

61C Pueblitos Rd

61C Pueblitos Rd, Belen New Mexico 87002



BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE



FOR SALE

**Commercial & Residential
Opportunity**

 **±1300 SF Mobile Home**

 **± 2.97 acres**

 **Tract C (61B) — 2.9737 acres**

 **SALE PRICE**
\$225,000

Joseph Maez

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PROPERTY SUMMARY

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PROPERTY HIGHLIGHTS

TRACT C — 61C Pueblitos Rd

Parcel Number: 1-006-025-515-360-000000

- **Acreage:** 2.9737± acres
- **Improvements:**
 - Mobile Home residence on site
- **Best Use:**
 - Owner-occupied residence, rental income, caretaker quarters
- **Features:**
 - Residential land with existing dwelling — live on-site while operating the adjacent commercial tract



PROPERTY OVERVIEW

Exceptional dual-tract property offering a rare combination of commercial infrastructure and residential living just under 3 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 septic system on supports a variety of residential, agricultural, or ranch-related uses.
- Potential for hobby farm, gentleman's ranch, family compound, or multi-generational rural estate

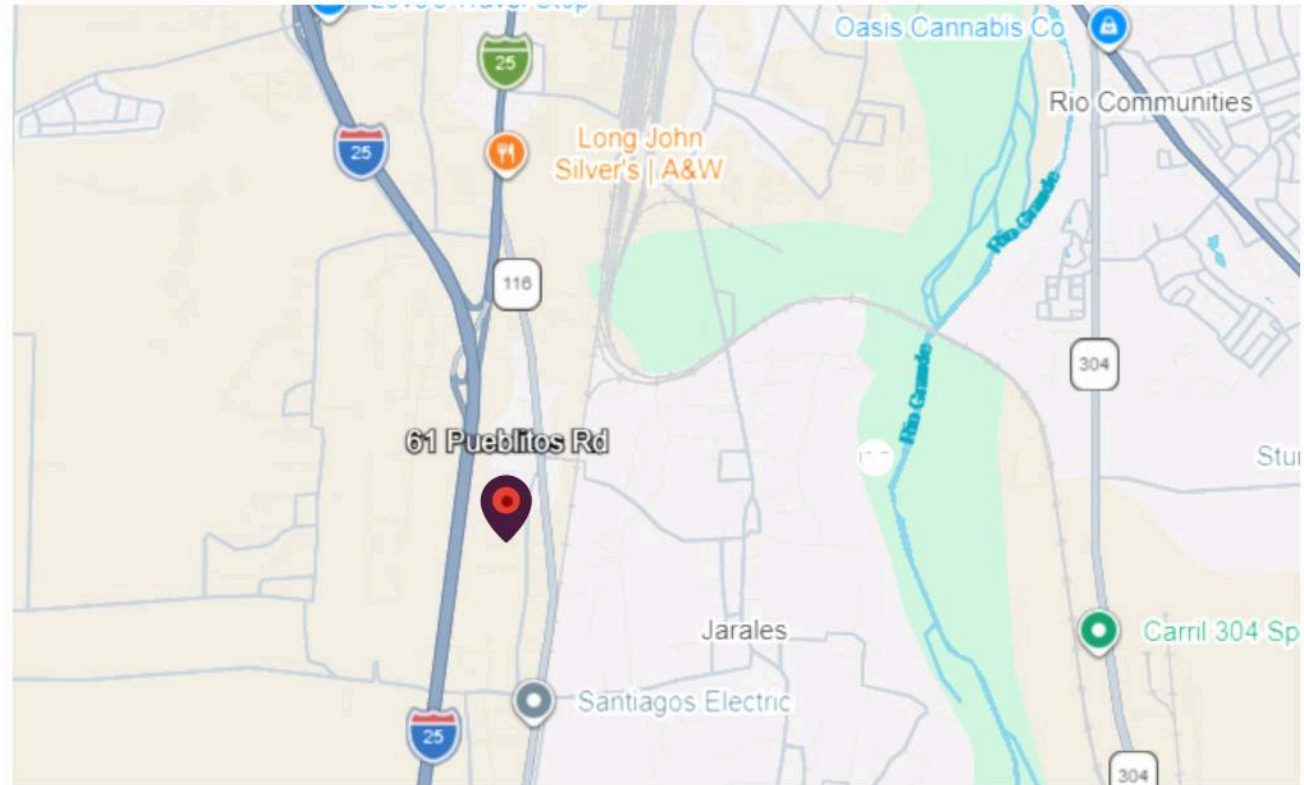
AREA SUMMARY

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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 - reside on Tract C while operating a business.
- Just under 3 acres total 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
- 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

