

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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PRESENTED BY:

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PROPERTY SUMMARY

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



Property Summary

Price:	\$1,025,000
Lot Size:	2.296 Acres
Price / Sq Ft:	\$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

2.296 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

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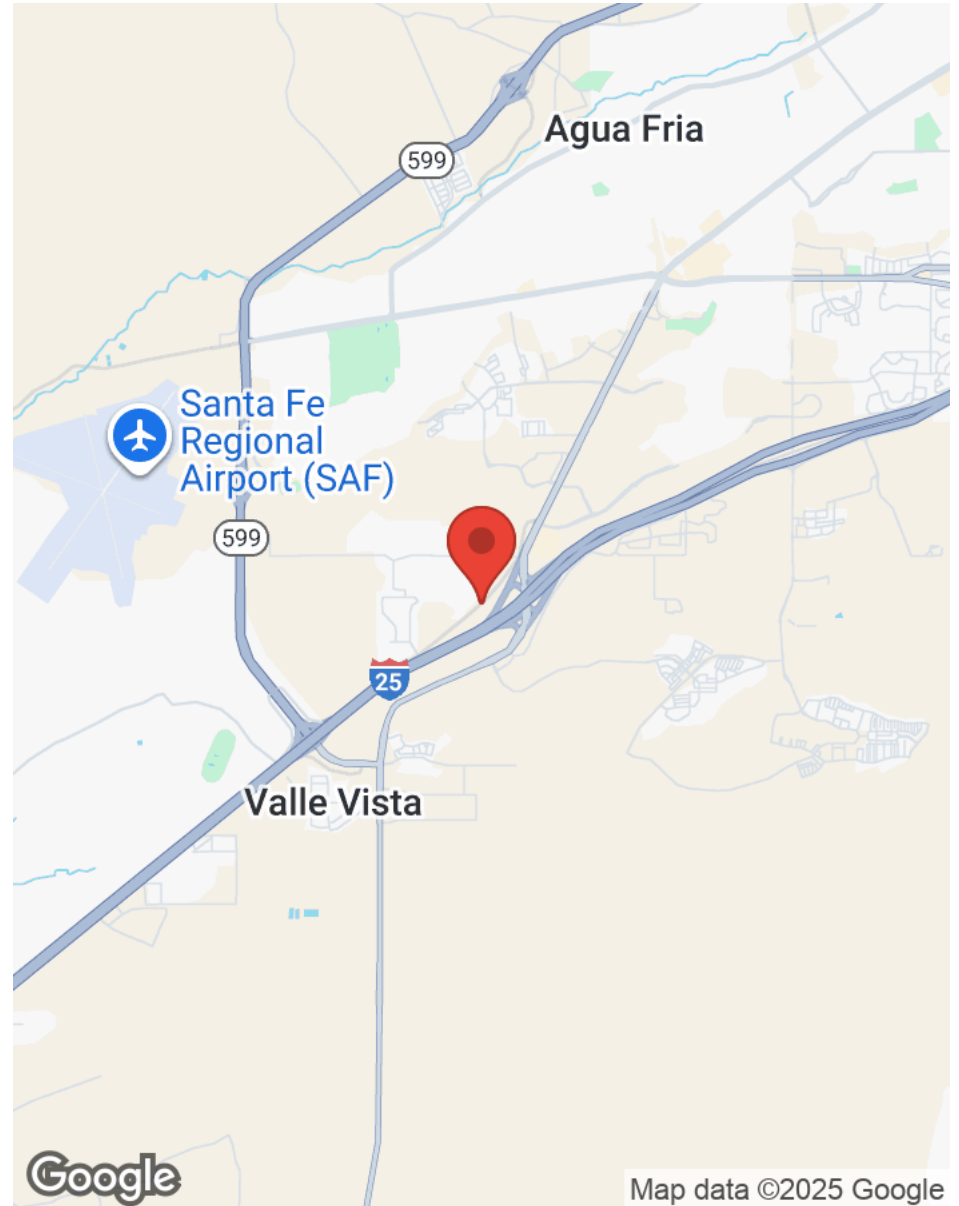
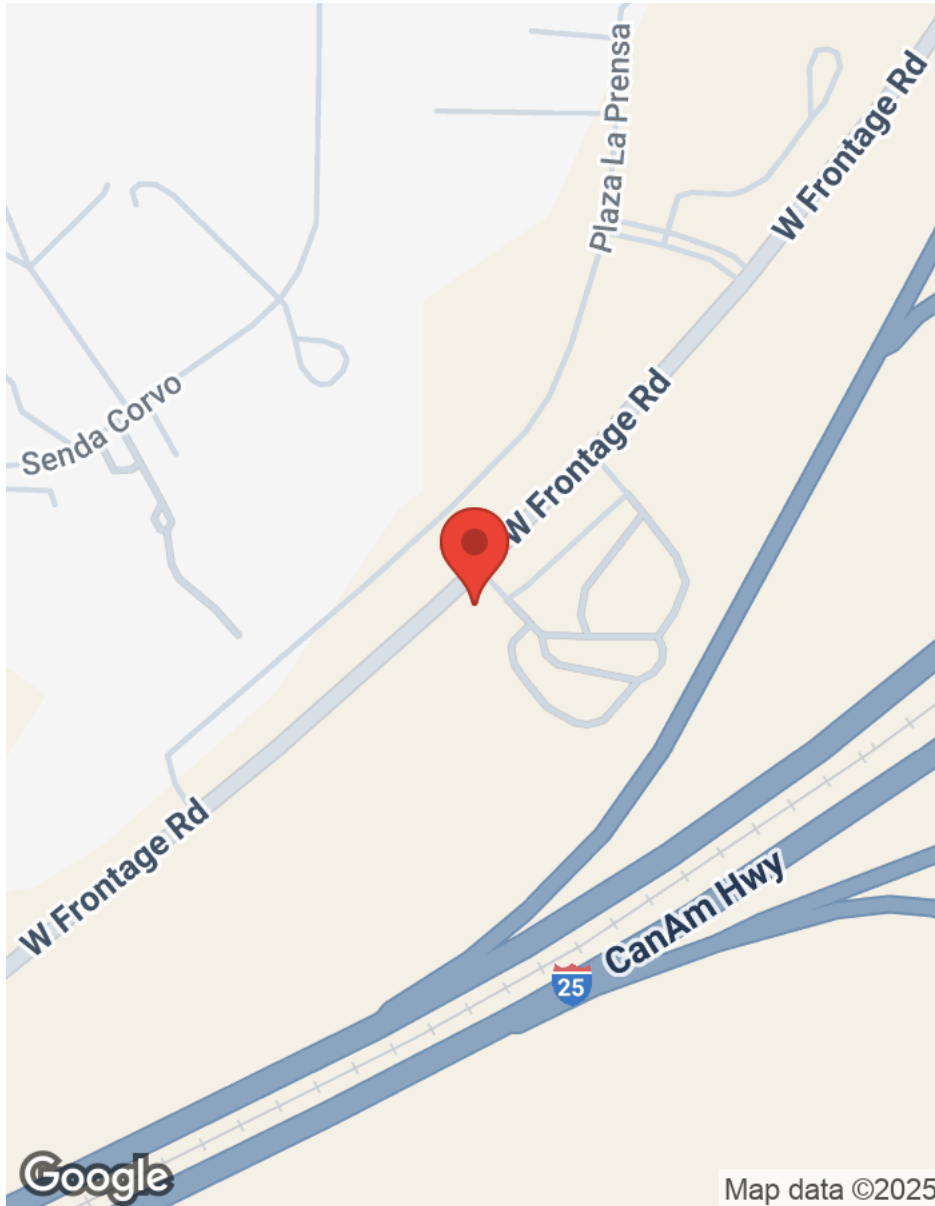


