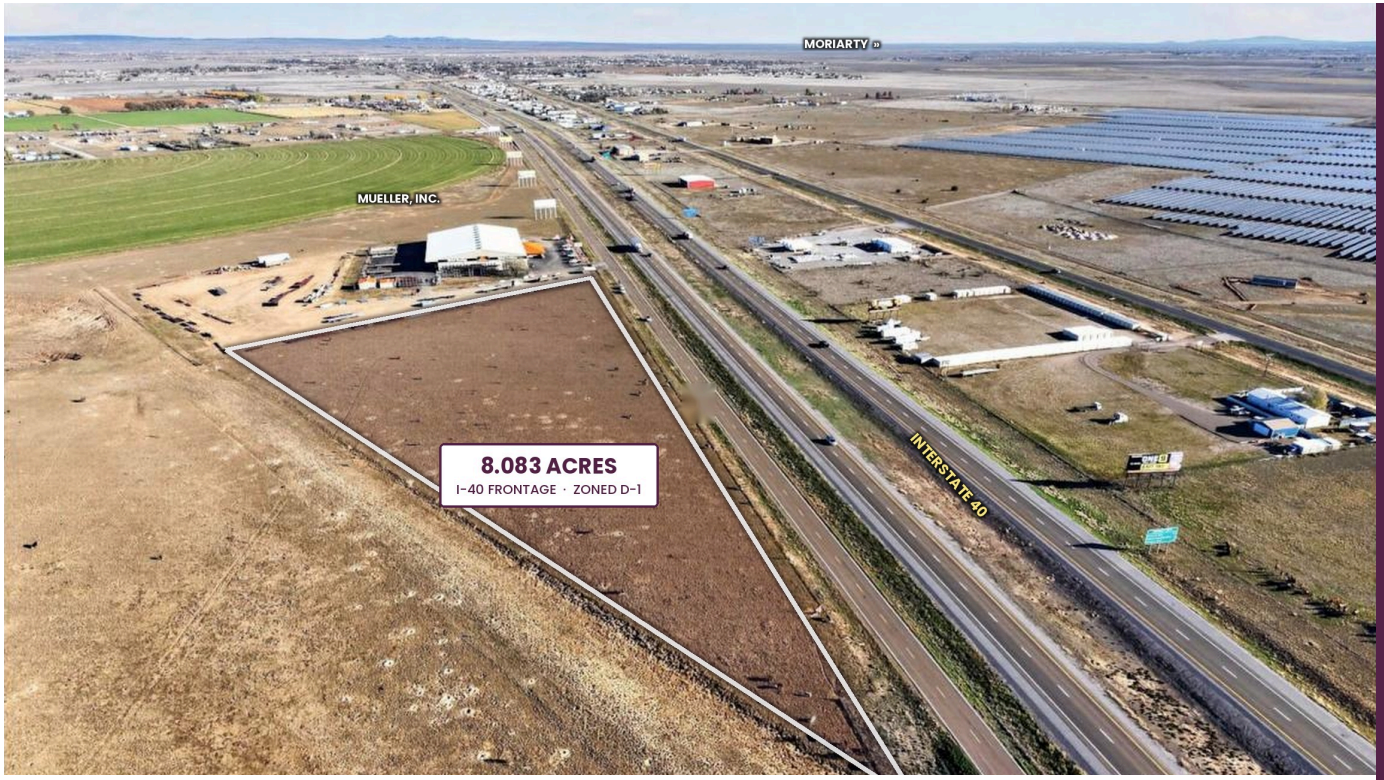
I-40 FRONTAGE LAND

I-40 North Frontage · Abrahames Rd W · Moriarty, NM 87035

BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE

±1,285 FEET ON INTERSTATE 40.