61C Pueblitos Rd, Belen New Mexico 87002

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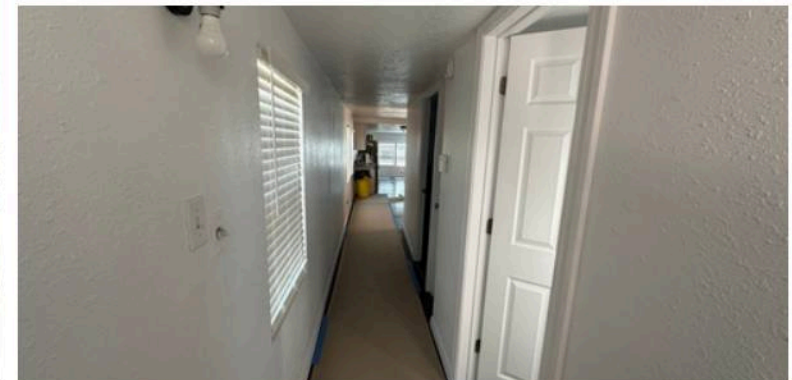
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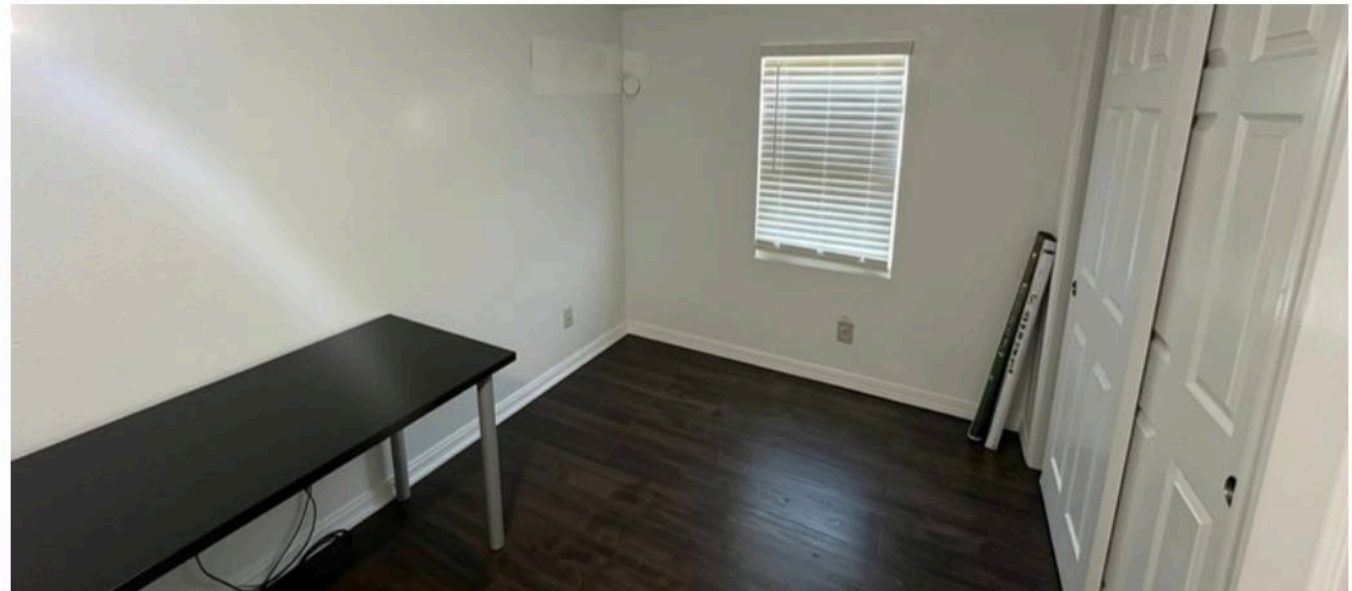
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SITE PLAN

