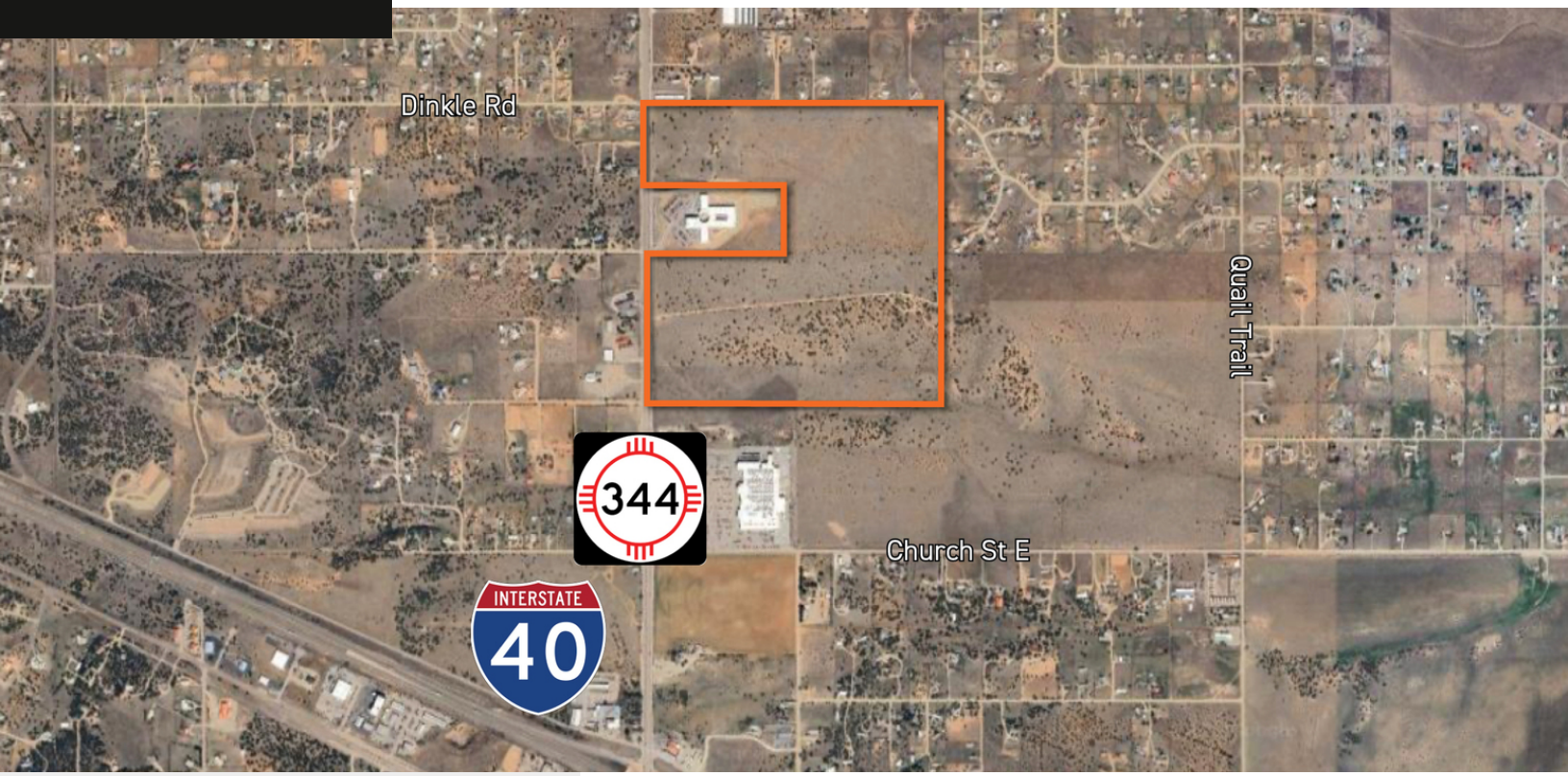
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Invest in Edgewood's Future

For Sale: 94 Highway 344

Edgewood, NM 87015



PROPERTY SUMMARY

Discover an unbeatable investment opportunity at 94 Highway 344 in Edgewood, NM. This commercial zoned property offers land investors a strategic location with excellent accessibility and visibility. Positioned in the growing Edgewood area, this property is ideal for capitalizing on the region's growth potential. Don't miss the chance to secure a stake in this sought-after locale and unlock the possibilities for maximizing your real estate portfolio.