8.083 ACRES · 28,807 VEHICLES A DAY · D-1 ZONING · $2.84 PER SF









FOR SALE

$1,000,000 Asking price

8.083 AC ±352,094 SF of land

±1,285 FT Along the I-40 right-of-way*

$2.84 / SF $123,716 per acre

ZONING
D-1 Minor Development

COUNTY
Torrance (unincorporated)

ACCESS
South line · frontage road

POWER
At the road, per broker

I-40 TRAFFIC
28,807 VPD (2023)

TO EXIT 194
±1.75 mi

Jacob Lopez
Qualifying Broker & Principal · NMREC REC-2024-0071
505.328.5156 · JLopez@CREBerkshire.com
6711 Academy Rd NE, Suite B, Albuquerque, NM 87109 · También hablo español

OFFERING MEMORANDUM

*Frontage computed from the two recorded legal calls (1,118.08 ft × 636.08 ft); a survey will confirm. Street address to be assigned.

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EXECUTIVE SUMMARY

I-40 North Frontage · Abrahames Rd W · Moriarty, NM 87035 | 2

BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE

8.083 AC	±1,285 FT	$123,716	$778
LEVEL I-40 LAND	INTERSTATE FRONTAGE*	PER ACRE	PER FRONT FOOT ON I-40

PROPERTY HIGHLIGHTS:

- 8.083 acres (352,094 SF) per county assessor record
- Triangular tract: 1,118.08 ft north line, 636.08 ft east line, ±1,285 ft along the I-40 right-of-way*
- Ingress and egress from the south line off the I-40 frontage road
- Zoned D-1 Minor Development District, Torrance County
- 28,807 vehicles per day on I-40 at the site (2023), about 45% trucks
- ±1.75 miles west of I-40 Exit 194 (Moriarty), straight-line
- Electricity at the road, per broker; no building improvements
- Adjoins Mueller, Inc. steel buildings; self-storage and propane across I-40
- 5-mile population 5,862 and growing about 1.2% a year since 2020
- 2026 property taxes: $286.88

PROPERTY DESCRIPTION:

More than a quarter mile of Interstate 40 exposure, on eight level acres, at a land basis measured in single dollars per foot. This 8.083-acre triangle sits on the north side of I-40 just west of Moriarty, with its entire long side running along the interstate right-of-way and access from the frontage road on the south line. It is the first open tract eastbound drivers see before the Moriarty exits, roughly two miles from Exit 194 and about a half hour from Albuquerque. The neighbors prove the corridor: a regional steel-building manufacturer operates next door, self-storage and propane distribution sit directly across the highway, and a utility-scale solar field fills the horizon to the southwest. D-1 zoning lists restaurants, offices, retail services and delivery uses as permissive, with fuel, lodging, storage and equipment sales available by conditional use permit. Flat, fenced, unimproved and currently grazed, the site is ready for a buyer who values being seen by every vehicle crossing central New Mexico.

DOCUMENTS ON FILE:

Assessor / CRS report	Parcel R022778 · 8.083 AC · legal description
Demographics	CoStar 2 / 5 / 10 mile rings, 2025
Aerial photography	24-image drone set
Survey	Not on file — recommended before closing

Conditional uses require a permit from the Torrance County Planning & Zoning Board. Highway access is subject to NMDOT permitting. See the Zoning & Optionality page.

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OFFERING DETAILS

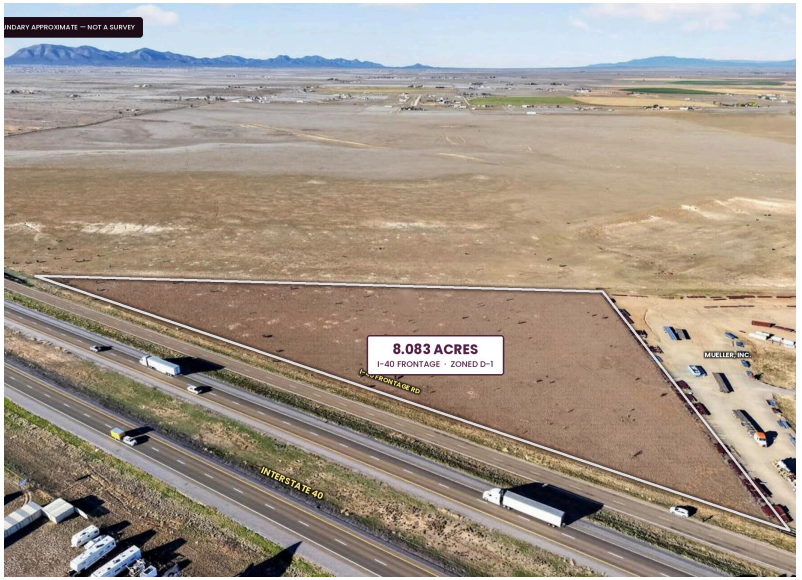
I-40 North Frontage · Abrahames Rd W · Moriarty, NM 87035 | 3

BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE

Asking Price	$1,000,000
Price / SF · Price / Acre	$2.84 per SF · $123,716 per acre
Lot Size	8.083 acres (352,094 SF), per assessor
Parcel	Torrance County R022778 · alt. ID 1045053224508000000
Legal	Tract in the N½ NW¼ of Section 9, T9N, R8E, lying north of the northerly right-of-way of Interstate 40
Dimensions	1,118.08 ft (north) × 636.08 ft (east) × ±1,285 ft along I-40*
Zoning	D-1 Minor Development District
Type	Vacant land · no building improvements of record
Topography	Level to gently rolling native grassland, per aerials
Current Use	Grazing; cattle present in the Nov. 2026 aerials
Utilities	Electricity at the road, per broker. Water and wastewater: on-site systems expected — buyer to verify
Access	South property line, from the I-40 north frontage road; NMDOT access permit to confirm
Frontage	Interstate 40 right-of-way along the full south line
Flood Zone	Not yet determined — FEMA panel to be pulled
Taxes	$286.88 (2026)
Survey	None on file; boundary overlays are approximate



Looking east: the tract in the foreground, Mueller, Inc. beyond, I-40 at right.



Looking northwest across the full tract from above I-40.

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ZONING & OPTIONALITY

I-40 North Frontage · Abrahames Rd W · Moriarty, NM 87035 | 4

BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE

D-1
MINOR DEVELOPMENT DISTRICT

61
PERMISSIVE USES LISTED IN §12.B

25 FT
FRONT SETBACK, §12.D.2

CUP
PATH FOR FUEL, LODGING, STORAGE

Highway-visibility owner-user

Contractor, equipment or building-products operator who wants a sign-on-the-interstate address. The steel-building plant next door is the proof of concept.

Storage operator

Self, RV and boat storage are conditional uses here, and an operating storage facility sits directly across I-40.

Fuel and lodging developer

Gas station and hotel are conditional in D-1 and hotel is permissive in D-2. Price the permit or rezone into the timeline.

Restaurant or service pad

Restaurants, offices and delivery services are listed as permissive, the cleanest path to a building permit.

Patient land investor

Interstate frontage at $2.84 per SF with $287 in annual taxes is inexpensive to carry while the corridor fills in.

USE SNAPSHOT — D-1, SECTION 12

Restaurant, café, deli, catering	Permissive	§12.B.55
Professional and administrative offices	Permissive	§12.B.47
Parcel, package and delivery services	Permissive	§12.B.49
Vehicle parts sales; sporting goods sales and rental	Permissive	§12.B.57, 60
Gasoline service station, commercial garage	Conditional	§12.C.14
Hotel, motel, motor lodge	Conditional	§12.C.17
Storage sheds rental; outside storage and warehousing rental	Conditional	§12.C.25–26
Farm supplies and equipment sales and service	Conditional	§12.C.12
Restaurant with liquor license	Conditional	§12.C.23
Auto, truck, RV sales; car wash; contractor yard	D-2 rezone	§13.0.B
Truck stop / travel center; billboard	Verify	Not located

DISTRICT STANDARDS

Min. lot size	Set by NM Environment Dept. liquid-waste rules
Front setback	25 ft minimum
Residential buffer	25 ft from any lot in residential use
Outdoor storage	Screened by a 6 ft solid wall or fence
Density / FAR	3 dwelling units per acre; FAR 0.3 with central water and sewer
Water	Proposed use must meet Section 23

READ THIS BEFORE YOU UNDERWRITE: D-1 is written for low-intensity, neighborhood-serving commercial. Highway-scale uses run through a conditional use permit or a zone change to D-2 (Major Development), whose stated intent includes highway-related commercial. Cannabis uses are conditional and state licensing is separate; no license conveys. County commissioners scheduled a hearing on ordinance amendments for Nov. 12, 2026 — confirm the adopted text with Planning & Zoning, 505-544-4390.

