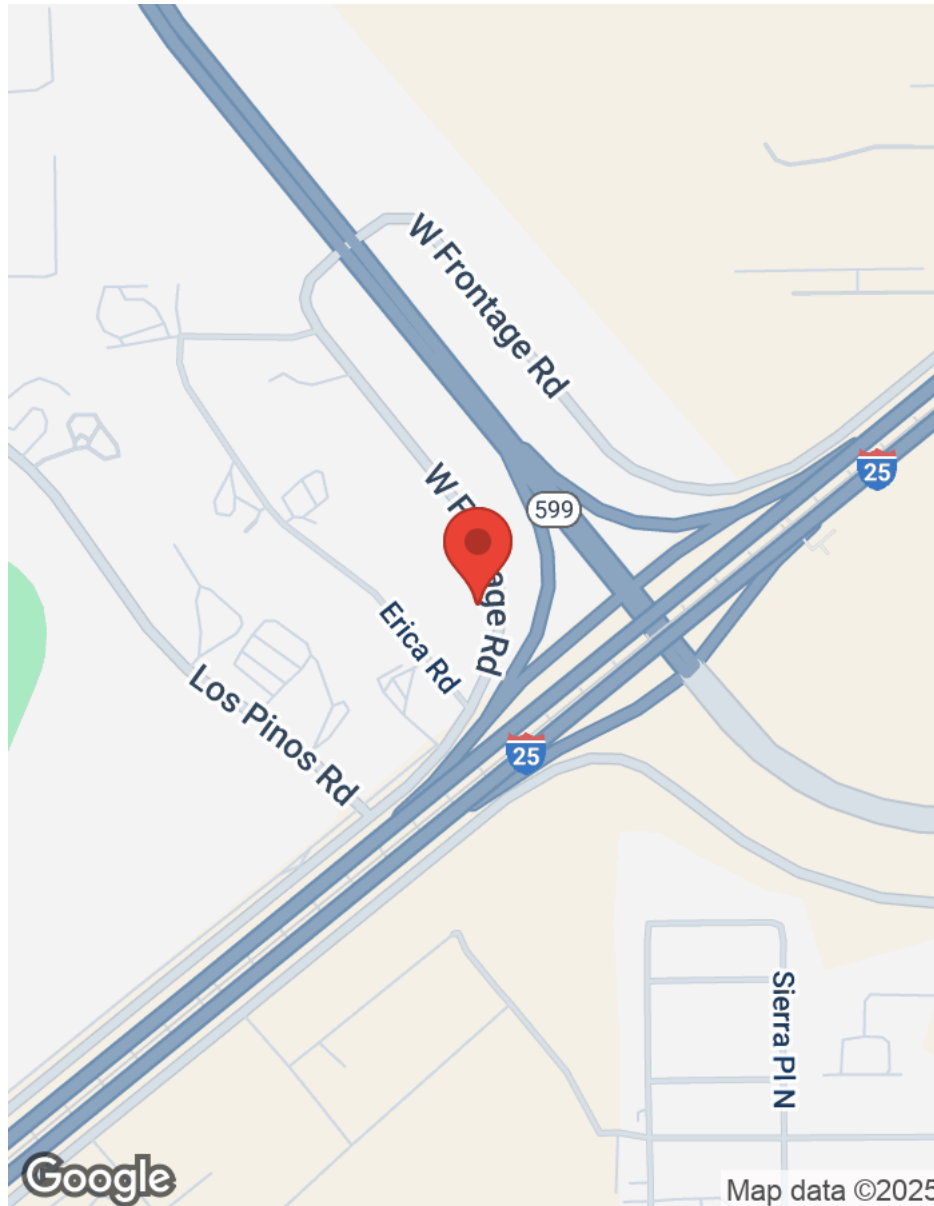
Location Overview

Prime location on I-25 West Frontage Rd near Fashion Outlet mall, Walmart Super Center and Starbucks