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LOCATION MAPS

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PROPERTY PHOTOS

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VICINITY MAP

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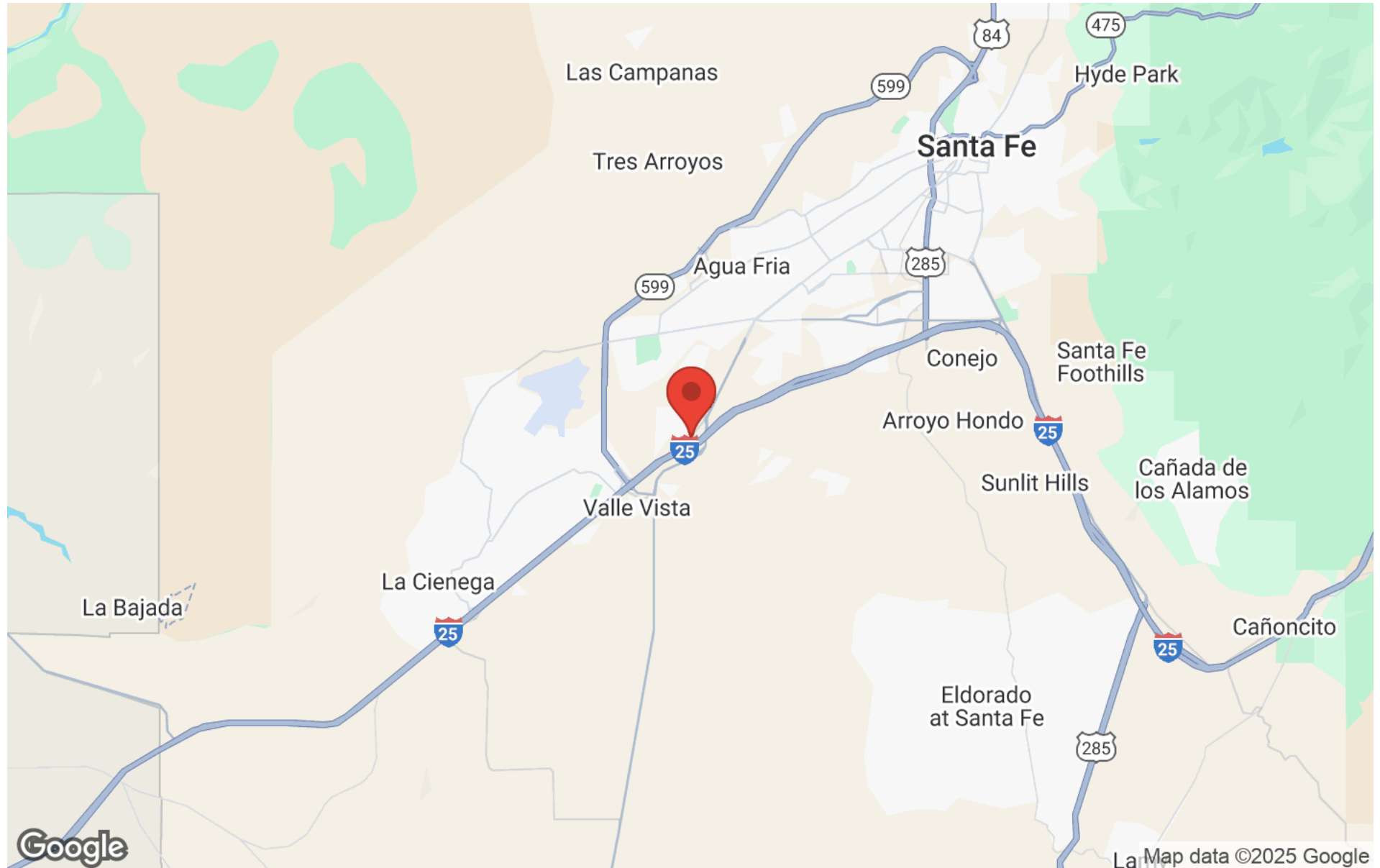