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SITE PLAN & SURVEY OVERLAY

I-40 North Frontage · Abrahames Rd W · Moriarty, NM 87035 | 5

BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE

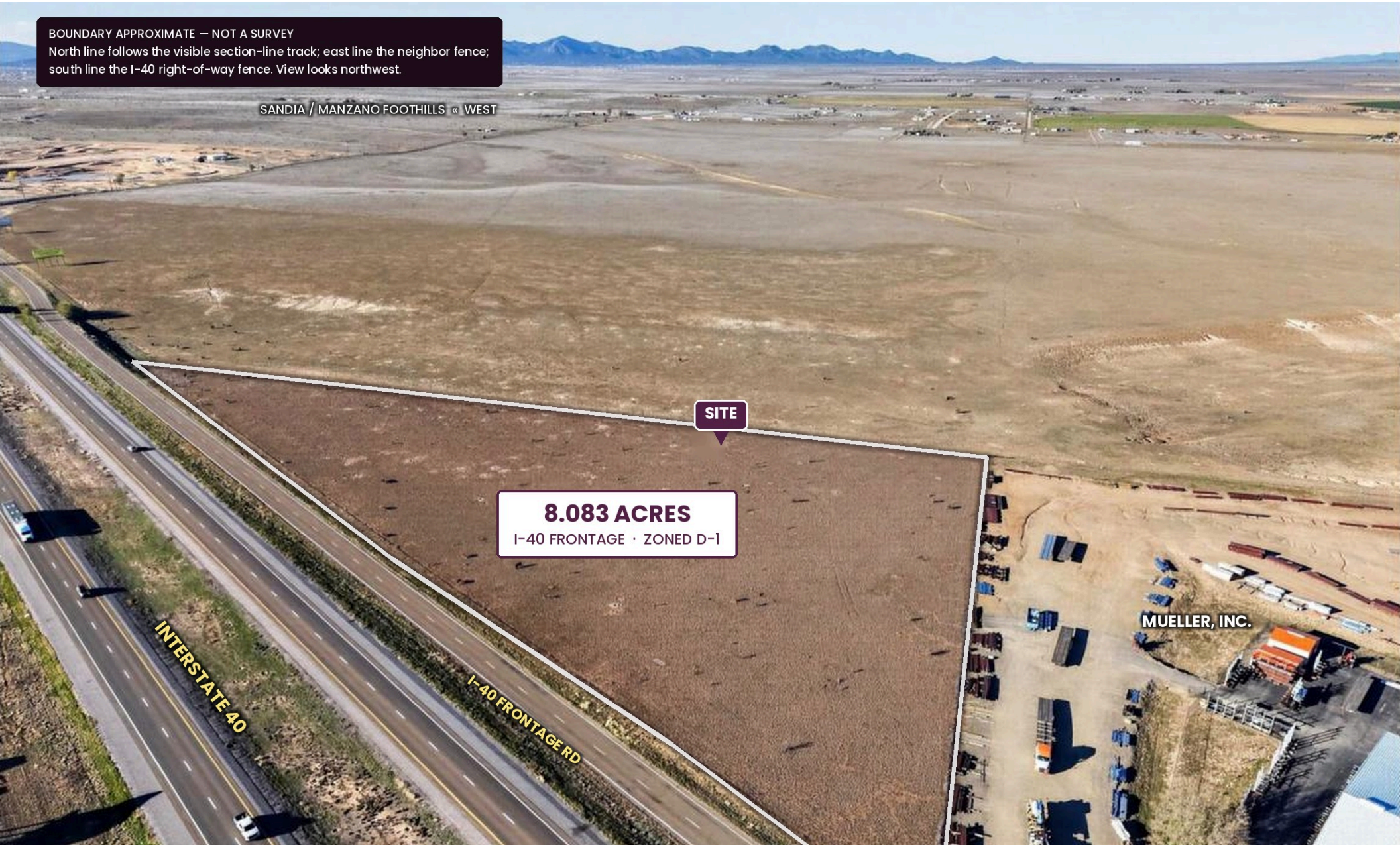


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BIRD'S-EYE · SURVEY OVERLAY

I-40 North Frontage · Abrahames Rd W · Moriarty, NM 87035 | 6

