

61B Pueblitos Rd

61B Pueblitos Rd, Belen New Mexico 87002



BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE



FOR SALE

**Commercial & Residential
Opportunity**

 **±900 SF Workshop (61A)**

 **± 8.1 acres**

 **Tract B (61B)**

 **SALE PRICE**
\$600,000

Joseph Maez

Jmaez@CREBerkshire.com | 505.633.3335

PROPERTY SUMMARY

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PROPERTY HIGHLIGHTS

1. **TRACT B — 61B Pueblitos Rd**
2. **Acreage:** 8.1037± acres
3. **Improvements:**
 - a. Workshop / Warehouse / Shed
 - b. Approximately 900 sq ft
4. **Best Use:**
 - a. Commercial operations
 - b. Contractor base, Equipment yard
 - c. Horse operations, boarding, training, or private ranch use
5. **Features:**
 - a. Large open acreage
 - b. Workshop/warehouse structure
6. Ideal for business operations, equipment storage, or ranching support



PROPERTY OVERVIEW

Exceptional dual-tract property offering a rare combination of commercial infrastructure and residential living on over 8 acres in Belen, New Mexico. Strategically located along Pueblitos Road with proximity to the CanAm Highway (NM-314) and Interstate 25 corridor, this property presents an outstanding opportunity for investors, contractors, ranchers, small business owners, or anyone seeking a live-work compound in Valencia County.

- Multiple wells throughout the property provide flexibility for livestock watering, irrigation, and agricultural operations.
- Existing warehouse/shop building is insulated and wired with 220-volt service throughout, making it suitable for equipment maintenance, fabrication, or agricultural support operations.
- Single-phase power service in place with potential inclusion of an air compressor for shop operations.
- Existing septic system on Tract B supports a variety of residential, agricultural, or ranch-related uses.
- Potential for hobby farm, gentleman's ranch, family compound, or multi-generational rural estate

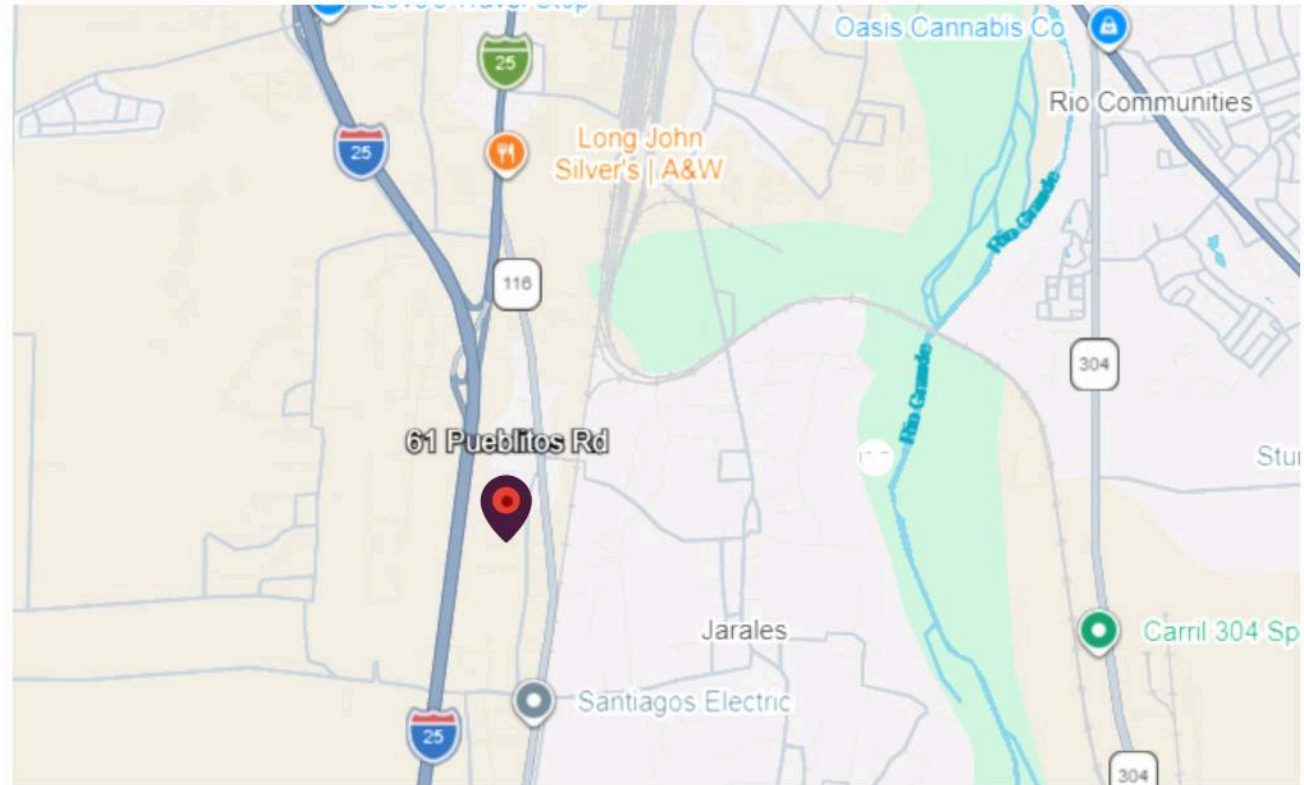
AREA SUMMARY

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AREA OVERVIEW

- Belen, NM — Hub city of Valencia County, growing community south of Albuquerque
- Minutes to I-25 on-ramp — ideal for businesses serving the Albuquerque metro and southern NM
- Near CanAm Highway (NM-314) — high-visibility rural commercial corridor
- Approximately 35 miles south of Albuquerque
- Proximity to BNSF rail hub in Belen (one of the largest rail switching yards in the US — good talking point for industrial/logistics buyers)
- Rural setting offers excellent potential for recreational use including horseback riding, ATV riding, and outdoor activities.



