

Colliers

For Sale

609 Florida St
Deming, NM 88030

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609 E Florida St | For Sale

Property Overview

Civic Address	609 E Florida St, Deming NM
Area	Approximately 5.25 acres
Land Scaping	Natural
Topography Code	Relatively flat
Sewer Type	City Sewer
Water	City Water
Gas	City Gas

Zoning

- Commercial

Key Highlights

- 5 Miles from I-10
- Build to Suit
- Owner finance available
- Fast food restaurants in vicinity

Price $455,093

609 E Florida Ave | For Sale

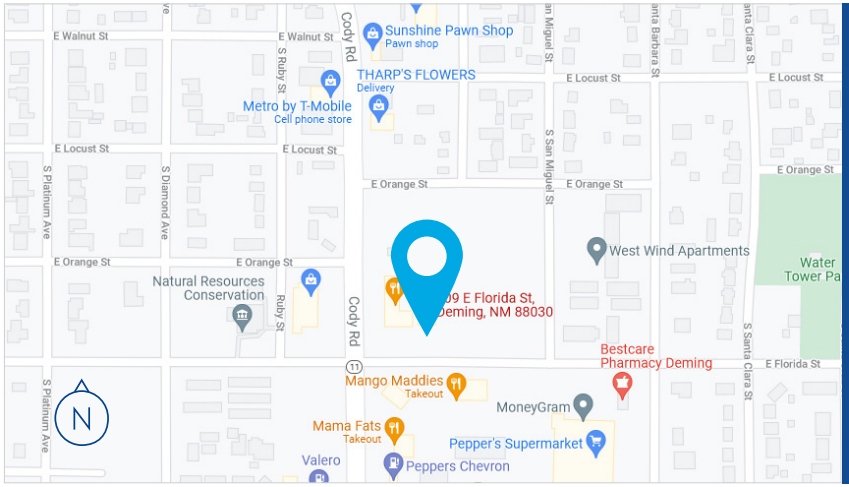
Perfect Location

The property is located on two major arterials near shopping, banking and medical services.