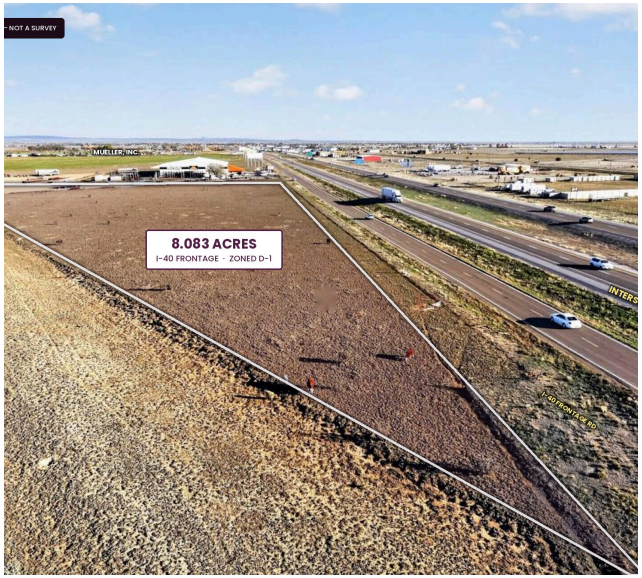
BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE



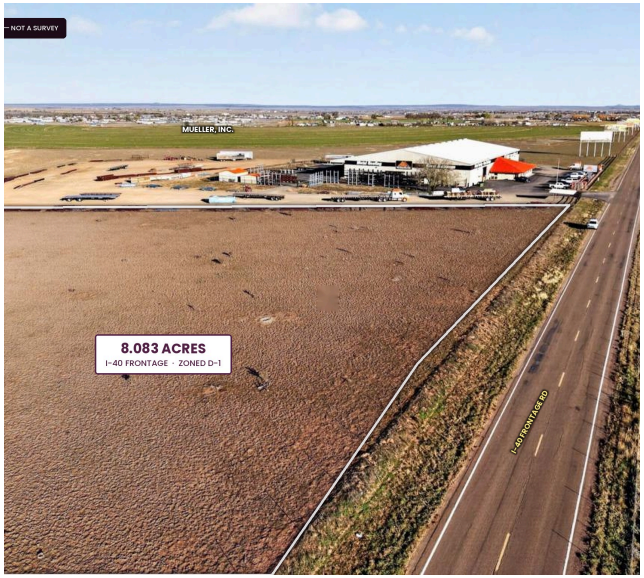
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PROPERTY PHOTOS

BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE



Eastbound I-40 traffic passing the south line.



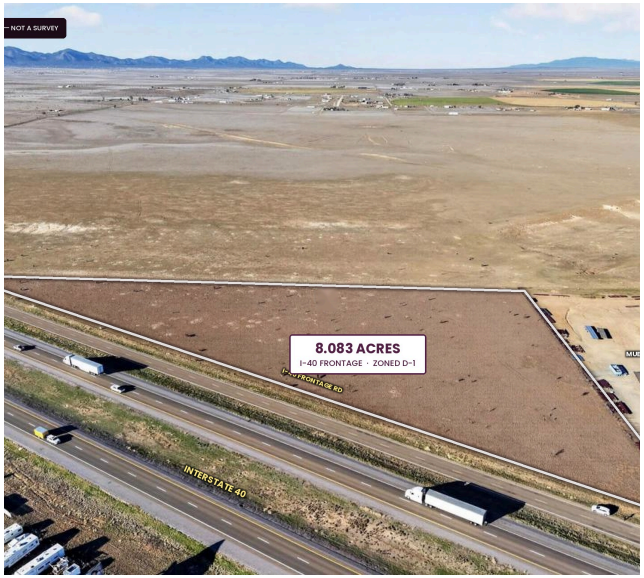
Frontage road and south line, looking east.



