

**For Sale
or Ground
Lease**

Centrally-Located Farmington Land

JOIN AREA
RETAILERS:

Walgreens



TJ-maxx



HOBBY LOBBY

petco

SAFeway

4109 E. Main St. | Farmington, NM 87042

SEC E. Main St. & E. 30th St.



AVAILABLE

±6.26 Acres

SALE PRICE

Lot 4: ±1.21 Ac. \$14.00/SF

- Build-to-Suit or Ground Lease Also Available

Lot 5: ±5.05 Ac. \$9.75/SF

GROUND LEASE RATE

Lot 2: ±1.10 Ac. See Advisor

ZONING

- GC, General Commercial

HIGHLIGHTS

- High-volume intersection with almost 50,000 cars per day
- Box retailers, recreational uses, hospitality, multifamily
- Join area retailers: Walgreens, Home Depot, TJ Maxx, Best Buy, Petco, Safeway, Hobby Lobby and many others
- Signalized intersection
- Full right-in, right-out and left-in, left-out access
- Ample parking for restaurants and retail use

Pylon Signage on Main Street



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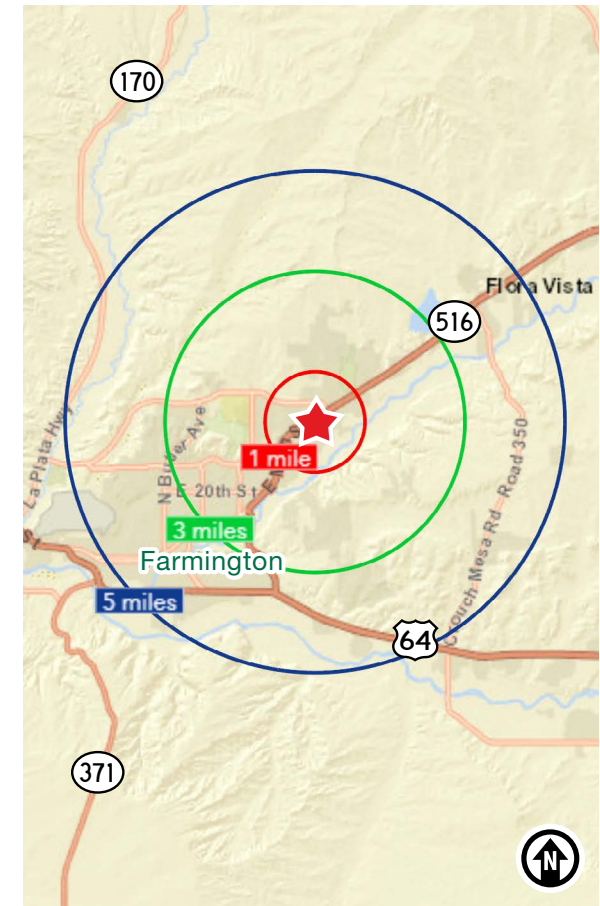
DEMOGRAPHICS | 1, 3 & 5 MILE

	1 Mile		3 Mile		5 Mile	
Summary	2023		2023		2023	
Population	5,230		32,399		47,404	
Households	1,925		11,928		17,217	
Families	1,362		8,182		11,636	
Average Household Size	2.72		2.68		2.69	
Owner Occupied Housing Units	1,388		7,840		11,188	
Renter Occupied Housing Units	537		4,088		6,029	
Median Age	34.0		35.7		36.1	
Trends: 2023-2028 Annual Rate	State		State		State	
Population	0.23%		0.23%		0.23%	
Households	0.56%		0.56%		0.56%	
Families	0.43%		0.43%		0.43%	
Owner HHs	0.74%		0.74%		0.74%	
Median Household Income	2.50%		2.50%		2.50%	
Households by Income	Number	Percent	Number	Percent	Number	Percent
<\$15,000	145	7.5%	1,362	11.4%	2,198	12.8%
\$15,000 - \$24,999	227	11.8%	1,038	8.7%	1,592	9.2%
\$25,000 - \$34,999	221	11.5%	987	8.3%	1,591	9.2%
\$35,000 - \$49,999	202	10.5%	1,426	12.0%	2,188	12.7%
\$50,000 - \$74,999	471	24.5%	2,033	17.0%	2,705	15.7%
\$75,000 - \$99,999	195	10.1%	1,600	13.4%	2,333	13.6%
\$100,000 - \$149,999	356	18.5%	1,862	15.6%	2,472	14.4%
\$150,000 - \$199,999	66	3.4%	676	5.7%	905	5.3%
\$200,000+	42	2.2%	945	7.9%	1,232	7.2%
Median Household Income	\$56,411		\$61,853		\$57,538	
Average Household Income	\$72,812		\$91,609		\$86,723	
Per Capita Income	\$26,646		\$33,728		\$31,656	

LOCATION

Demo Snapshot	1 mile	3 mile	5 mile
 Total Population	5,230	32,399	47,404
 Average HH Income	\$72,812	\$91,609	\$86,723
 Daytime Employment	5,177	19,404	34,910