+/- 5.25 Acres

Available





Household Income
$52,437

<5 minutes from I-10

Zoning
Commercial

Public Transit

Traffic
10,645 VPD

Property Gallery

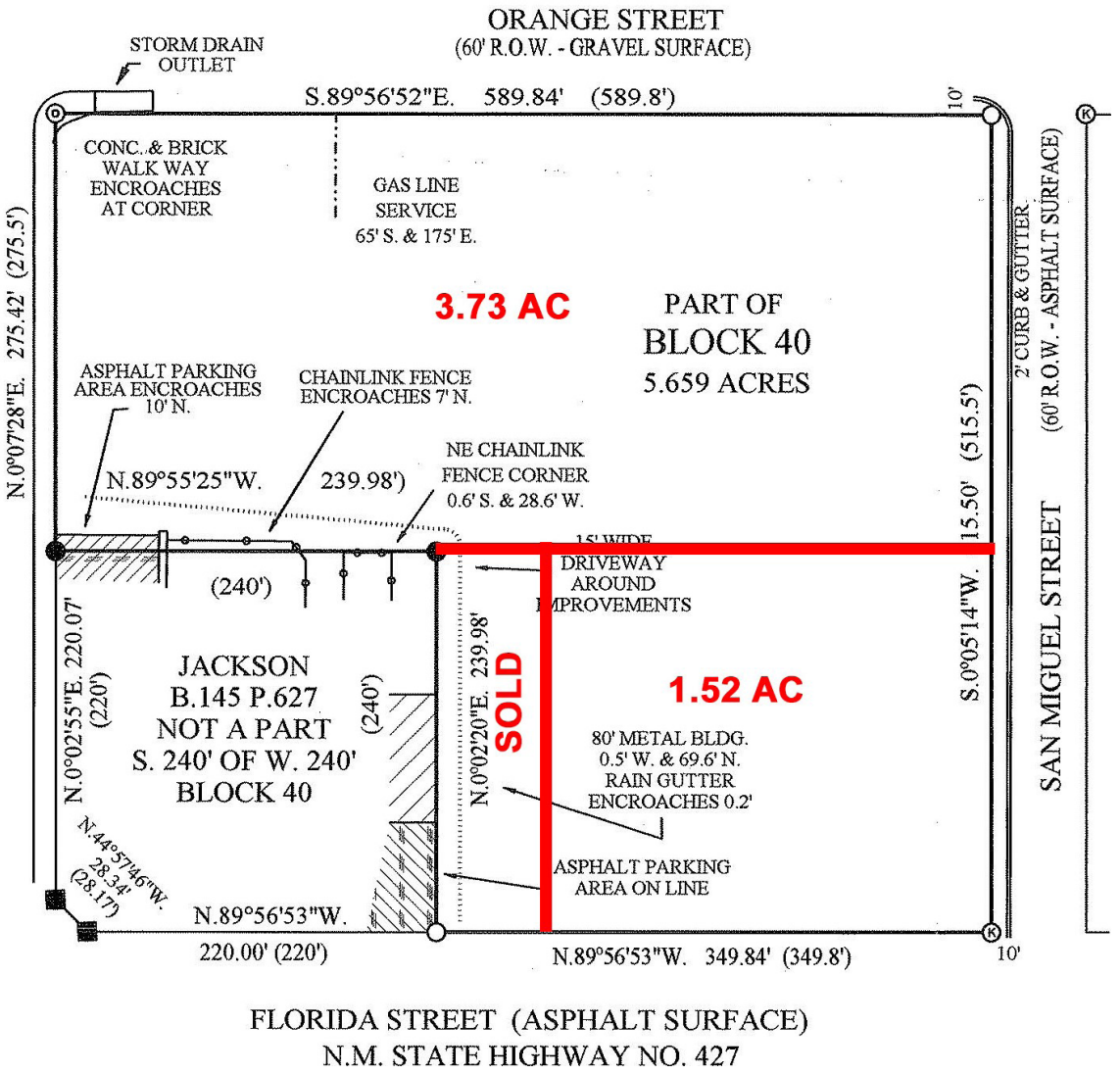






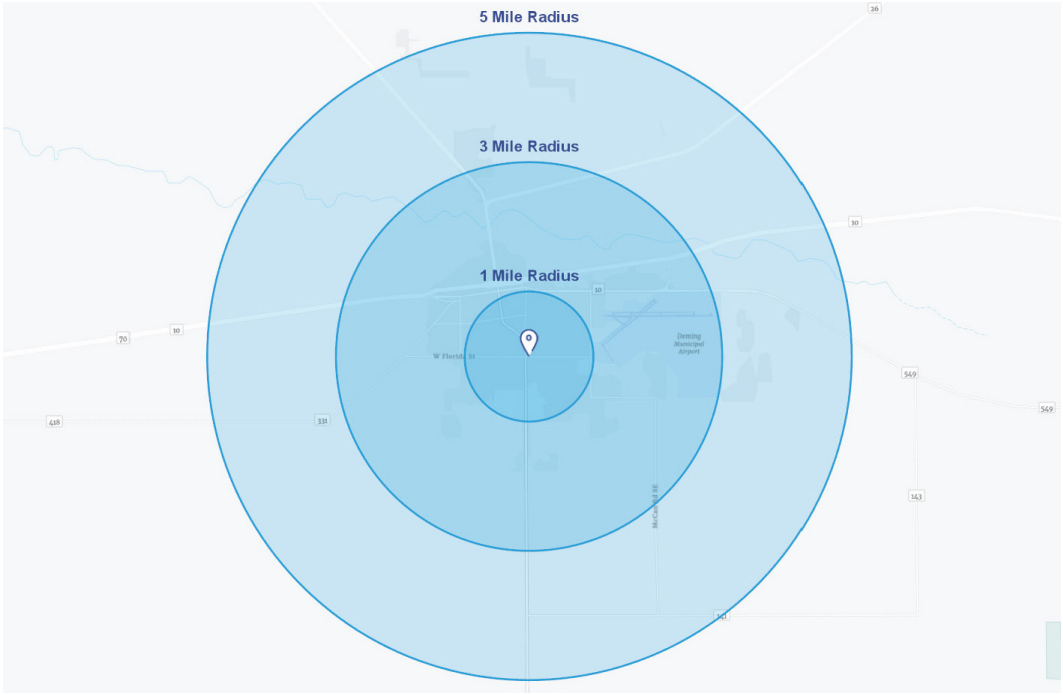


Plat


ORANGE STREET
(60' R.O.W. - GRAVEL SURFACE)
STORM DRAIN OUTLET
S.89°56'52"E. 589.84' (589.8')
CONC. & BRICK WALK WAY ENCROACHES AT CORNER
GAS LINE SERVICE 65' S. & 175' E.
3.73 AC
PART OF BLOCK 40
5.659 ACRES
ASPHALT PARKING AREA ENCROACHES 10' N.
CHAINLINK FENCE ENCROACHES 7' N.
NE CHAINLINK FENCE CORNER 0.6' S. & 28.6' W.
N.89°55'25"W. 239.98')
(240')
15' WIDE DRIVEWAY AROUND IMPROVEMENTS
SOLD
1.52 AC
JACKSON B.145 P.627 NOT A PART S. 240' OF W. 240' BLOCK 40
N.0°02'55"E. 220.07' (220')
(240')
N.0°02'20"E. 239.98'
80' METAL BLDG. 0.5' W. & 69.6' N. RAIN GUTTER ENCROACHES 0.2'
ASPHALT PARKING AREA ON LINE
N.44°57'46"W. 28.34' (28.17')
N.89°56'53"W.
220.00' (220')
N.89°56'53"W. 349.84' (349.8')
10'
S.0°05'14"W. 15.50' (515.5')
2' CURB & GUTTER
(60' R.O.W. - ASPHALT SURFACE)
SAN MIGUEL STREET
N.0°07'28"E. 275.42' (275.5')
FLORIDA STREET (ASPHALT SURFACE)
N.M. STATE HIGHWAY NO. 427

Demographics*

** Demographic data derived from esri® 2020*



	1 Mile	3 Miles	5 Miles
Population	7.670	15,623	18,957
Households	3,030	5,975	7,175
Median Age	37.5	37.5	37.7
Average HH Income	$52,437	$49,699	$49,790
Per Capita Income	$20,773	$19,089	$19,066



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NEW MEXICO ASSOCIATION OF REALTORS® — 2023
COMMERCIAL PROPERTY LEASE/RENTAL AGREEMENT
PART I – BROKER DUTIES DISCLOSURE

Per New Mexico law, Brokers are required to perform a specific set of applicable Broker Duties. Prior to the time the Broker generates or presents any written documents that has the potential to become an express written agreement, he/she must disclose such duties and obtain written acknowledgement that the Broker has made such disclosures.