Looking east toward Moriarty from above the west point.



Level native grassland; mountains to the west.



Full tract from above the interstate.



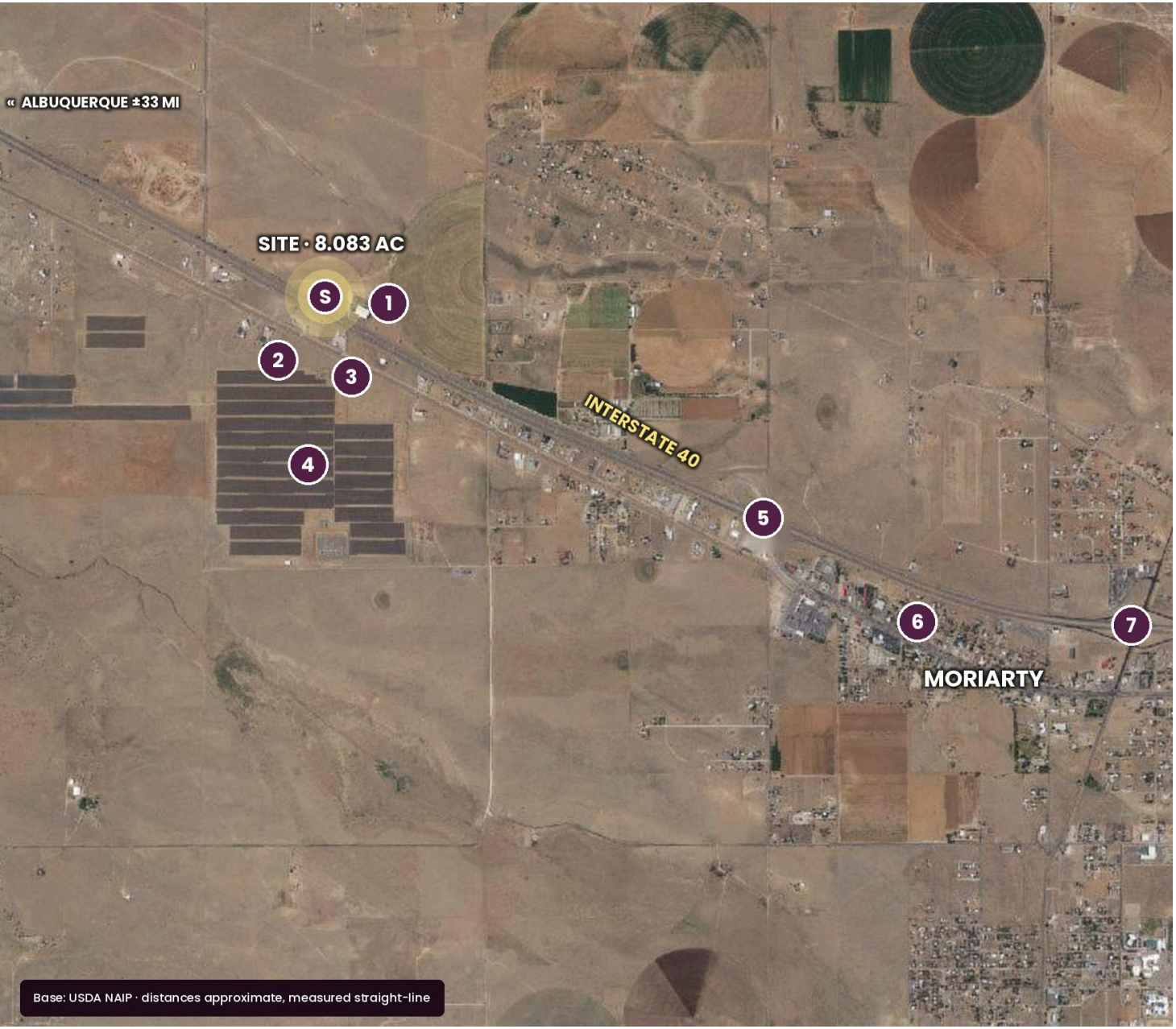
Adjoining neighbor to the east: Mueller, Inc.

