

SALE
Commercial Land
+ -1.024 Acres

SUDDERTH DRIVE

Ruidoso, NM 88345

PRESENTED BY:

STEVE LYON, CCIM

Senior Advisor

O: 505.256.7573 x1111

C: 505.934.9994

steve.lyon@svn.com

Site

±1.02 Acres

Therapy
Associates Inc.

RIVERVIEW RV PARK
RUIDOSO, NM

Sudderth Dr.

Señor Fishing
& Outdoor Gear

Yee's Chinese
Restaurant

SITZMARK
EST. 1959
Chalet Inn

**DOLLAR
GENERAL**

SVN
WALT ARNOLD COMMERCIAL
BROKERAGE, INC.

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$667,000
LOT SIZE:	1.024 Acres
ZONING:	Commercial, City of Ruidoso
MARKET:	Ruidoso

PROPERTY OVERVIEW

Commercial parcel available for sale along Sudderth Drive.

PROPERTY HIGHLIGHTS

- Approximately 159' frontage
- 200' depth
- Commercial zoning
- Positioned along key east/west thoroughfare in Ruidoso

STEVE LYON, CCIM
Senior Advisor
O: 505.256.7573 x1111 | C: 505.934.9994
steve.lyon@svn.com

FOR SALE - COMMERCIAL LAND +-1.024 ACRES | Sudderth Drive Ruidoso, NM 88345

SVN | WALT ARNOLD COMMERCIAL BROKERAGE, INC. 2

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.

HIGH UP AERIAL

Ruidoso ±1.02 Acres Land Listing



STEVE LYON, CCIM

Senior Advisor

O: 505.256.7573 x1111 | C: 505.934.9994

steve.lyon@svn.com

FOR SALE - COMMERCIAL LAND +-1.024 ACRES | Sudderth Drive Ruidoso, NM 88345

SVN | WALT ARNOLD COMMERCIAL BROKERAGE, INC.

3

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.

CLOSE IN AERIAL



STEVE LYON, CCIM

Senior Advisor

O: 505.256.7573 x1111 | C: 505.934.9994

steve.lyon@svn.com

FOR SALE - COMMERCIAL LAND +-1.024 ACRES | Sudderth Drive Ruidoso, NM 88345

SVN | WALT ARNOLD COMMERCIAL BROKERAGE, INC.

4

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.

SURVEY



STEVE LYON, CCIM

Senior Advisor

O: 505.256.7573 x1111 | C: 505.934.9994

steve.lyon@svn.com

FOR SALE - COMMERCIAL LAND +-1.024 ACRES | Sudderth Drive Ruidoso, NM 88345

SVN | WALT ARNOLD COMMERCIAL BROKERAGE, INC.

5

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.

DEMOGRAPHICS MAP & REPORT

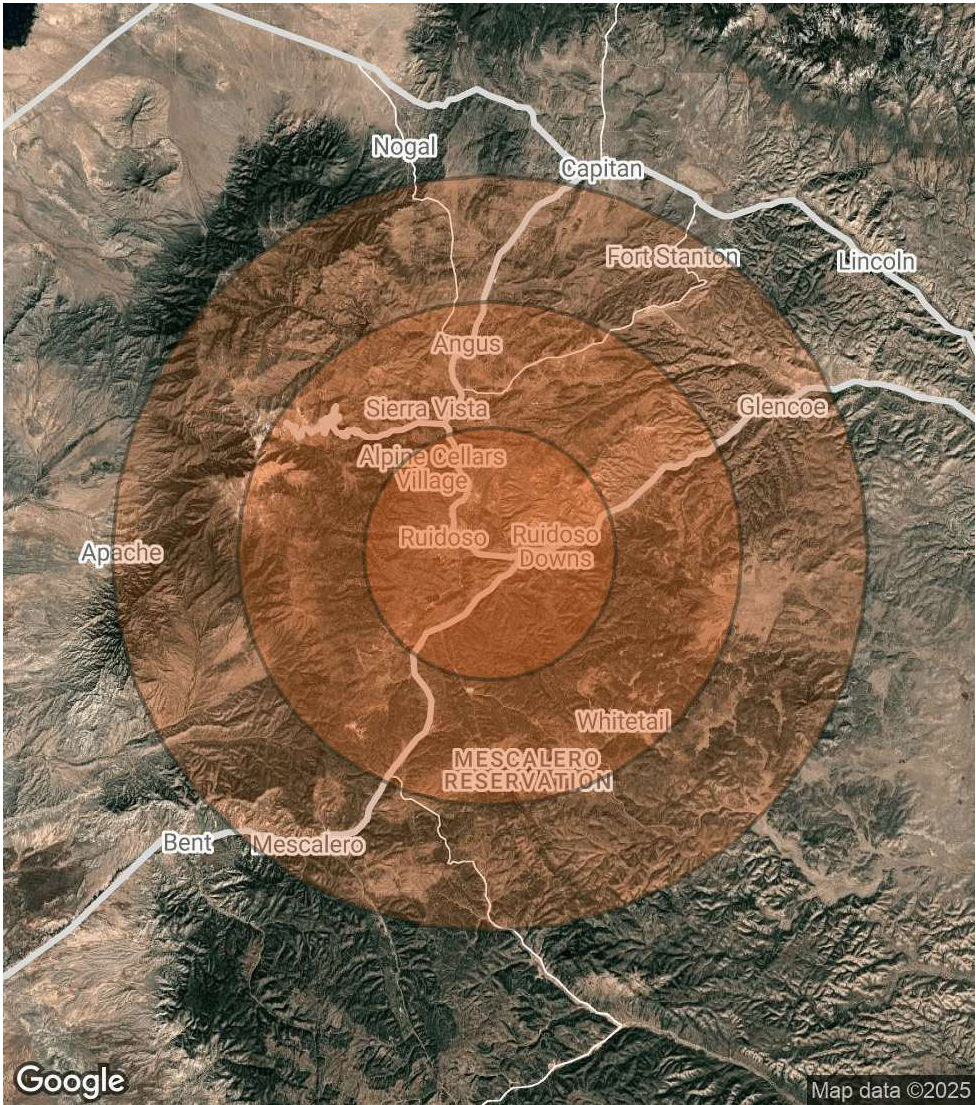
POPULATION 5 MILES 10 MILES 15 MILES

TOTAL POPULATION	10,856	14,954	17,211
AVERAGE AGE	46.3	47.8	46.5
AVERAGE AGE (MALE)	44.5	46.4	45.1
AVERAGE AGE (FEMALE)	44.0	45.3	44.7

HOUSEHOLDS & INCOME 5 MILES 10 MILES 15 MILES

TOTAL HOUSEHOLDS	11,042	14,591	15,621
# OF PERSONS PER HH	1.0	1.0	1.1
AVERAGE HH INCOME	\$23,743	\$26,293	\$27,004
AVERAGE HOUSE VALUE	\$226,757	\$239,137	\$226,773

* Demographic data derived from 2020 ACS - US Census



STEVE LYON, CCIM
Senior Advisor
O: 505.256.7573 x1111 | C: 505.934.9994
steve.lyon@svn.com

FOR SALE - COMMERCIAL LAND +-1.024 ACRES | Sudderth Drive Ruidoso, NM 88345

SVN | WALT ARNOLD COMMERCIAL BROKERAGE, INC. 6

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.