LOCATION MAPS

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PROPERTY PHOTOS

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VICINITY MAP

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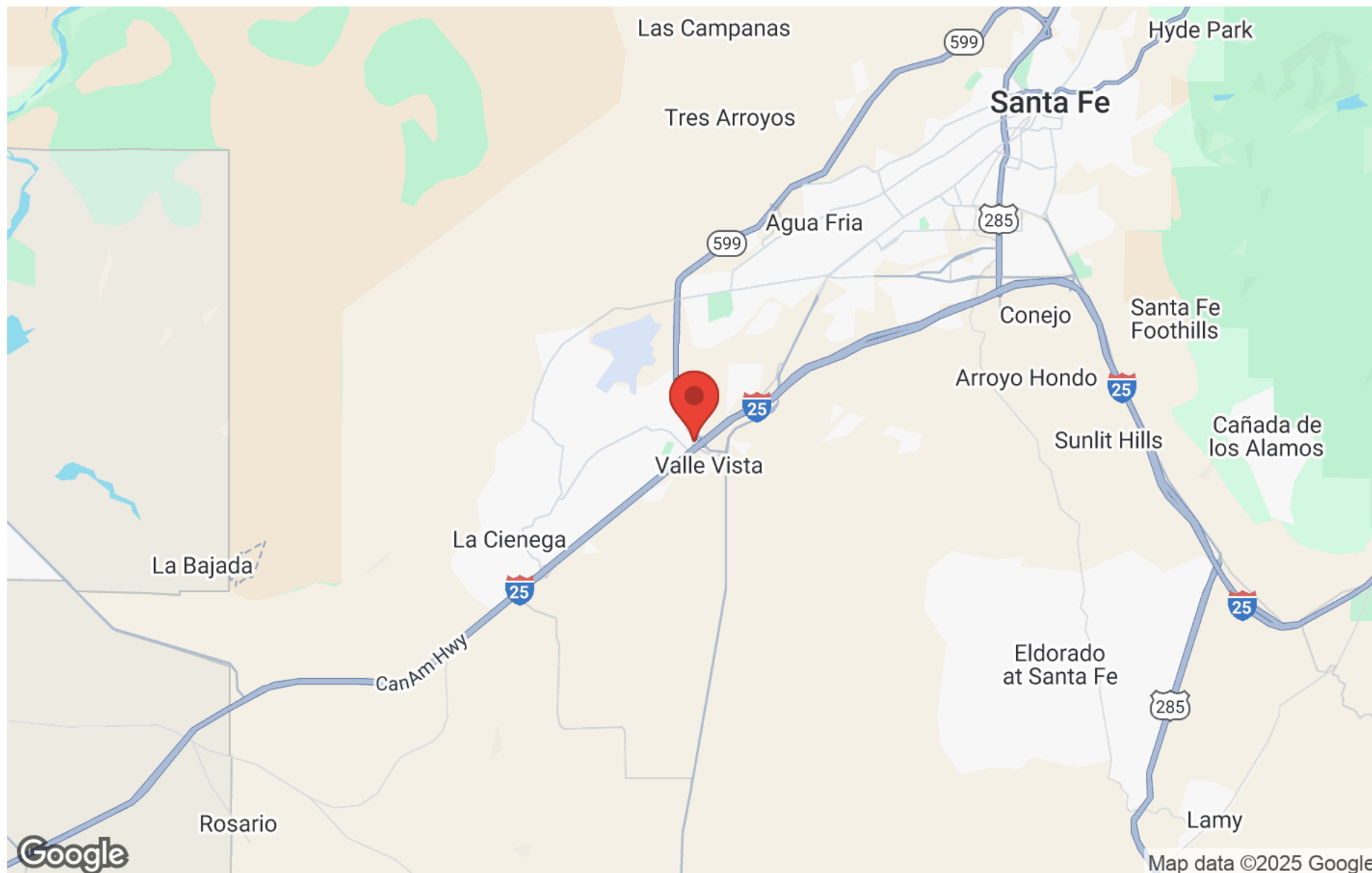


