



# ±34 AC RAW LAND JUST WEST OF MORIARTY

I-40 Frontage Rd. Between Exit 193 & 194 | Moriarty, NM

## FOR SALE

### 1,698,000



4711A Hardware Drive NE Suite 5 | Albuquerque, NM 87109  
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## OFFERING SUMMARY

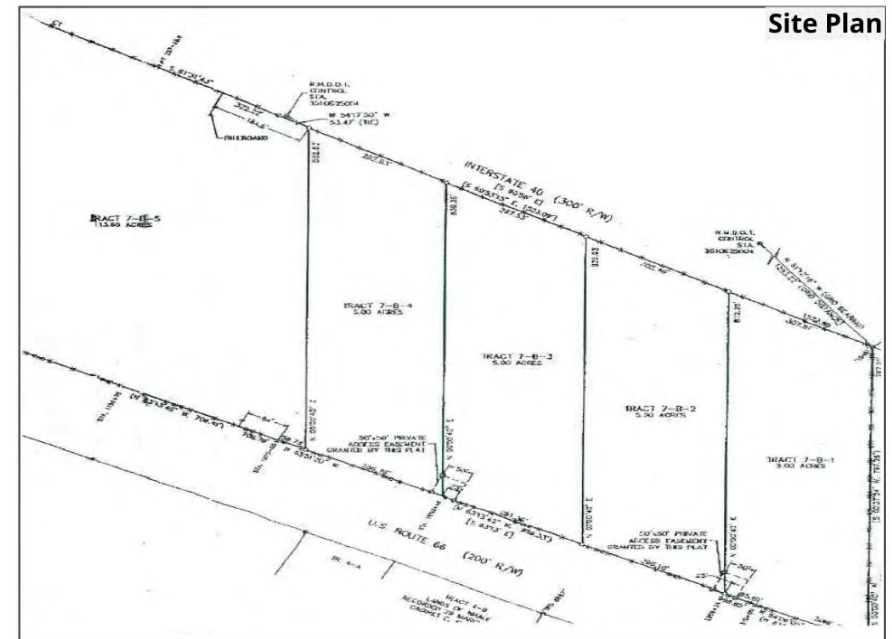
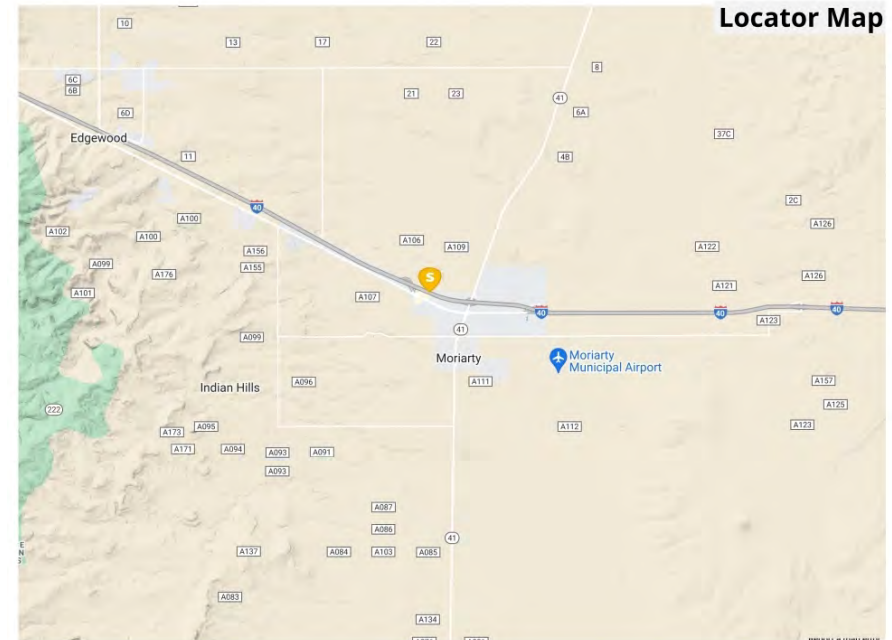
Address	I-40 Frontage Rd. Between Exit 193 & 194 just West of Moriarty
Zoning	D2
Land Acres	+/-34 AC Total
Number of Parcels	Four 5-AC Tracts and One 14-AC Tract
Sale Price	34.1 AC - \$1,698,000/\$49,795 per acre 13.6 AC - \$782,000/\$57,500 per acre 5.0 AC - \$287,500/\$57,500 per acre

## DEMOGRAPHICS

	5-MILE	12.5-MILE	25-MILE
2025 Population	8,196	28,111	209,971
2025 Median HH Income	\$67,847	\$71,952	\$75,809
2025 Average HH Income	\$81,652	\$97,768	\$107,452

## HIGHLIGHTS

- Raw land on I-40 Frontage Rd. 1 Mile East of the Moriarty Exit (193) and 1 mile West of the 2nd Moriarty Exit (194 - the main exit)
- High Visibility from I-40 and US Rt. 66
- Excellent access from US Rt. 66
- Close proximity to popular attraction, McCall's Pumpkin Patch







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# DEMOGRAPHICS INCOME & CONSUMER SPENDING

## POPULATION

	5-Mile	12.5-Mile	25-Mile
Total Daytime Population	6,617	20,624	183,104
Population	8,196	28,111	209,971
Number of Household	3,196	11,423	91,178
Males	4,113	14,295	104,198
Females	4,083	13,816	105,773
Median Age Yrs	44.6	47.8	43.7

## INCOME

	5-Mile	12.5-Mile	25-Mile
Average Household Income	\$81,652	\$97,768	\$107,452
Median Household Income	\$67,847	\$71,952	\$75,809
Per Capita Income	\$32,181	\$39,762	\$46,674



## CONSUMER SPENDING

	5-Mile	12.5-Mile	25-Mile
Food Away from Home: Total \$	\$9,352,304	\$38,976,342	\$344,985,943
Food at Home: Total \$	\$18,804,082	\$77,209,803	\$637,614,366
Entertainment/Recreation: Total \$	\$9,658,792	\$41,300,943	\$349,970,579
HH Furnishings & Equipment: Total \$	\$6,896,172	\$29,286,028	\$247,701,162
Apparel & Services: Total \$	\$5,403,104	\$22,638,076	\$205,830,035
Travel: Total \$	\$7,548,448	\$33,737,330	\$302,855,716
Vehicle Maintenance/Repairs: Total \$	\$3,357,792	\$14,062,308	\$116,562,688

Source: esri