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REGIONAL MAP

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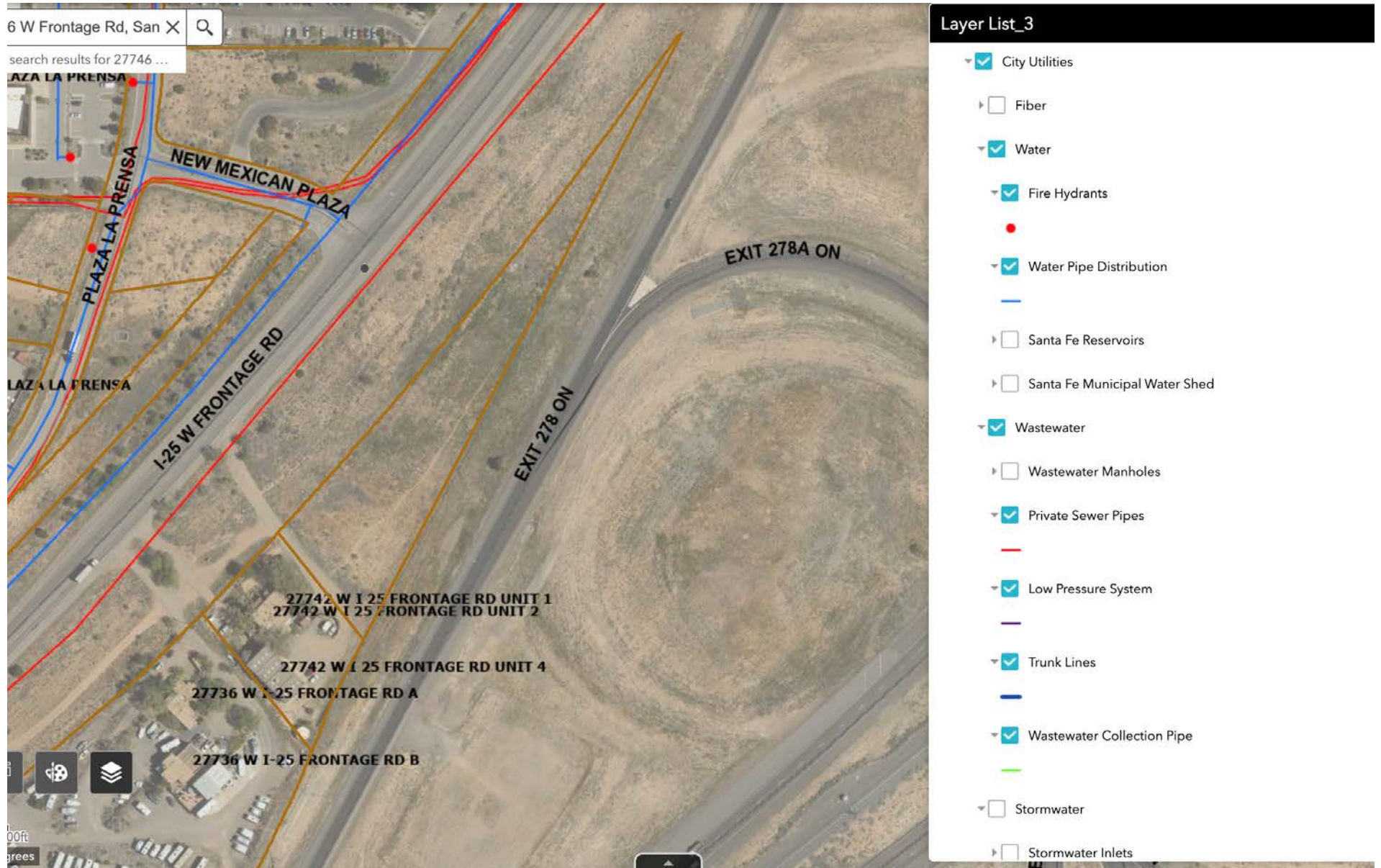