DEMOGRAPHICS |2024



POPULATION: Approx 22,000
5-MILE RADIUS



AVG HH INCOME: Approx \$52,000
5-MILE RADIUS



TRAFFIC COUNTS: I-25 & NM-314
Approx 32,000 VPD

OFFERING SUMMARY

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OFFERING OVERVIEW

- Two separate parcels can be sold together as one package or individually
- Live-work potential —Zoned RR-2 - Live on land while operating a business.
- Large workshop/warehouse already in place — move-in ready for contractor, trades, or light industrial use
- Over 8 acres with room to expand, build, or develop
- Flat, usable land — ideal for equipment storage, vehicle fleet parking, landscaping operations, HVAC/plumbing/electrical contractors, or agricultural purposes
- Frontage access along Pueblitos Rd
- Located minutes from I-25, offering excellent regional access
- Insulated warehouse with 220-volt wiring throughout and single-phase power
- Existing water infrastructure may support greenhouse, nursery, horticultural, or specialty agricultural uses.
- Ample space for horse arenas, round pens, corrals, loafing sheds, and additional outbuildings



PHOTOS

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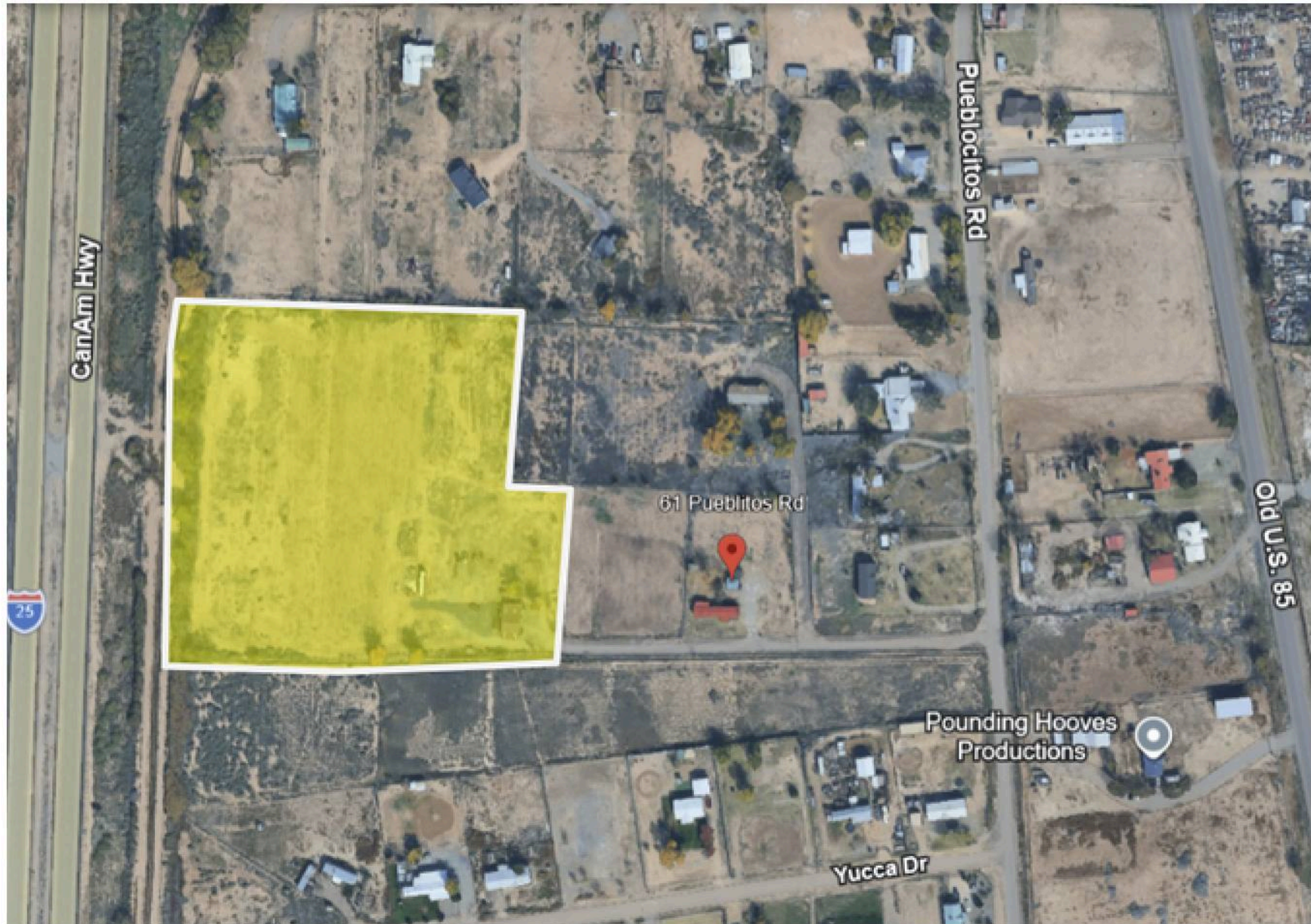
SITE PLAN

61B Pueblitos Rd, Belen New Mexico 87002

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LOCATION MAP

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