SECTION A: All Brokers in this transaction owe the following broker duties to *ALL* buyers, sellers, landlords and tenants in this transaction, even if the broker is not representing the buyer or the seller in the transaction:

1. Honesty and reasonable care and ethical and professional conduct;
2. Compliance with local, state, and federal fair housing and anti-discrimination laws, the New Mexico Real Estate License Law and the Real Estate Commission rules and other applicable local, state, and federal laws and regulations;
3. Performance of any and all written agreements made with the prospective buyer, seller, landlord (owner) or tenant;
4. Written disclosure of any potential conflict of interest that the broker has in the transaction, including, but not limited to;
   - **A.** Any written brokerage relationship the Broker has with any other parties to the transaction or;
   - **B.** Any material interest/relationship of a business, personal or family nature that the broker has in the transaction; or
   - **C.** Any written agreement the Broker has with a Transaction Coordinator who will be providing services related to the transaction.
5. Written disclosure of any adverse material facts actually known by the broker about the property or the transaction, or about the financial ability of the parties to the transaction to complete the transaction; adverse material facts requiring disclosure do not include any information covered by federal fair housing laws or the New Mexico Human Rights Act.

SECTION B: In addition to the above duties, Broker(s) owes the following Broker Duties to the buyer(s), seller(s), landlord(s), and/or tenant(s) in this transaction to whom the Broker(s) is/are directly providing real estate services, regardless of the scope and nature of those services.

