PRICE REDUCED 29%

±34 AC RAW LAND JUST WEST OF MORIARTY

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

FOR SALE
$1,199,000

34.1 AC - $1,199,000/$35,264 per acre
13.6 AC - $552,000/$41,000 per acre
5.0 AC - $203,000/$40,600 per acre



EPIC REAL ESTATE

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OFFERING SUMMARY

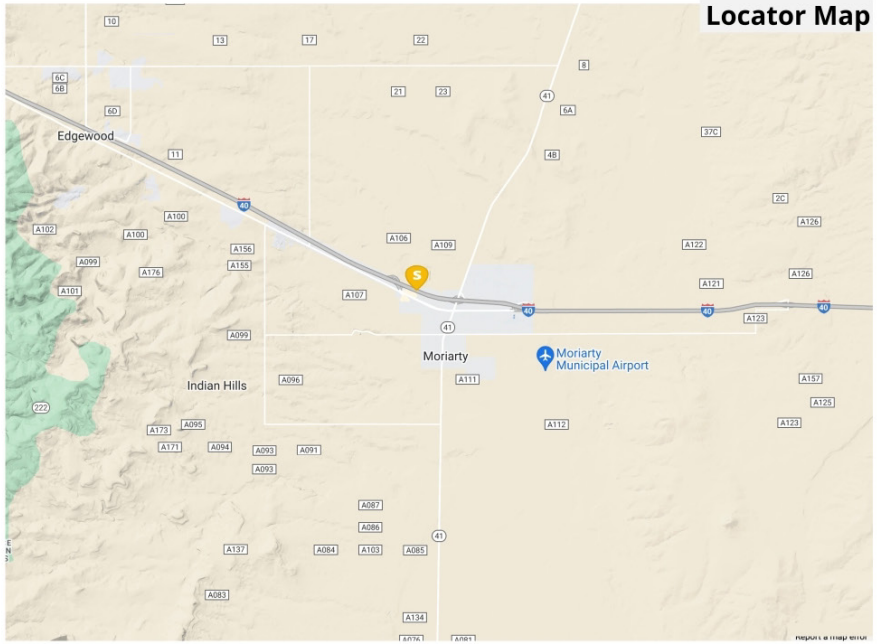
Address	I-40 Frontage Rd. Between Exit 193 & 194 just West of Moriarty
Zoning	D2
Land Acres	+-34 AC Total
Number of Parcels	Four 5-AC Tracts and One 14-AC Tract
Sale Price	34.1 AC - $1,199,000/$35,264 per acre 13.6 AC - $552,000/$41,000 per acre 5.0 AC - $203,000/$40,600 per acre

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

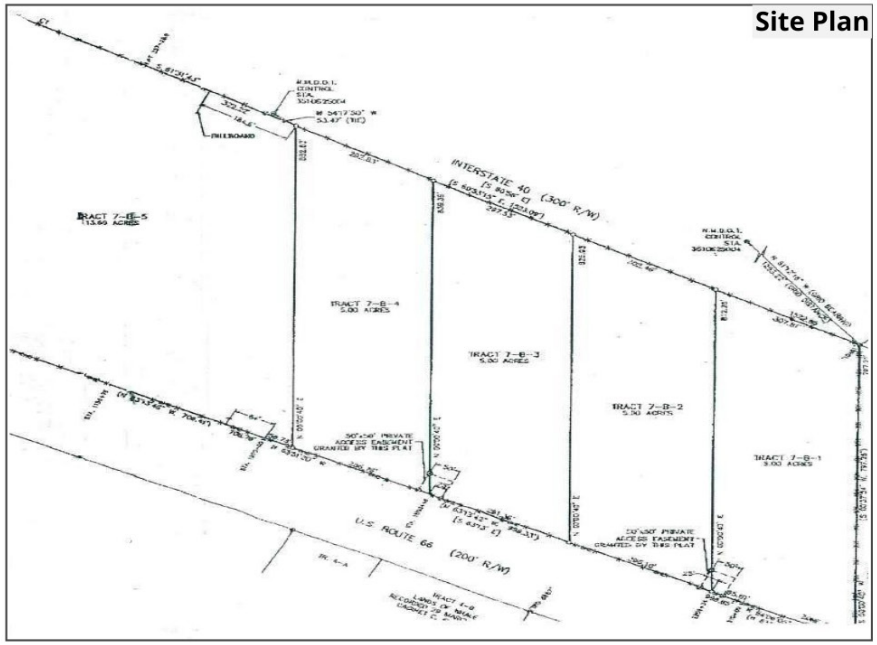
HIGHLIGHTS

- 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 1-40 and US Rt. 66
- Excellent access from US Rt. 66
- Close proximity to popular attraction, McCall's Pumpkin Patch

Locator Map



Site Plan



This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



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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

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