2023 Forecasted by Esri



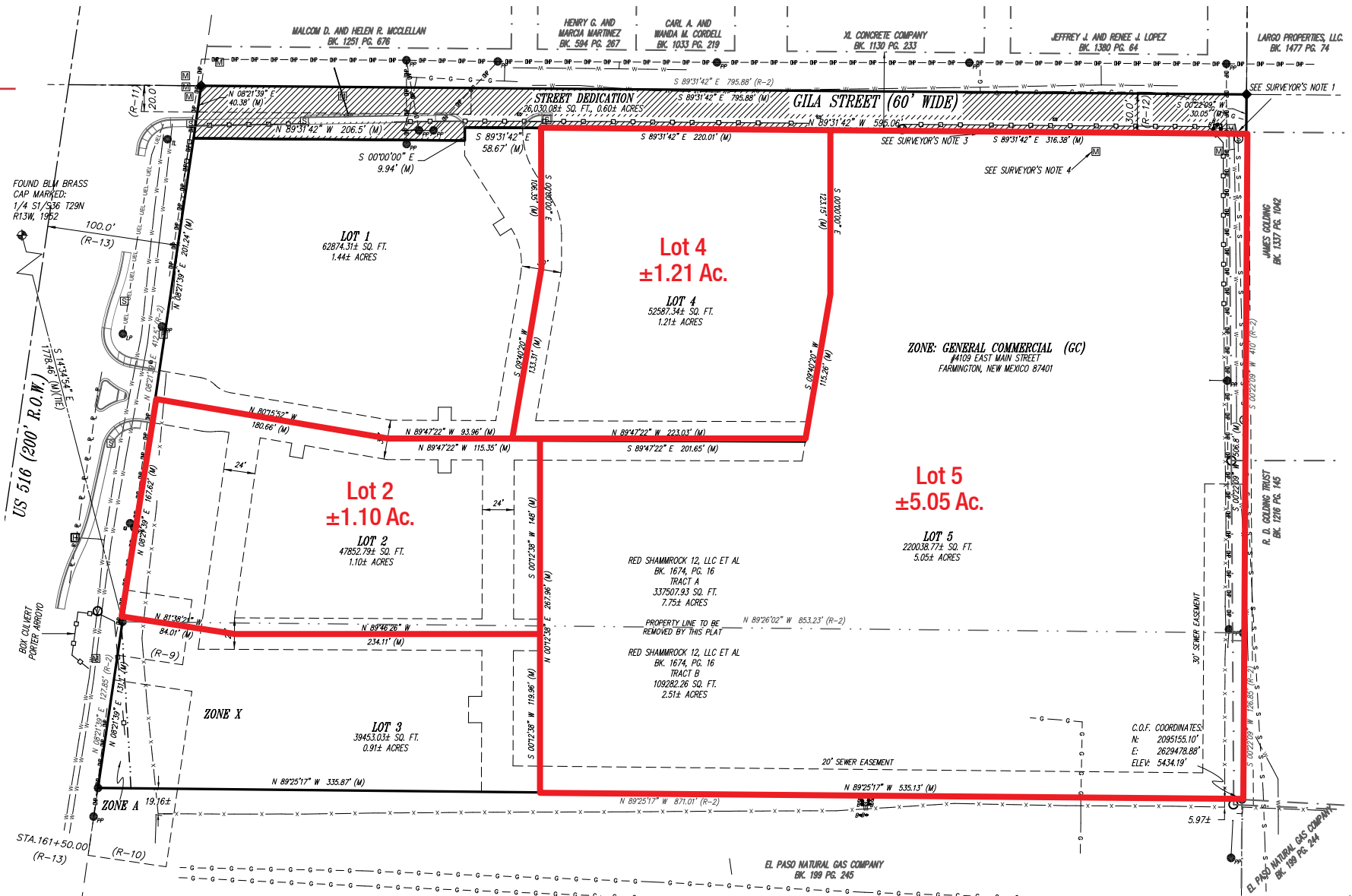
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SITE SURVEY

±6.26 Ac.



Farmington

TRADE AREA ANALYSIS

FARMINGTON | NEW MEXICO

Farmington is located at the junction of the San Juan River, the Animas River, and the La Plata River, and is located on the Colorado Plateau. Farmington is the largest city in San Juan County, one of the geographically largest counties in the United States covering 5,538 square miles. Farmington lies at or near the junction of three important highways: US Hwy. 550, US Hwy. 64, and NM Hwy. 371. The primary industries of San Juan County are the production of petroleum, natural gas and coal. Major coal mines are the Navajo and San Juan mines, operated by BHP Billiton southwest of Farmington. The coal mined from the Navajo and San Juan mines is used entirely for fuel for the nearby Four Corners Generating Station to produce electric power.



119,471

Farmington
CBSA
Population



FARMINGTON BY THE NUMBERS (ESRI 2023 Demographics)



45,984

City Population



16,642

Households



\$85,962

Avg. Household Income



\$47,519

Md. Disposable Income



2,669

Total Businesses



33,864

Total Employees

Farmington serves as the commercial hub for most of northwestern New Mexico and the Four Corners region of four states: New Mexico, Colorado, Arizona and Utah.

TOURISM REPORT CARD

ALL IN A DAYS DRIVE:

- 1** World Class Fly Fishing Area
- 5** World Heritage Sites
- 7** World Class Ski Resorts
- 47** Native American Pueblos & Tribes
- 57** National Parks, Monuments & Recreation Areas



FARMINGTON TARGETED INDUSTRIES

Energy & Manufacturing

Economic activity ranges from natural resource production and power generation to manufacturing, assembly, transportation and data centers. Tremendous opportunities exist to capitalize on the region's natural resources, infrastructure, production capacity and know-how coming from years of drilling in the San Juan Basin.



Agriculture

The area has a long history of productive agriculture and is a prominent part of the region's economic base. The San Juan Basin is particularly well suited for the production of biofuels, agrotourism and to pairing the production of food with food processing based on factors such as the existing skills of our current workforce.



Tourism

The Farmington area is the hub for tourism in the Four Corners and is the center of the National Geotourism Region. They are the center of adventure and have a wealth of tourist attracting amenities.