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REGIONAL MAP

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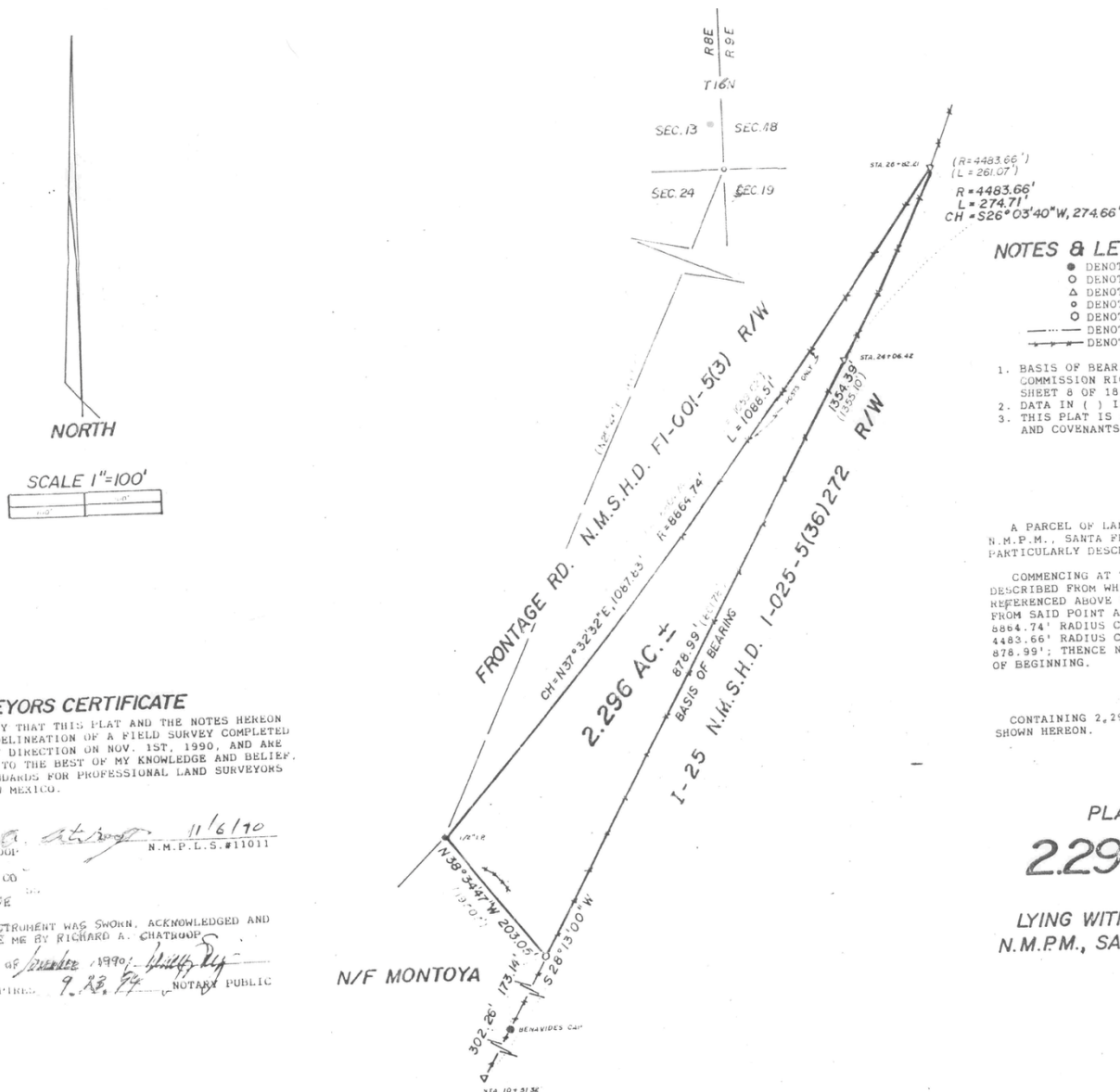
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SURVEY

27746 I-25 W FRONTAGE RD | SANTA FE, NM 87507



SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT AND THE NOTES HEREON ARE AN ACCURATE DELINEATION OF A FIELD SURVEY COMPLETED BY ME OR UNDER MY DIRECTION ON NOV. 1ST, 1990, AND ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND MEET THE STANDARDS FOR PROFESSIONAL LAND SURVEYORS PRACTICING IN NEW MEXICO.

Richard A. Chatroop 11/6/90
 RICHARD A. CHATROOP N.M.P.L.S.#11011
 STATE OF NEW MEXICO
 COUNTY OF SANTA FE
 THE FOREGOING INSTRUMENT WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY RICHARD A. CHATROOP
 THIS 6 DAY OF November 1990
 MY COMMISSION EXPIRES 7.13.97 NOTARY PUBLIC

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 RICH CHATROOP - PROFESSIONAL LAND SURVEYOR
 New Mexico Registration No. 11011
 P2301 No. 684-4717 Mon-Fri 9AM-5PM
 * Enter your phone number

SANTA FE

Market Area Assessment

THE OLDEST CAPITAL CITY IN THE UNITED STATES

At the foothills of the Sangre de Cristo Mountains sits the State Capitol of New Mexico, Santa Fe. Founded in 1610, in beautiful and historic northern New Mexico, Santa Fe has become a cultural hub for its art galleries, museums, rich history and picturesque landscape. Living up to its moniker “The City Different” for distinct culture and arts, it attracts international tourism (two million visitors a year) to its 250 plus galleries, over a dozen museums, the largest juried Native art show in the world, one-of-a-kind cuisine and over 320 sunny days a year, all while surrounded by pristine nature. Santa Fe is home to the State Capital and major government facilities, the city’s top economic generator. It is also a commuter city for the Los Alamos National Laboratory (LANL). The federal government recently increased LANLs budget to \$5 Billion and plans to add an additional 2,000 employees to its current workforce of 17,000. Santa Fe’s medical community is well respected in the Southwest and is ever-growing, adding an \$80mm, 72,000 sf regional oncology center. The MSA is home to Saint John’s College, Santa Fe Community College, the Institute of American Indian Arts and Northern New Mexico College which house a student population of around 9,200.