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SANTA FE UTILITIES - GIS

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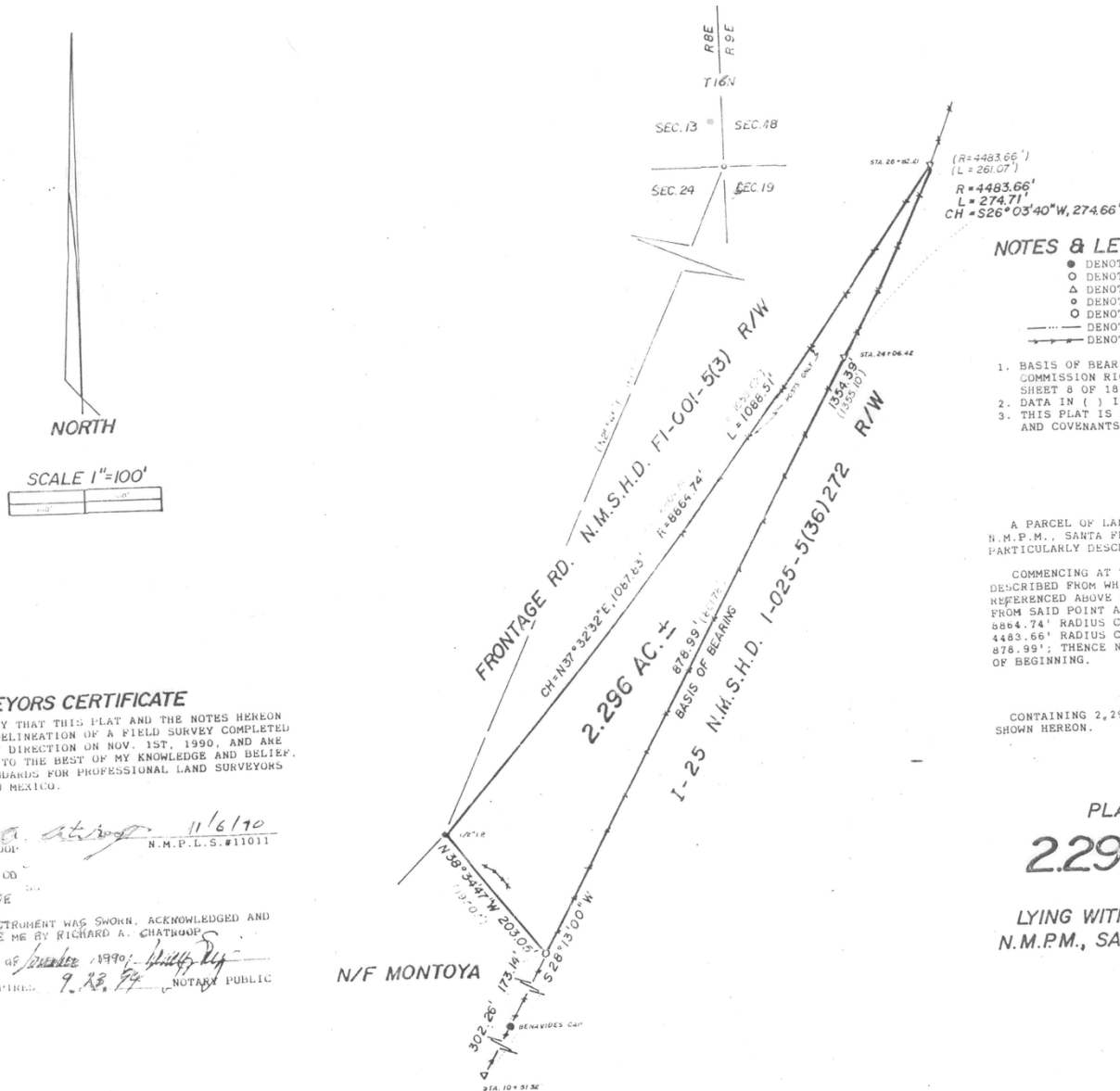


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SURVEY

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



NOTES & LEGEND

- DENOTES POINT FOUNDAS INDICATED
- DENOTES POINT SET THIS SURVEY
- △ DENOTES R.O.W. RAIL
- DENOTES POINT CALCULATED
- DENOTES UTILITY POLE
- DENOTES OVERHEAD LINES
- DENOTES FENCE LINES

1. BASIS OF BEARING IS FROM NEW MEXICO STATE HIGHWAY COMMISSION RIGHT OF WAY MAP PROJECT NO. 1-025-5(36)272, SHEET 8 OF 18, ON MAY 5TH, 1971.
2. DATA IN () IS FROM PLAT OF NOTE #1.
3. THIS PLAT IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD.