PROPERTY HIGHLIGHTS

- Strategic location with high visibility and accessibility
- Ideal for commercial and residential development
- Promising investment opportunity in thriving Edgewood area
- Smaller parcels are also available. Pricing depends on a case to case basis.

Sale Price	$6,653,790
Price / SF	$1.25
Land Size	122.2 Acres (All or Part)
Zoning	C-2 and R-3
Market	Edgewood



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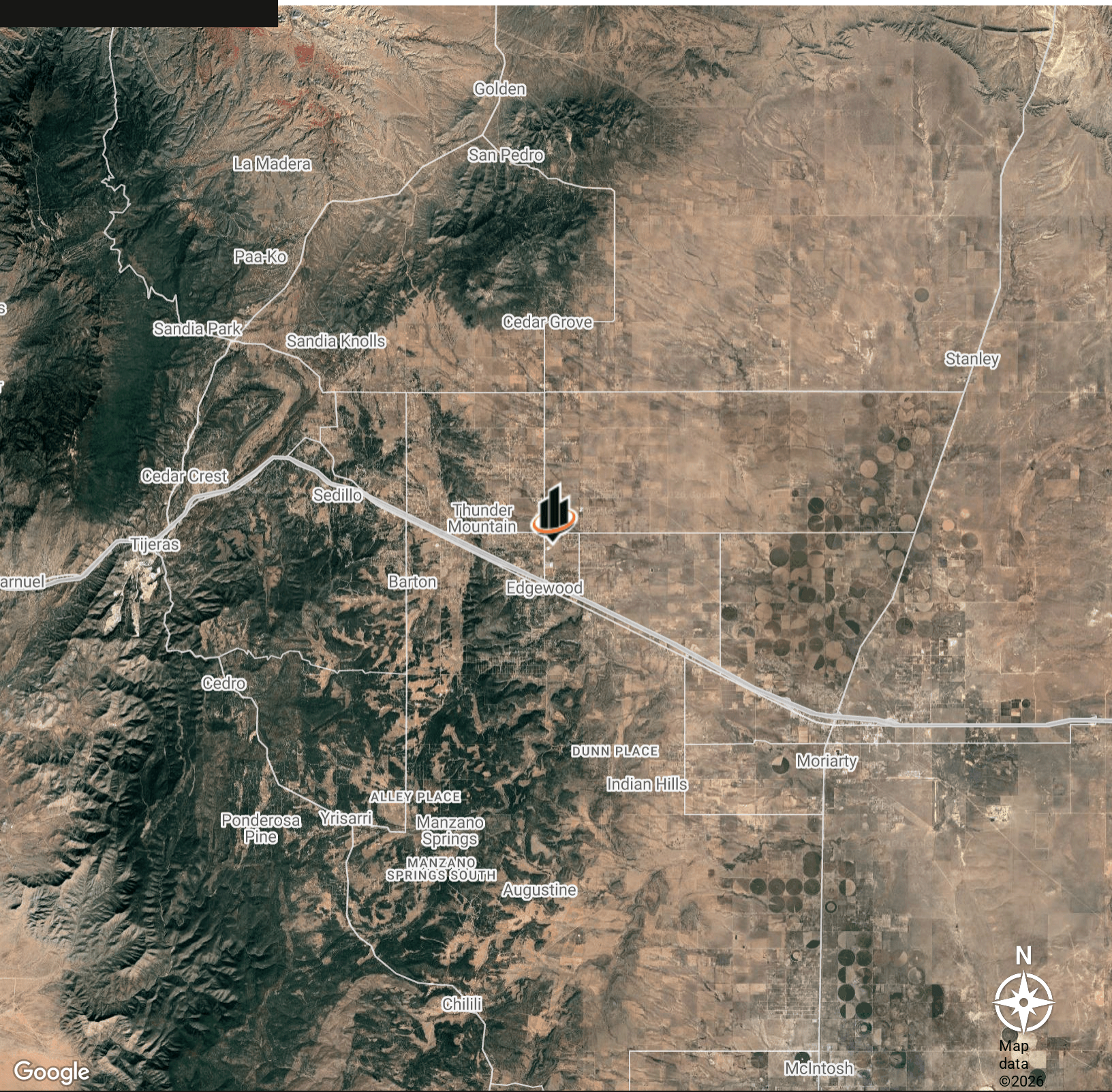
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Aerial Map

