

**2105 W. Main St.  
±1.0 Acre Parcel**

**Garden Spot  
Produce Warehouse**

**BUILD TO SUIT OR GROUND LEASE**

**±1.0 Acre Parcel**

**2105 W. MAIN STREET**

Farmington, NM 87401

**PRESENTED BY:**

**STEVE LYON, CCIM**

O: 505.256.7573 x1111

C: 505.934.9994

steve.lyon@svn.com

**Full Access**

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PROPERTY SUMMARY



OFFERING SUMMARY

AVAILABLE:	For Ground Lease or Build to Suit
LEASE RATE:	Contact Broker
LOT SIZE:	±43,560 SF (1 Acre)
ZONING:	General Commercial, City of Farmington
MARKET:	Four Corners
SUBMARKET:	Farmington

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PROPERTY OVERVIEW

The subject property is expertly positioned along the W. Main Street corridor. Numerous fast food and commercial retail businesses front along W. Main. Walmart Supercenter is a 3/4 mile drive to the east. Join Popeye's Fried Chicken (adjacent), Burger King, Taco Bell, Sonic, Pop Fizz (across the street), O'Reilly, Jiffy Lube and others along this stretch of W. Main Street in Farmington.

The W. Main Street corridor is growing with the recent addition of Allsup's and Maverik c-store & fuel stations (west of subject property).

PROPERTY HIGHLIGHTS

- Frontage feet 165' along W. Main
- Shared pylon signage
- General Commercial zoning allows for drive through
- Excellent circulation throughout project
- Utilities are at or near subject property

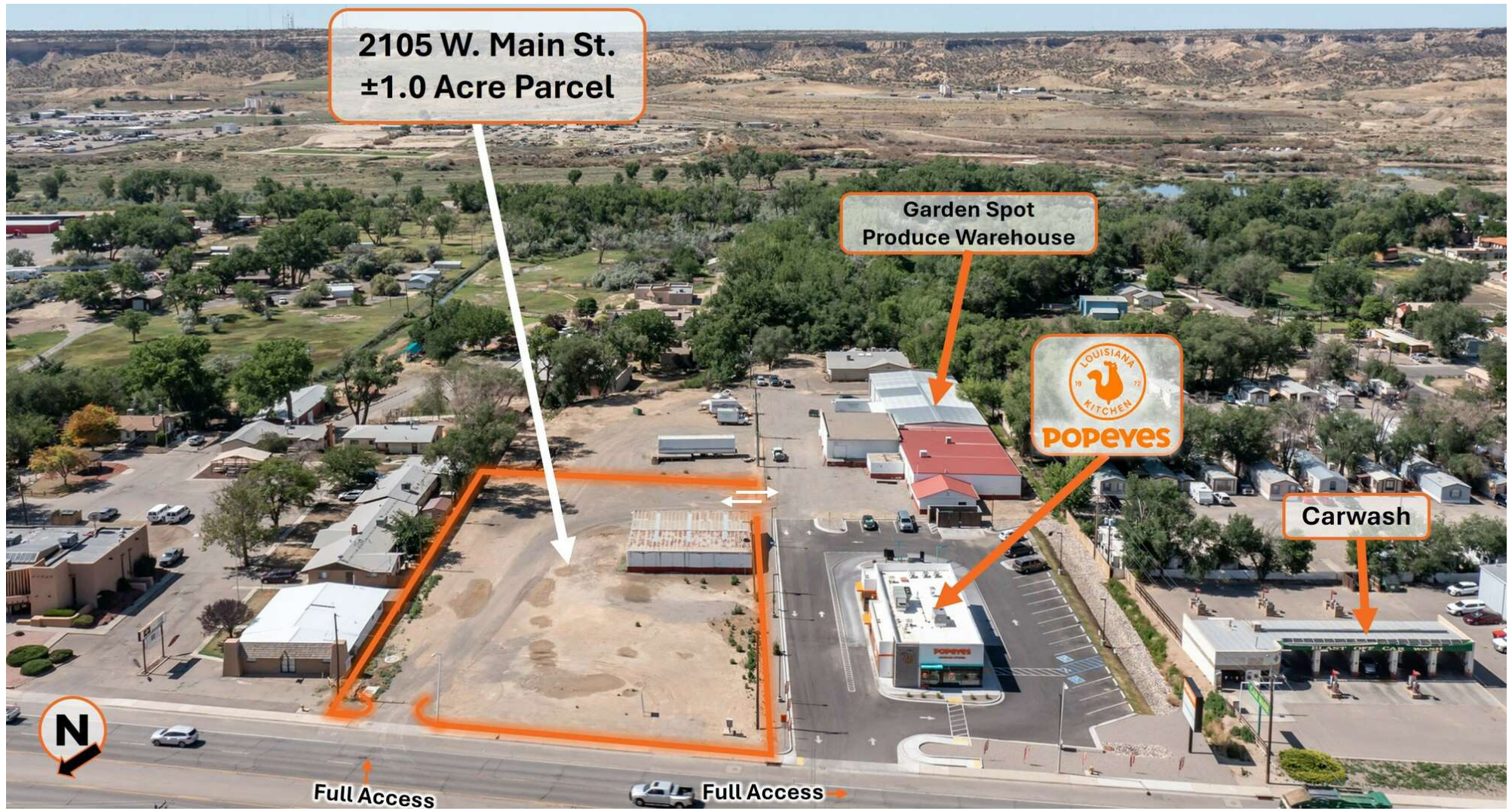
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## AERIAL



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The map displays a complex network of land parcels and easements. Key features include:

- E. Main St.**: A major road running horizontally across the top right portion of the map.
- WEST MAIN STREET - US HIGHWAY 64**: A road running vertically along the right edge.
- APPROXIMATE FUTURE PROPERTY LINE**: Indicated by a thick orange line with arrows at both ends, spanning a large central area.
- Land of Erikson and Erickson**: A shaded rectangular area in the center-left.
- Bearings and Distances**: Numerous numerical values are scattered throughout, such as "N 0° 41' 12\"

steve.lyon@svn.com

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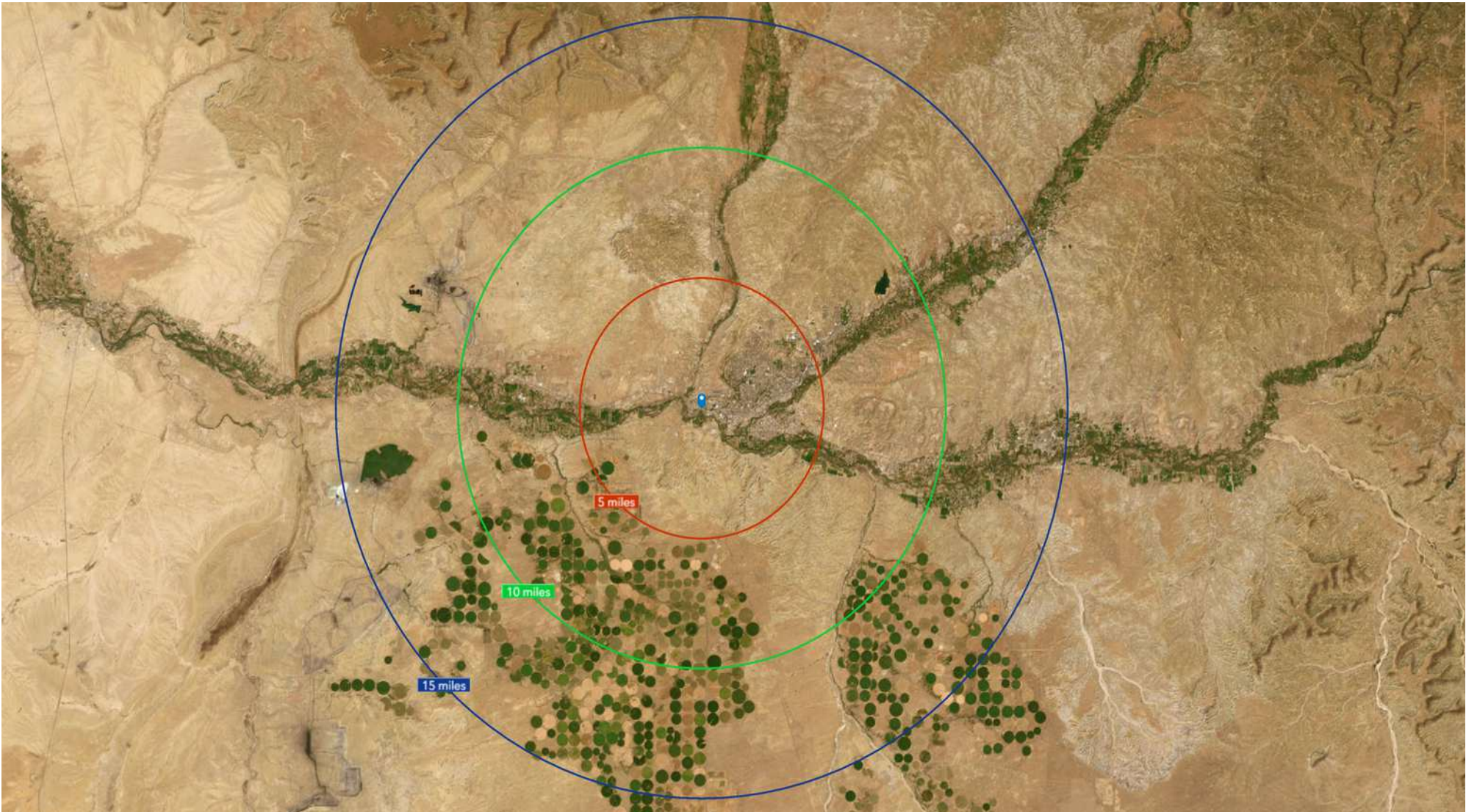
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DEMOGRAPHIC MAP



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## DEMOGRAPHICS

	5 miles	10 miles	15 miles
<b>Census 2020 Summary</b>			
Population	40,232	67,119	90,449
Households	14,534	23,328	31,728
Average Household Size	2.72	2.83	2.81
<b>2024 Summary</b>			
Population	39,916	66,133	88,905
Households	14,527	23,303	31,661
Families	9,522	15,961	21,693
Average Household Size	2.70	2.79	2.77
Owner Occupied Housing Units	9,410	16,536	22,918
Renter Occupied Housing Units	5,117	6,767	8,743
Median Age	35.3	36.2	36.4
Median Household Income	\$55,364	\$57,124	\$56,029
Average Household Income	\$78,695	\$80,352	\$78,098
<b>2029 Summary</b>			
Population	39,259	65,022	87,265
Households	14,625	23,463	31,853
Families	9,463	15,886	21,575
Average Household Size	2.64	2.73	2.70
Owner Occupied Housing Units	9,668	16,948	23,459
Renter Occupied Housing Units	4,957	6,516	8,395
Median Age	36.6	37.2	37.4
Median Household Income	\$63,175	\$65,590	\$64,238
Average Household Income	\$89,979	\$92,190	\$89,856
<b>Trends: 2024-2029 Annual Rate</b>			
Population	-0.33%	-0.34%	-0.37%
Households	0.13%	0.14%	0.12%
Families	-0.12%	-0.09%	-0.11%
Owner Households	0.54%	0.49%	0.47%
Median Household Income	2.67%	2.80%	2.77%

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