1. Unless otherwise agreed to in writing by the party, assistance to the party in completing the transaction including:
   - **A.** timely presentation of and response to all written offers or counteroffers; and
   - **B.** active participation in assisting in complying with the terms and conditions of the contract and with the finalization of the transaction;

   If the broker in the transaction is not providing the service, advice or assistance described in Paragraphs 1A or 1B of this Subsection, the party must agree in writing that the broker is not expected to provide such service, advice, or assistance. The broker shall disclose the existence of such agreement in writing to the other brokers involved in the transaction.
2. Acknowledgement by the broker that there may be matters related to the transaction that are outside the broker's knowledge or expertise and that the broker will suggest that the party seek expert advice on these matters;
3. Advise to consult with an attorney regarding the effectiveness, validity or consequences of any written document generated by the brokerage or presented to the party and that has the potential to become an express written agreement;
4. Prompt accounting for all money or property received by the broker;
5. Maintenance of any confidential information learned in the course of any prior agency relationship unless the disclosure is with the former principal's written consent or is required by law;
6. Written disclosure of brokerage relationship option available in New Mexico:
   - **A. Exclusive agency:** an express written agreement between a person and a brokerage wherein the brokerage agrees to exclusively represent as an agent the interest of the person in real estate transaction;
   - **B. Dual agency:** an express written agreement that modifies existing exclusive agency agreements to provide that the brokerage agrees to act as facilitator in real estate transaction rather than as an exclusive agent for either party;
   - **C. Transaction Broker:** The non-fiduciary relationship created by law, wherein a brokerage provides real estate services without entering into an agency relationship.
7. Unless otherwise authorized in writing, a broker who is directly providing real estate services to a seller shall not disclose the following to the buyer in a transaction:
   - **A.** that the seller has previously indicated he/she will accept a sales price less than the asking or listed price;
   - **B.** that the seller will agree to financing terms other than those offered;
   - **C.** the seller's motivation for selling/leasing; or
   - **D.** any other information the seller has requested in writing remain confidential, unless disclosure is required by law;
8. Unless otherwise authorized in writing, a broker who is directly providing real estate service to a buyer shall not disclose the following to the seller in the transaction:
   - **A.** that the buyer has previously indicated he/she will pay a price greater than the price submitted in a written offer;
   - **B.** the buyer's motivation for buying; or
   - **C.** any other information the buyer has requested in writing remain confidential, unless disclosure is required by law.

 ©2023 New Mexico Association of REALTORS® Tenant _____ _____ Landlord _____ _____
Phone: Fax:

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COMMERCIAL PROPERTY LEASE/RENTAL AGREEMENT
PART II - OTHER REQUIRED DISCLOSURES
Broker(s) shall update required disclosures as needed.

1. **LANDLORD'S (OWNER) BROKER.** Landlord's (Owner) Broker (name) _____
   - ☐ Is working with Landlord (Owner) as a Transaction Broker;
   - ☐ Is working with Landlord (Owner)) as an Agent.
2. **TENANT'S BROKER.** Tenant's Broker (name) _____
   Check all applicable:
   - ☐ Is working with Tenant as a transaction Broker;
   - ☐ Is working with Tenant as an agent with a written agreement;
   - ☐ Is licensed under the same Qualifying Broker or Brokerage as Landlord's (Owner)
   - ☐ Broker; Is also Landlord's (Owner) Broker.

   ADVERSE MATERIAL FACTS. If Landlord (Owner) or Tenant's Broker(s) knows of any adverse material facts about the property or the transaction, or about the financial ability of the parties to the transaction to complete the transaction, Broker(s) to complete Broker Duties Supplemental Disclosure, NMAR Form 2100.

TENANT(S)

Tenant Signature	Print Name	Date	Time
Tenant Signature	Print Name	Date	Time

OWNER / LANDLORD(S)

Owner / Landlord Signature	Print Name	Date	Time
Owner / Landlord Signature	Print Name	Date	Time

TENANT'S BROKER

Tenant's Broker Signature	Print Name	Date	Time
Tenant's Broker Signature	Print Name	Date	Time

OWNER / LANDLORD'S BROKER

Owner / Landlord Broker's Signature	Print Name	Date	Time
Owner / Landlord Broker's Signature	Print Name	Date	Time

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