94 NM 344

Edgewood, NM 87015





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Retailer Map

For Sale: 94 Highway 344

Edgewood, NM 87015





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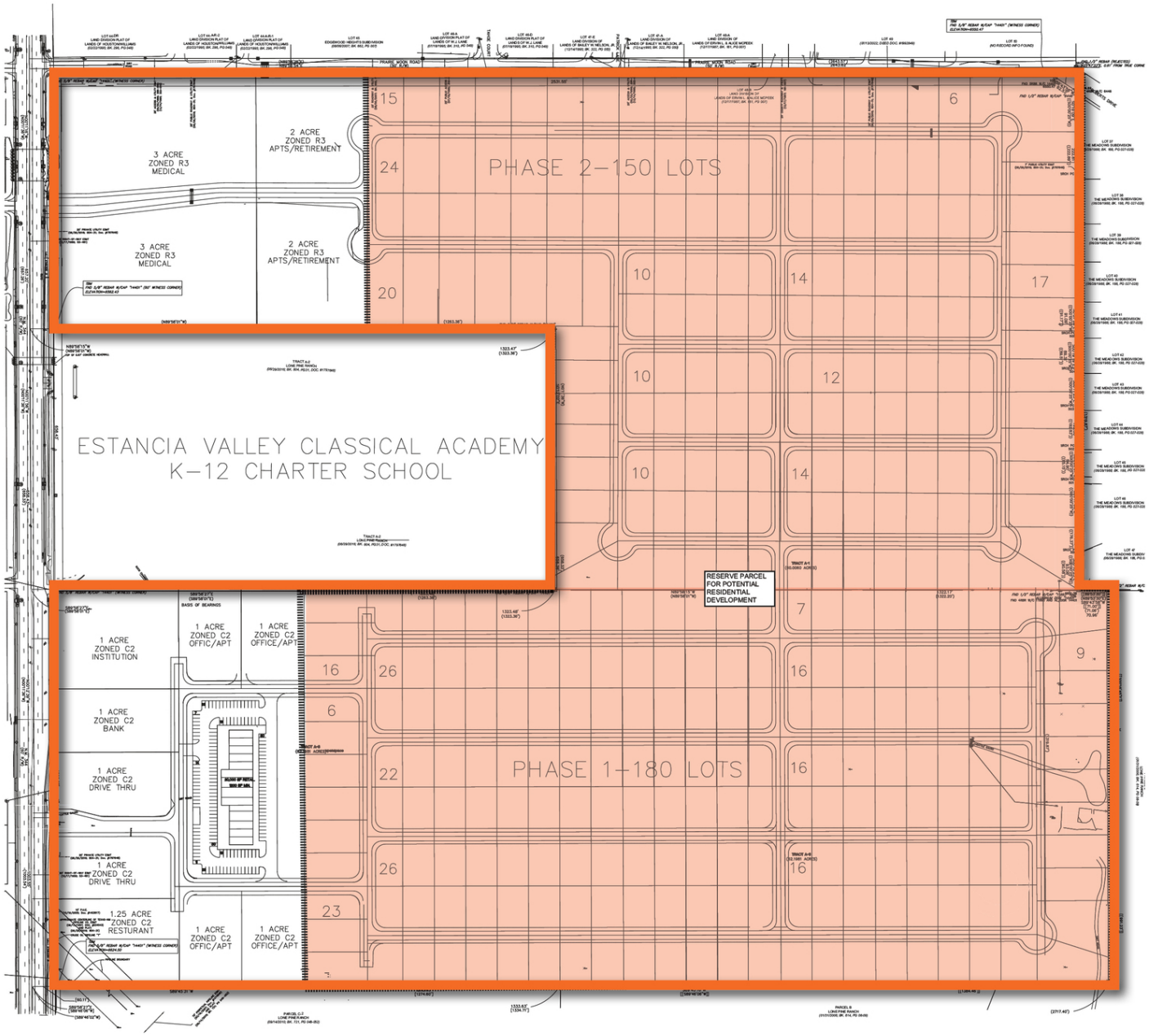
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Conceptual Site Plan

