

HOME, OFFICE, SHOP FOR SALE

779 Hwy 181, Elephant Butte, NM 87935

LIVE, WORK, PLAY!



HWY 181

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PROPERTY OVERVIEW

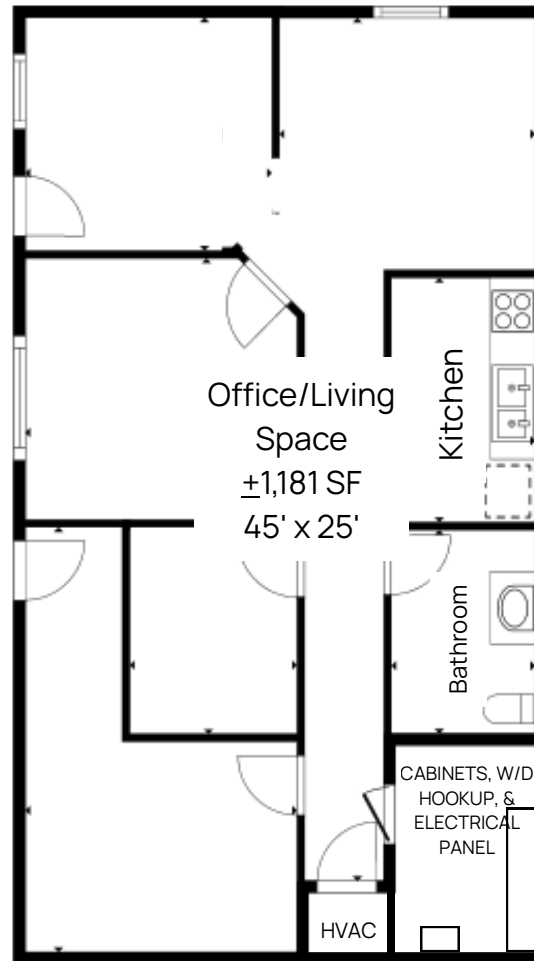
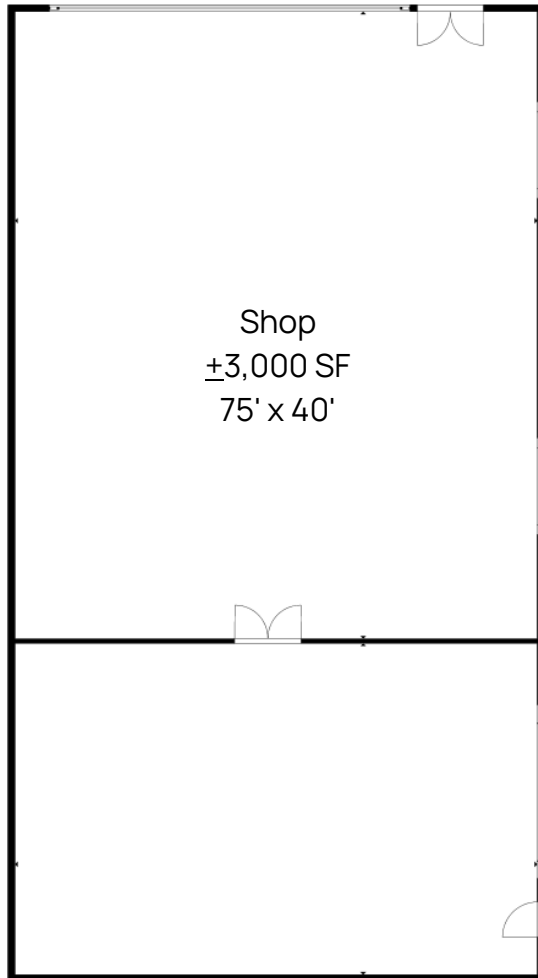
Asking Price: \$435,000
Acres: 1
Shop SF: ±3,000
Office SF: ±1,181
Total SF: ±5,906 (4 buildings)
Price/SF: \$82.63
UPC: 3021075254404

DETAILS:

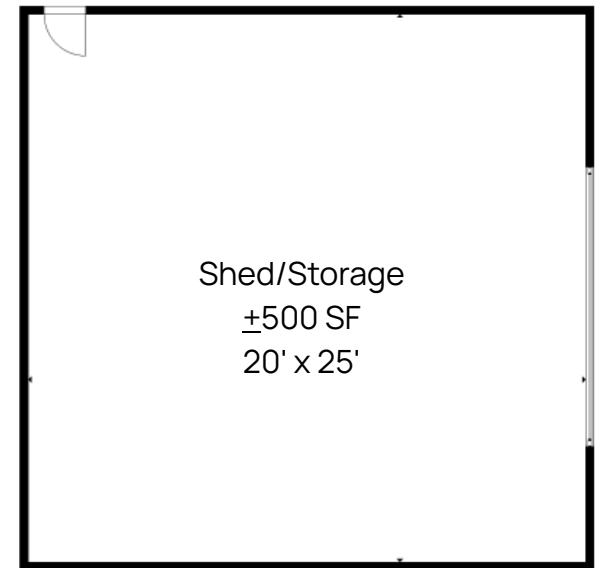
- Office has porcelain tile throughout, full kitchen, ADA bathroom with plumbing to add a shower, 2 private offices and a conference room. The walls are beautifully textured. There is a washer dryer hook up and canister lighting as well.
- Shop with 8 foot clear height on both sides, 9'9" clear height in the center. Excellent shop for automotive or woodworking hobbies or construction trades.
- The property is fenced on a full acre with well 167 ft deep and septic (which was installed to code in 2017 but not permitted).
- Two sheds: 1,225 SF (11ft tall in the center and wired for electric) and 500 SF (divided into 2 sections with a selection of vintage postcards).
- Power provided by Sierra Electric for about \$200 mo.
- There's a propane tank of 500 gallons which when full will last all year. Estimated cost of \$1,600 to operate the water heater, etc.
- Located 2.9 miles west of Marina Del Sur at the lake and 2 miles from I-25 interchange.



FLOOR PLANS



Virtual Tour 



Additional Shed/Storage
±1,225 SF w/11ft ceiling
35' x 35'



FINANCIAL OVERVIEW

INCOME	
Monthly Rent	\$2,500
Yearly Income	\$30,000



2024 EXPENSES	
Property Taxes	\$1,677
Insurance	\$3,664
Electric (Sierra Electric)	\$2,400
Propane Tank	\$1,600
Maintenance	±\$3,000
Total	\$12,341



TRADE AREA



HIGHLIGHTS:

- Tourism provides a boost to the area. Elephant Butte Lake State Park welcomes as many as one million visitors a year.
- Approx. 2 miles from I-25 and Walmart Supercenter.
- Approx. 2.5 miles from T or C.



DEMOGRAPHICS

(SIERRA COUNTY 2024 ESTIMATES)



Population

2024 35,300



Age

Median Age 69

Under 5 3.6%

Under 18 16.1%

65+ 38.5%



Economy

Median Income \$37,840

Businesses 221

In Labor Force (Age 16+) 36.5%



Education

High School Graduate or Higher, Age 25+ 90.2%

Bachelor's Degree or Higher, Age 25+ 16.3%



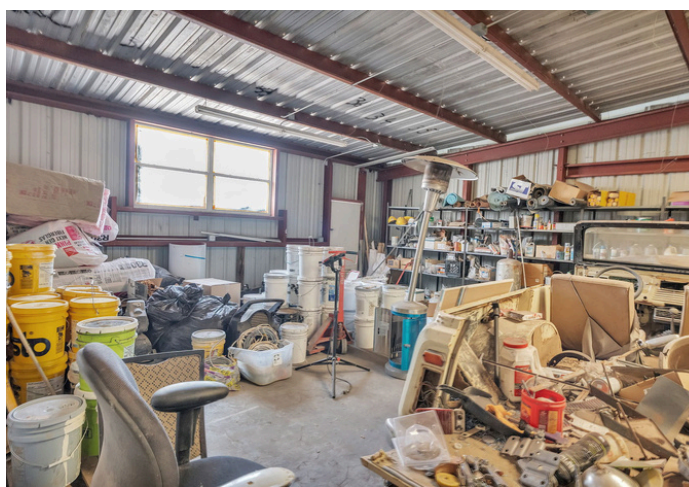
Households

Housing Units 8,390

Owner Occupied 70.2%









LOCATION OVERVIEW: ELEPHANT BUTTE, NM



The City of Elephant Butte is located immediately west of Elephant Butte Lake State Park, New Mexico's largest lake. The area is in the northern edge of the Chihuahuan desert offering high desert climates with warm days, cool nights and very low humidity levels. A wonderful area for year round outdoor activities including golf and fishing. In July 1998, the City of Elephant Butte became New Mexico's 101st incorporated community.

The City of Elephant Butte offers superb RV parks, restaurants, hotels and motels, guide services, marinas, and watercraft rentals.

Hailed as the "Diamond in the Desert," Elephant Butte is home to the largest lake in the state and Sierra del Rio, a 5-star Golf Course that was recognized by Gold Digest magazine as one of the state's Ten Best courses. It offers 18 holes, a driving range, a sport shop, and a bar/restaurant with outside seating on a deck overlooking the course.

Year-round recreation is available, and the city's population swells during the summer, especially on big holiday weekends like July 4, when a huge fireworks show happens over the lake. In fact most of the city's events happen at Elephant Butte Lake State Park, from the Annual Chili Cookoff in June to the Luminaria Beachwalk the 2nd weekend in December.

(Courtesy of: <https://www.newmexico.org/places-to-visit/regions/southwest/elephant-butte/>)