DESCRIPTION

A PARCEL OF LAND LYING WITHIN SECTION 24, T16N, R8E, N.M.P.M., SANTA FE COUNTY, NEW MEXICO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WESTERN MOST CORNER OF THE PARCEL HEREON DESCRIBED FROM WHENCE THE NORTHERN MOST CORNER OF SECTION 24 AS REFERENCED ABOVE BEARS N25°45'E 1085.8' DISTANT; THENCE FROM SAID POINT AND PLACE OF BEGINNING 1088.51' ALONG A 8884.74' RADIUS CURVE TO THE LEFT; THENCE 274.71' ALONG A 4483.66' RADIUS CURVE TO THE RIGHT; THENCE S28°13'00"W, 878.99'; THENCE N38°34'47"W, 283.05' TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 2.296 ACRES MORE OR LESS AND AS MORE FULLY SHOWN HEREON.

PLAT OF SURVEY OF
2.296 ACRES

LYING WITHIN SECTION 24, T16N, R8E,
N.M.P.M., SANTA FE COUNTY, NEW MEXICO.

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, *Notary Public*
MY COMMISSION EXPIRES 9.13.99 NOTARY PUBLIC

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Box 504 P.O. Box N.M. 87552
RICH CHATROOP - PROFESSIONAL LAND SURVEYOR
New Mexico Registration No. 11011
P2301 No. 884-4717 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





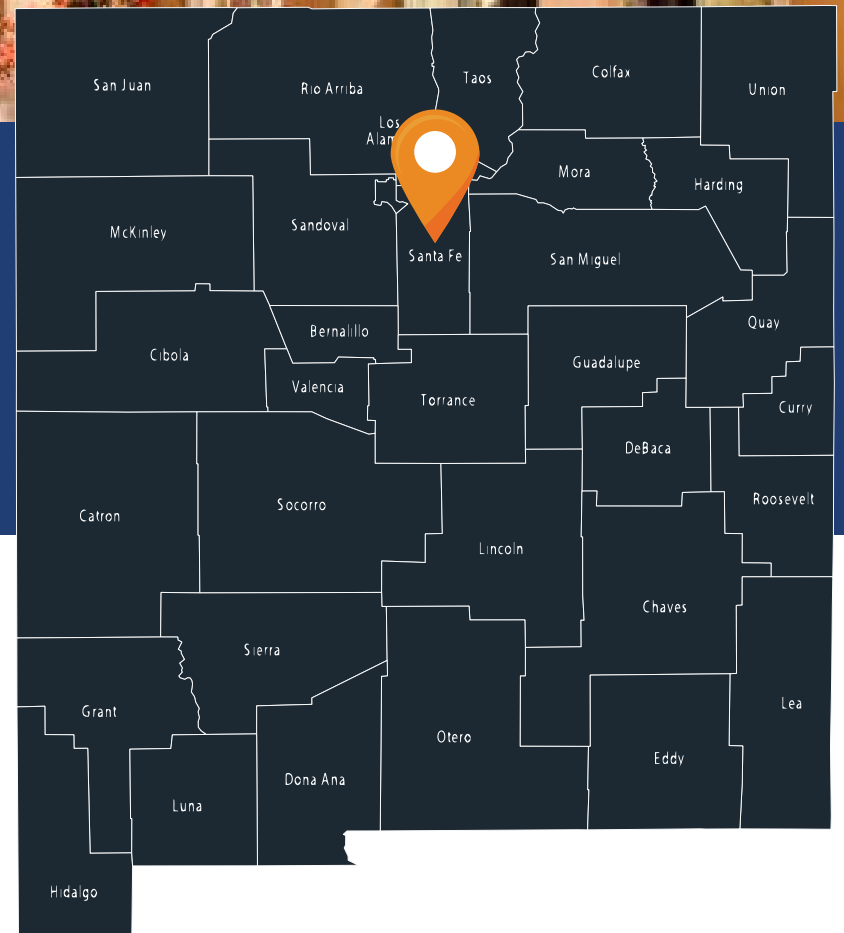
TOP 10 EMPLOYERS

- | | |
|--|-------------------------------|
| 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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