For Sale: 94 Highway 344

Edgewood, NM 87015





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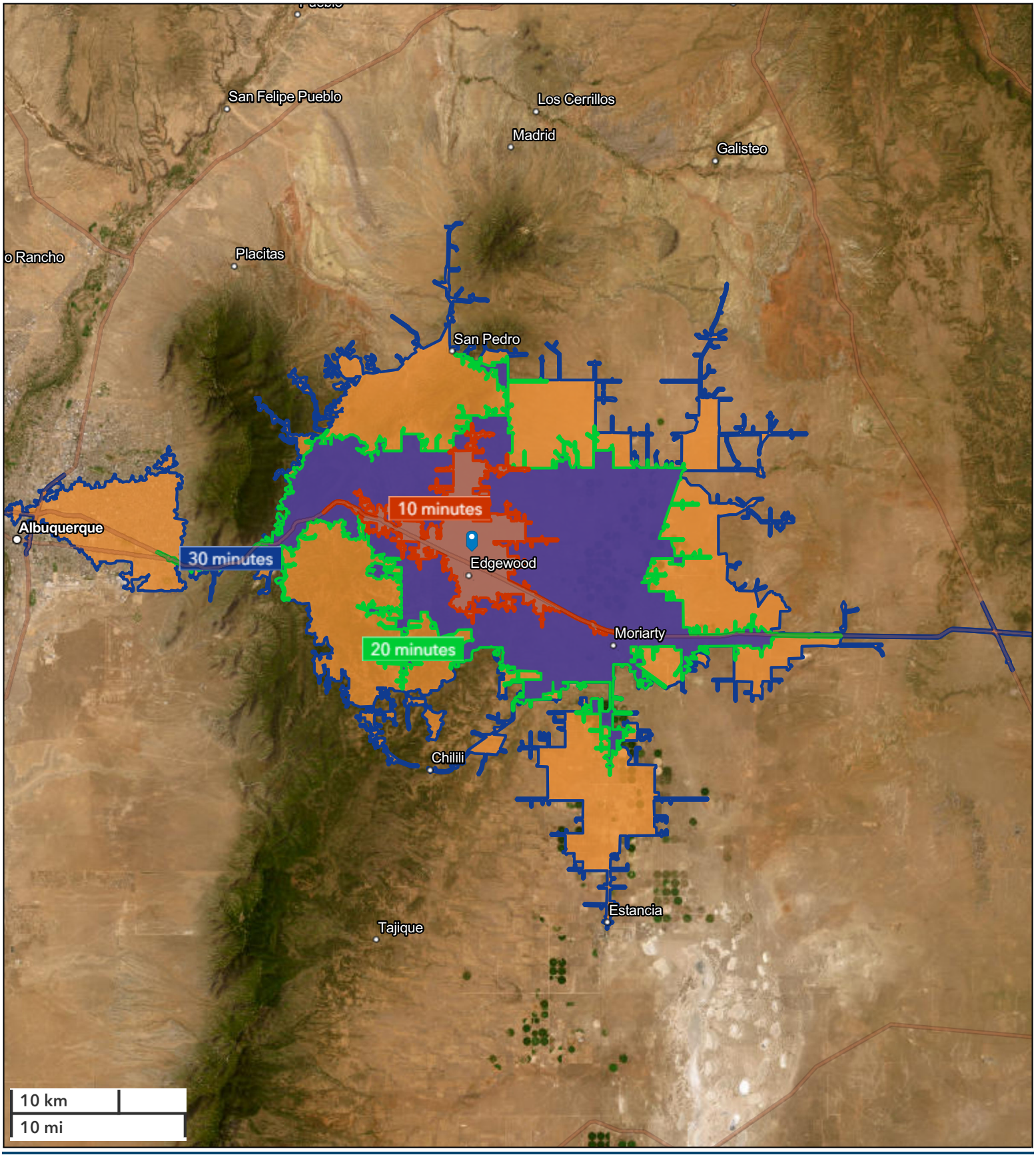


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Drive Time Map

10, 20, 30 Minutes



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For Sale

94 NM 344
Edgewood, NM 87015

Key Facts

94 NM-344, Edgewood, New Mexico, 87015
Drive time of 10 minutes

KEY FACTS

8,334
Population

45.5
Median Age

2.6
Average Household Size

$76,871
Median Household Income

EDUCATION

6%
No High School Diploma

21%
High School Graduate

34%
Some College

38%
Bachelor's/Grad/Pr of Degree

BUSINESS

268
Total Businesses

1,812
Total Employees

EMPLOYMENT

58.7%
White Collar

23.4%
Blue Collar

17.9%
Services

4.0%
Unemployment Rate

INCOME

$76,871
Median Household Income

$39,737
Per Capita Income

$340,895
Median Net Worth

2025 Households by income (Esri)

The largest group: $50,000 - $74,999 (18.8%)
The smallest group: <$15,000 (5.4%)

Indicator ▲	Value	Diff
<$15,000	5.4%	-1.4%
$15,000 - $24,999	6.6%	+0.3%
$25,000 - $34,999	7.9%	+0.7%
$35,000 - $49,999	9.5%	-0.4%
$50,000 - $74,999	18.8%	+2.2%
$75,000 - $99,999	17.5%	+3.4%
$100,000 - $149,999	16.8%	+2.4%
$150,000 - $199,999	6.8%	-2.9%
$200,000+	10.8%	-4.3%

Bars show deviation from Santa Fe County

This infographic contains data provided by Esri, Esri-Data Axle. The vintage of the data is 2025, 2030.