#1 small city of “Best Places to Live and Work as a MovieMaker.”
- MovieMaker Magazine’s 2023 list

#2 Best Small Cities in the U.S. - 2023 Reader’s Choice Awards

#1 City for Women-Owned Business - Nerd Wallet

The 24 Best Places to Go in 2024 - Conde Nast Traveler

DEMOGRAPHICS OF THE SANTA FE AREA

155,664

Estimated Population



\$72,544

Median Household Income



3.16%

Population Growth/Year



48.5

Median Age



68,497

Employees



4,790

Businesses in Santa Fe





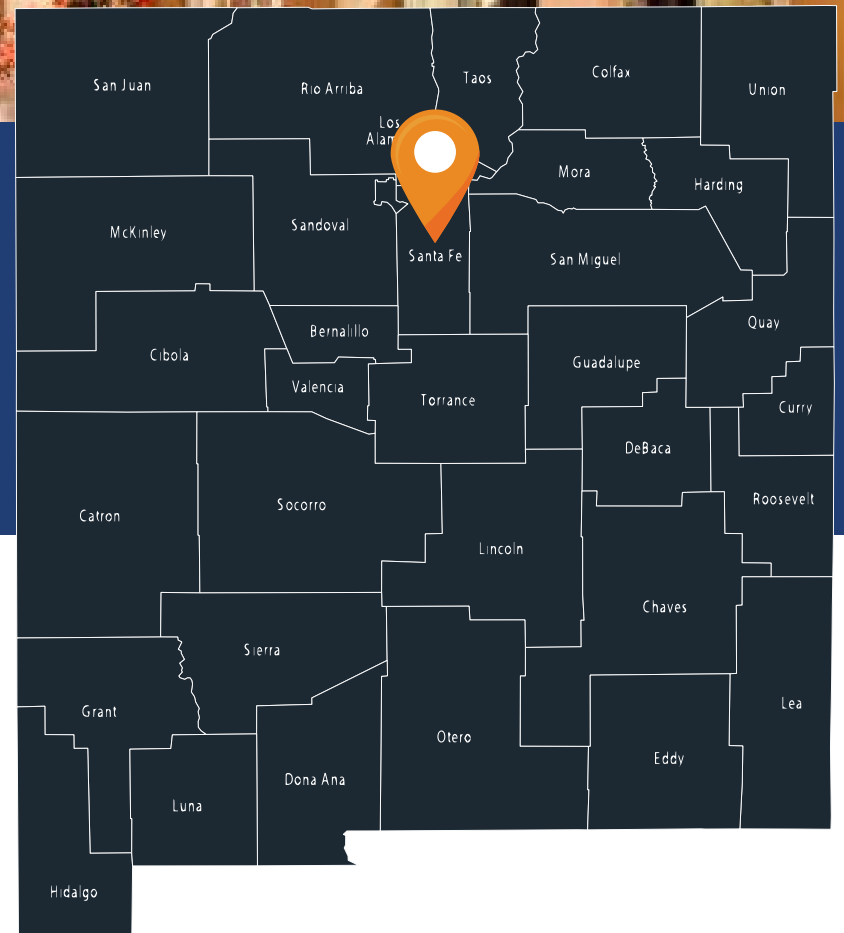
TOP 10 EMPLOYERS

- | | |
|--|-------------------------------|
| 1. State of New Mexico Government | 7. Thermo Bioanalysis |
| 2. Cristus St. Vincent Hospital | 8. Sante Fe Opera (Seasonal) |
| 3. Presbyterian Medical | 8. Walmart |
| 4. National Laboratories (Sandia & Los Alamos) | 9. Sante Fe New Mexican |
| 5. City of Santa Fe | 10. Meow Wolf Arts Collective |
| 6. Santa Fe County | |

A TOURIST DESTINATION

Santa Fe is the 3rd Largest Art Market in the United States after New York and Los Angeles.

A half-mile stretch of Santa Fe's Canyon Road has more than 100 galleries, boutiques, and restaurants "making it the world's densest concentration of art galleries". FourSeasons.com



DISCLAIMER

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