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LOCATION MAP

I-40 North Frontage · Abrahames Rd W · Moriarty, NM 87035 | 8

BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE



NEARBY, BY PROXIMITY

1. **Mueller, Inc. (steel buildings)**
   Adjoining east
2. **MyStorage Moriarty**
   ±0.15 mi, across I-40
3. **AmeriGas Propane**
   ±0.2 mi, across I-40
4. **Utility-scale solar field**
   ±0.6 mi southwest
5. **I-40 Exit 194 · Route 66 west entry**
   ±1.75 mi east
6. **Moriarty business district**
   ±2.6 mi east
7. **NM-41 / I-40 Exit 196**
   ±3.1 mi east

» **I-40 Exit 197 (east Moriarty)**
±4.5 mi, off map

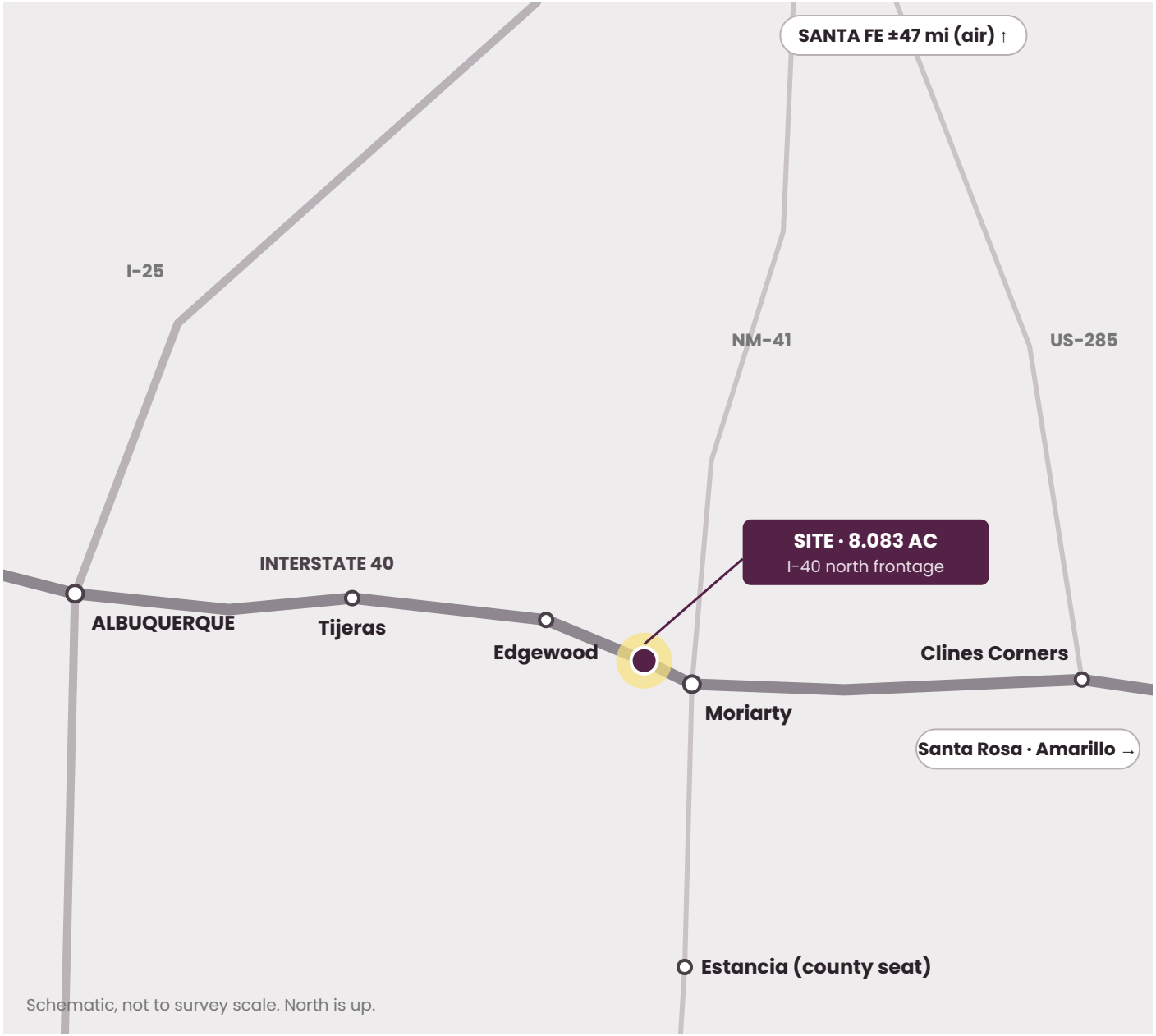
±1.75 MI EXIT 194	**±5 MI** EDGEWOOD
±33 MI ALBUQUERQUE	**±47 MI** SANTA FE (AIR)