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For Sale

94 NM 344
Edgewood, NM 87015

Key Facts

94 NM-344, Edgewood, New Mexico, 87015
Drive time of 20 minutes

KEY FACTS

28,493
Population

47.8
Median Age

2.5
Average Household Size

$79,648
Median Household Income

EDUCATION

6%
No High School Diploma

24%
High School Graduate

32%
Some College

38%
Bachelor's/Grad/Pr of Degree

BUSINESS

763
Total Businesses

4,852
Total Employees

EMPLOYMENT

63.1%
White Collar

20.5%
Blue Collar

16.3%
Services

3.8%
Unemployment Rate

INCOME

$79,648
Median Household Income

$44,080
Per Capita Income

$394,779
Median Net Worth

2025 Households by income (Esri)

The largest group: $50,000 - $74,999 (18.0%)
The smallest group: $25,000 - $34,999 (6.1%)

Indicator ▲	Value	Diff
<$15,000	7.2%	+0.4%
$15,000 - $24,999	6.6%	+0.3%
$25,000 - $34,999	6.1%	-1.1%
$35,000 - $49,999	8.8%	-1.1%
$50,000 - $74,999	18.0%	+1.4%
$75,000 - $99,999	14.2%	+0.1%
$100,000 - $149,999	17.2%	+2.8%
$150,000 - $199,999	9.5%	-0.2%
$200,000+	12.4%	-2.7%

Bars show deviation from Santa Fe County

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WALT ARNOLD COMMERCIAL BROKERAGE, INC.

For Sale

94 NM 344
Edgewood, NM 87015

Key Facts

94 NM-344, Edgewood, New Mexico, 87015
Drive time of 30 minutes

KEY FACTS

219,103
Population

42.7
Median Age

2.2
Average Household Size

$68,117
Median Household Income

EDUCATION

8%
No High School Diploma

21%
High School Graduate

30%
Some College

41%
Bachelor's/Grad/Pr of Degree

BUSINESS

8,829
Total Businesses

84,275
Total Employees

EMPLOYMENT

66.8%
White Collar

14.8%
Blue Collar

18.4%
Services

4.3%
Unemployment Rate

INCOME

$68,117
Median Household Income

$40,660
Per Capita Income

$172,134
Median Net Worth

2025 Households by income (Esri)

The largest group: $50,000 - $74,999 (19.3%)
The smallest group: $25,000 - $34,999 (7.9%)

Indicator ▲	Value	Diff
<$15,000	9.7%	+2.9%
$15,000 - $24,999	8.2%	+1.9%
$25,000 - $34,999	7.9%	+0.7%
$35,000 - $49,999	10.0%	+0.1%
$50,000 - $74,999	19.3%	+2.7%
$75,000 - $99,999	12.6%	-1.5%
$100,000 - $149,999	15.3%	+0.9%
$150,000 - $199,999	8.4%	-1.3%
$200,000+	8.5%	-6.6%

