RESOLUT BE

LOS CHAVEZ LOT

NM-314 & Los Chavez Park Rd 19761 NM-314, Belen, NM 87002



FOR SALE

AVAILABLE SPACE 1.56 Acres

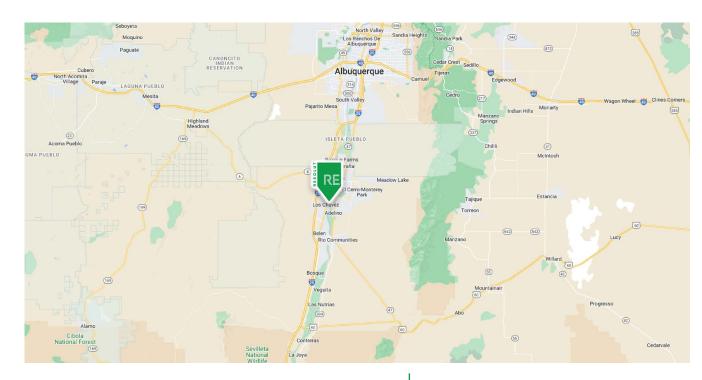
PRICE \$499,000

Billy Lehmann blehmann@resolutre.com



PROPERTY HIGHLIGHTS

- Level large commercial zoned land
- Railroad track frontage
- Power, water, sewer, and natural gas on property
- 230 ft of highway frontage
- Existing signage on property
- Existing busy business next door
- Fully fenced and gated



AREA TRAFFIC GENERATORS











DOLLAR GENERAL OLD MILL

UHAUL

Billy Lehmann blehmann@resolutre.com

DEMOGRAPHIC SNAPSHOT 2023



9,038 **POPULATION 3-MILE RADIUS**



\$86,859.00 **AVG HH INCOME 3-MILE RADIUS**



4,550 DAYTIME POPULATION 3-MILE RADIUS



TRAFFIC COUNTS NM-314 (N): 5,141 VPD (Costar 2022)



PROPERTY OVERVIEW

Property is 1.5 acres on main highway between Belen and Los Lunas. Property has 230 frontage on highway and backs up to train tracks. Land is fully fenced and gated. Lot has natural gas, electric, water (well), and sewer (septic) all installed on property. Location is located next to very busy feed / mercantile store.

LOCATION OVERVIEW

NM-314 & Los Chavez Park Rd, Belen, NM 87002

PROPERTY OVERVIEW

Lot Size: 1.56 AC

Zoning: C2

Power: 2 meters on property

Frontage: 230 ft









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