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REGIONAL MAP

I-40 North Frontage · Abrahames Rd W · Moriarty, NM 87035 | 9

BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE



Schematic, not to survey scale. North is up.

DISTANCE FROM SITE

Moriarty, Exit 194	±1.75 mi
Edgewood, Exit 187	±5 mi
Tijeras, Exit 175	±17 mi
Estancia	±19 mi
Clines Corners	±26 mi
Albuquerque (I-25)	±33 mi
Santa Fe	±47 mi by air

WHY THE CORRIDOR

- I-40 is the coast-to-coast freight route through New Mexico.
- NM-41 at Moriarty is the valley route north toward Santa Fe and south to Estancia.
- The state backed a NewBridge agricultural-processing expansion in the Estancia Valley with $750,000 in LEDA funds (Jan. 2025).
- A 2021 state LEDA grant extended a waterline to Moriarty Municipal Airport for hangar growth.

Highway distances estimated from I-40 mile markers; others straight-line.

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DEMOGRAPHICS & TRAFFIC

I-40 North Frontage · Abrahames Rd W · Moriarty, NM 87035 | 10

BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE

18,587
POPULATION, 10 MILES

$80,153
AVG. HH INCOME, 10 MILES

3,857
DAYTIME EMPLOYEES, 10 MILES

28,807
I-40 VEHICLES PER DAY

TRADE-AREA RINGS

	2 miles	5 miles	10 miles
2025 population	768	5,862	18,587
2030 projection	803	6,137	19,156
Annual growth 2020–25	0.9%	1.2%	0.6%
Households	301	2,320	7,320
Average household income	$70,538	$69,450	$80,153
Median household income	$67,862	$60,089	$63,102
Daytime employees	150	1,550	3,857
Businesses	30	221	661
Consumer spending	$9.5M	$70.3M	$239M
Median home value	$163,761	$161,737	$199,406

TRADE-AREA READ

- The local population is small; the customer is the interstate: 28,807 vehicles a day, nearly half of them trucks, against 18,587 residents within ten miles.
- Households are 81% owner-occupied within five miles, with a median age in the mid-40s.
- Growth is steady rather than fast: 0.6% to 1.2% a year since 2020, with the same pace projected through 2030.

TRAFFIC COUNTS (2026)

Old US 66 West (NM 333)	**4,389 VPD**
Glorieta St at Kimberly Loop	**3,937 VPD**
Abrahames Rd W	**230 VPD**

INTERSTATE 40 MAINLINE

28,807 VPD

2023 annual average daily traffic, both directions, on the segment passing the site. Trucks: 12,992 a day (7,778 combination, 5,214 single-unit), about 45% of all traffic. Source: NMDOT count data as reported to FHWA HPMS, 2023.

Local-road counts and demographics: CoStar, 2025–2026, for radii centered about one-half mile from the site. Count locations are the nearest published stations, not the site driveway.

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