Bars show deviation from Santa Fe County

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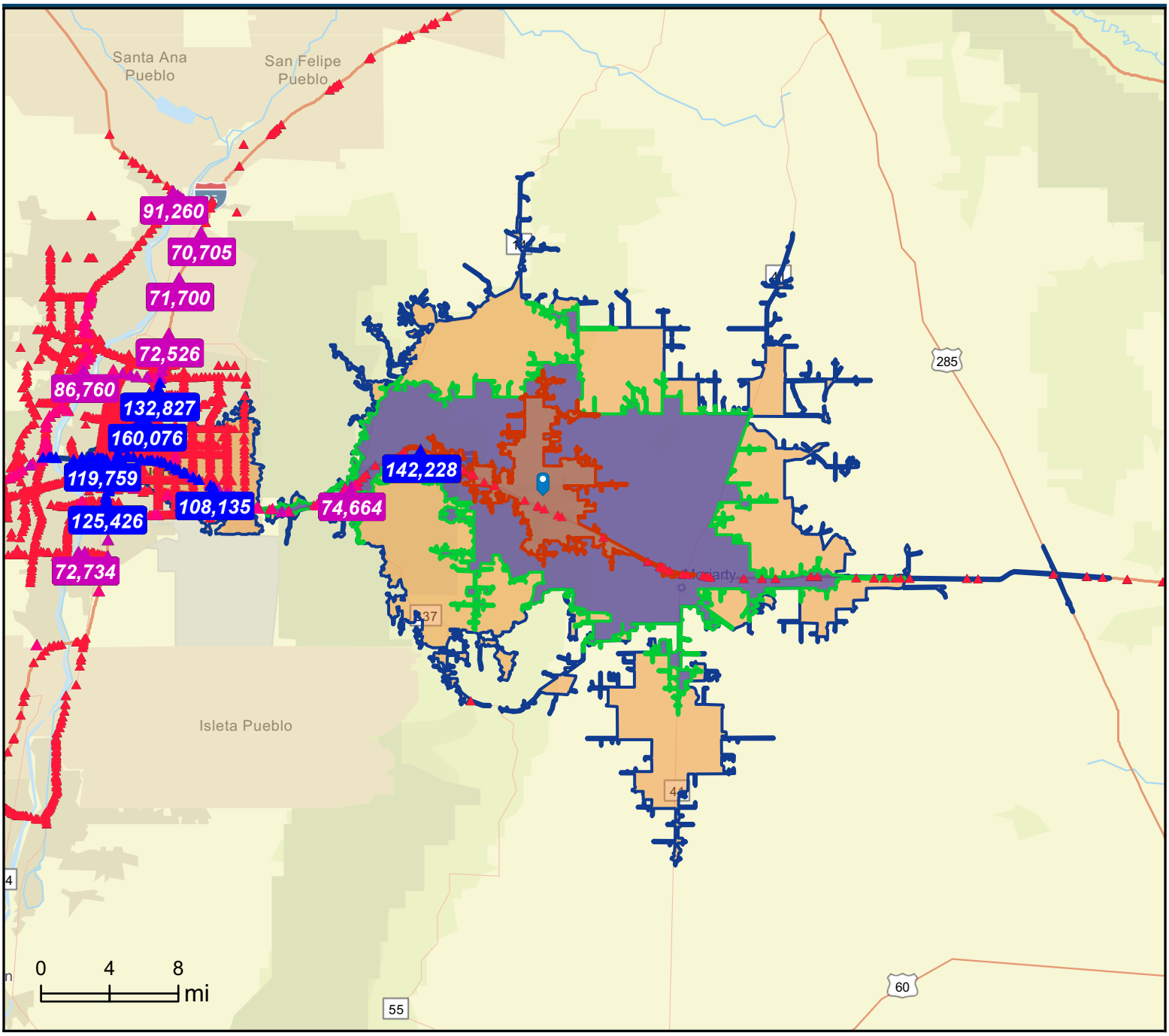
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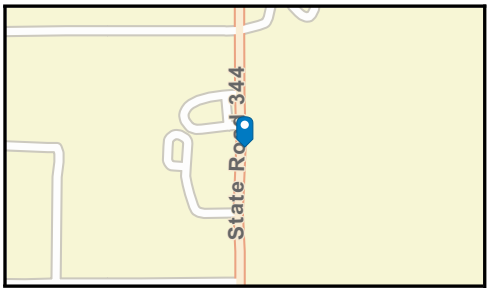
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Traffic Count Map

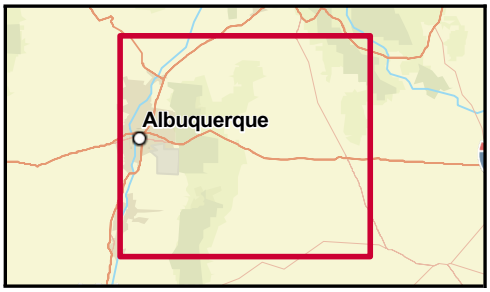
94 NM-344, Edgewood, New Mexico, 87015
Drive time: 10, 20, 30 minute radii

Prepared by Esri
Latitude: 35.07507
Longitude: -106.19141





Average Daily Traffic Volume
- ***Up to 6,000 vehicles per day***
- ***6,001 - 15,000***
- ***15,001 - 30,000***
- ***30,001 - 50,000***
- ***50,001 - 100,000***
- ***More than 100,000 per day***



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