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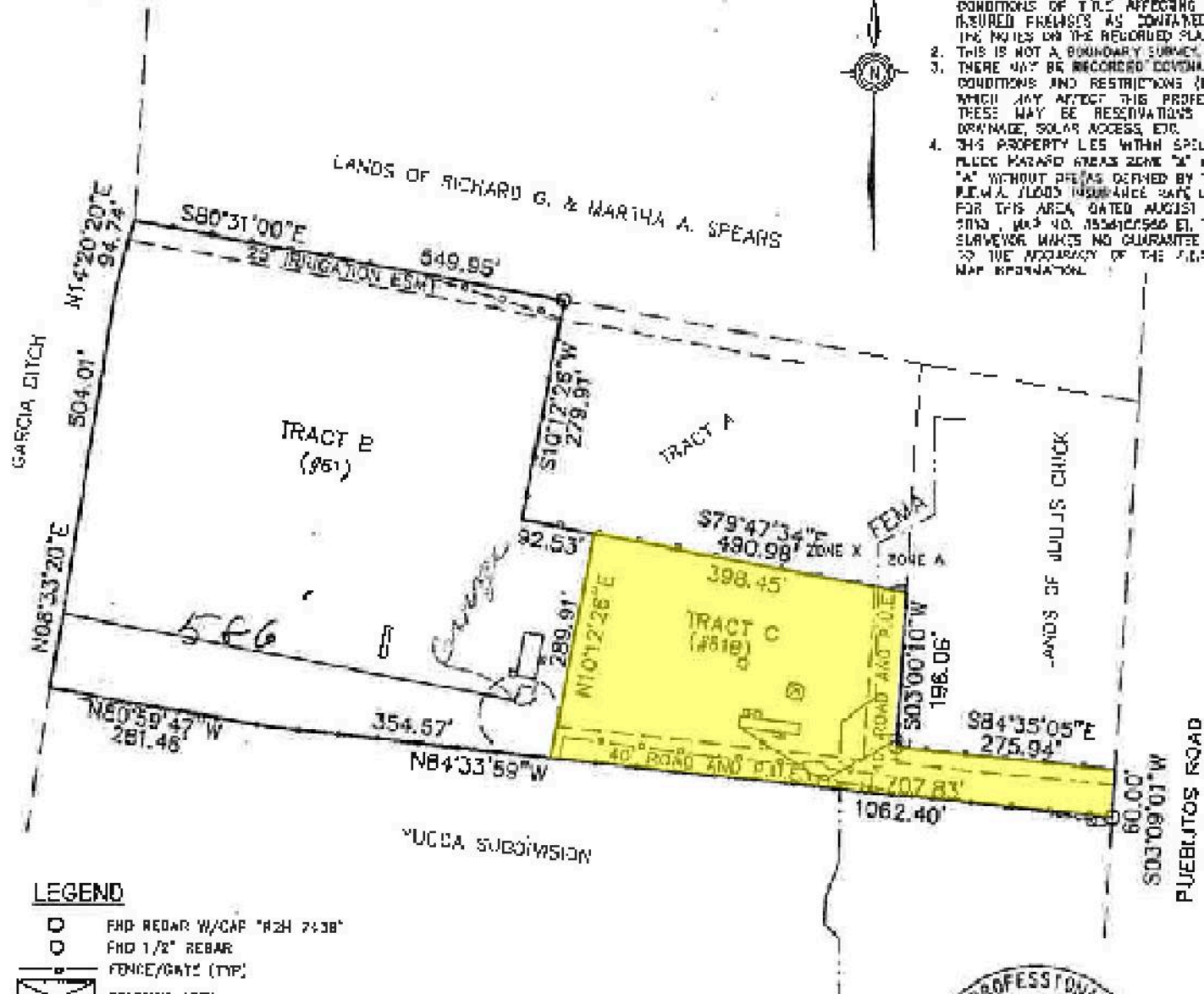
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SHEET 1 OF 2



LOCATION MAP

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