

Commercial pad site at HWY-599 at the Jaguar overpass (3A-1)
in Santa Fe, New Mexico



- ❖ 2.89 acres / 1.63+- is developable and rough-graded
- ❖ Lot 3A-1 / Village Plaza at Tierra Contenta
- ❖ Approved for a Gas Station, Car Wash / C-Store

- ❖ Borders Hwy-599 at the new Jaguar overpass
- ❖ 599 is a main access into Santa Fe from I-25 and a direct route to Northern NM
- ❖ Convenient access to all areas of Santa Fe

- ❖ Jaguar feeds into the Tierra Contenta Subdivision and connects to Cerrillos Rd
 - ❖ This site has the exclusive right to fuel sales within 420+acres
 - ❖ This use is approved, but not required / other C-2 uses allowed
- ❖ Jaguar is planned as the new main entrance to the Santa Fe Municipal Airport

The Brokerage Realty ABQ., LLC
Commercial Real Estate Brokerage

C: 505-480-7524

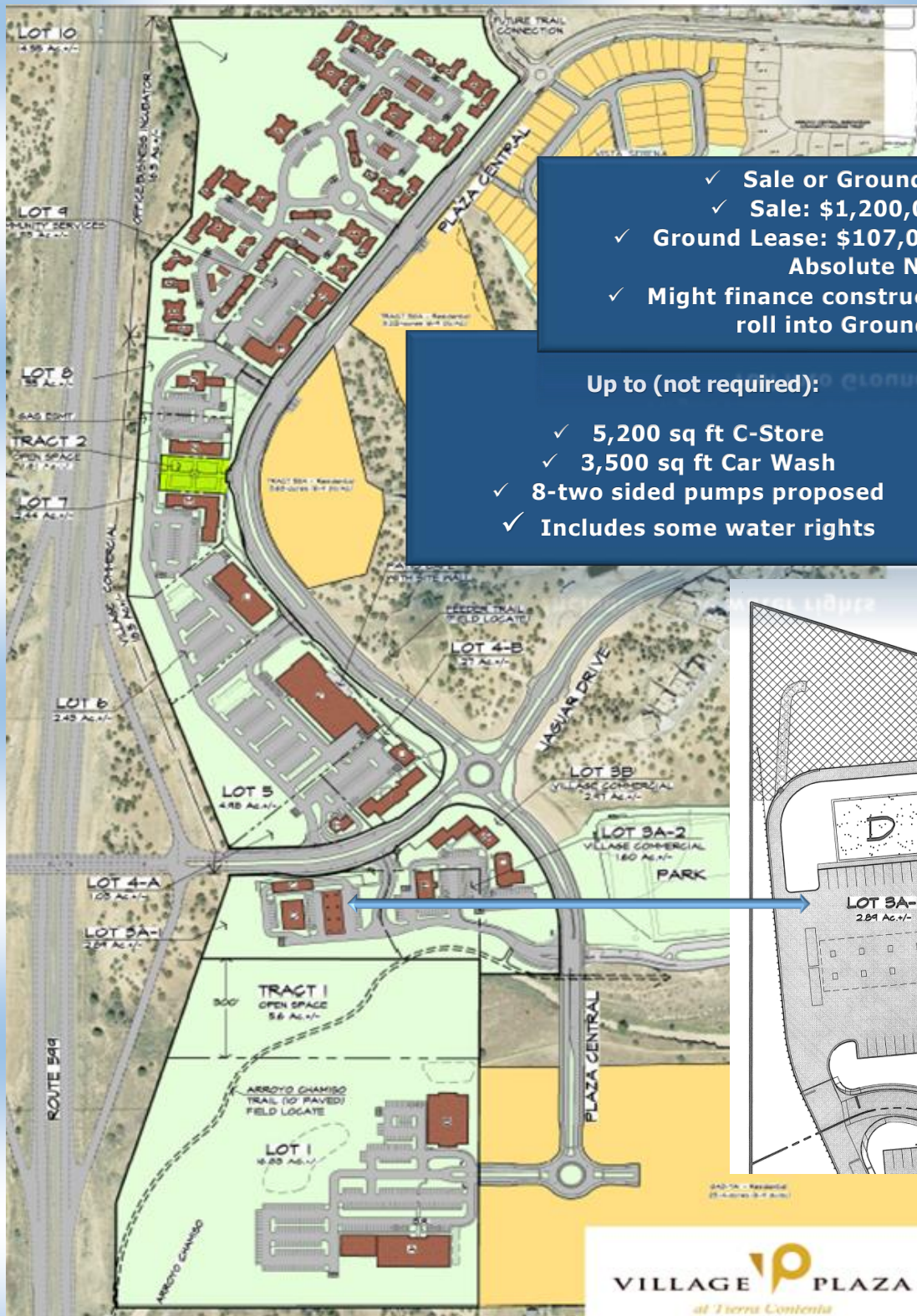


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Jeremy Gonzales-Qualifying Broker

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- ✓ Sale or Ground Lease
- ✓ Sale: \$1,200,000.00
- ✓ Ground Lease: \$107,000.00 Annual-Absolute NNN
- ✓ Might finance construction costs and roll into Ground-Lease

- Up to (not required):
- ✓ 5,200 sq ft C-Store
 - ✓ 3,500 sq ft Car Wash
 - ✓ 8-two sided pumps proposed
 - ✓ Includes some water rights



VILLAGE  PLAZA
at Tierra Contenta



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