



Colliers

For Sale

W Lisa Dr
Chaparral, NM 88081

Rick Stoes

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Property Overview

Details

Address	W Lisa Dr Chaparral, NM
Legal Address	1. ± 22.38 Acres Parcel: R1708146 Zoning: T-2 Taxes: \$0.68 2. ± 27.38 Acres Parcel: R1708144 Zoning: T2 Taxes: \$0.84 3. ± 48.79 Acres Parcel: R1708301 Zoning: T-2 Taxes \$1.48
Asking Price	Call Broker
Zoning	T-2

Zoning

- T=2 (Rural) zone consists of sparsely settled lands in open or cultivated conditions. These include bosque, agricultural land and grazing land. Typical buildings include single family residential site-built homes and mobile homes, farmhouses, and agricultural buildings. Thoroughfares are rural in character and have no pedestrian facilities. Landscaping is agricultural or that which occurs naturally.



Key Highlights

- Located in Chaparral, NM
- Easy access to Highway 54

Property Overview

Details

Address	W Lisa Dr Chaparral, NM
Legal Address	4. ± 31.29 Acres Parcel: R1718206 Zoning: T-2 Taxes: \$1,216.84
	5. ± 0.97 Acres Parcel: R1717713 Zoning: T-4 Taxes: \$323.24
	6. ± 1.03 Acres Parcel: R1717712 Zoning: T-4 Taxes: \$343.24
	7. ± 2.01 Acres Parcel: R1717720 Zoning: T-4 Taxes: \$669.80
	8. ± 1.03 Acres Parcel: R1717712 Zoning: T-4 Taxes: \$349.88
Asking Price	Call Broker

Zoning

- T=4 (General Neighborhood) zone consists of a mix of uses, but is primarily mixed density residential. It contains a wide range of building types: houses, compounds, townhouses, duplexes, small apartment buildings and live-work units. Setbacks and landscaping are variable. Thoroughfares with sidewalks define medium sized blocks.

Key Highlights

- Located in Chaparral, NM
- Easy access to Highway 54



Property Overview

Details

Address	W Lisa Dr Chaparral, NM
Legal Address	9. ± 160 Acres Parcel: R054053 Zoning: T-2 Taxes: \$3.08
Asking Price	Call Broker
Zoning	Currently no Zoning

Zoning

- Certain areas of the county may fall under review by other governing bodies in the case of ETJ (extra-territorial jurisdiction) but currently there is not zoning in Otero County.

Key Highlights

- Located in Chaparral, NM
- Easy access to Highway 54

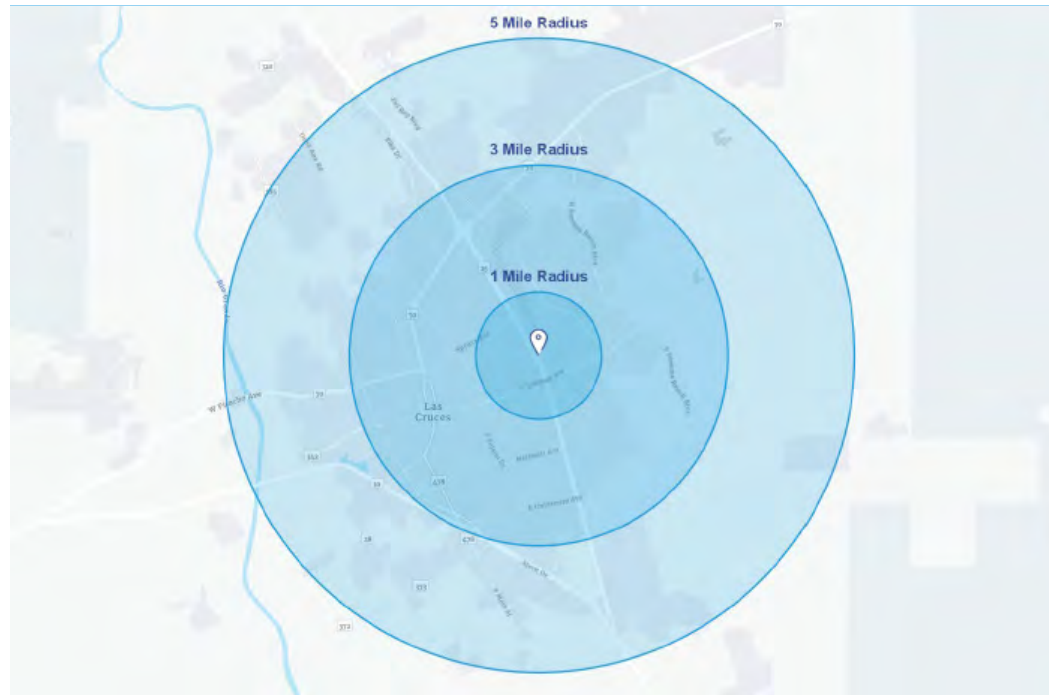


Aerial



Demographics*

* Demographic data derived from esri® 2020



	1 Mile	3 Miles	5 Miles
Population	9,405	74,183	117,426
Households	4,322	31,375	47,870
Average HH Income	\$53,889	\$56,265	\$60,371
Per Capita Income	\$24,342	\$23,927	\$24,688



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Land
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NEW MEXICO ASSOCIATION OF REALTORS® — 2023 PURCHASE AGREEMENT – COMMERCIAL 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 document that have the potential to become an express written agreement, they 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 and sellers 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) and/or seller(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 Para. 1 (A) or 1 (B) 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. Advice 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 options 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 interests 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 a facilitator in the 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 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 they 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 motivations 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 they 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.

BUYER(S) AND SELLER(S): PLEASE ACKNOWLEDGE RECEIPT BY INITIALING BELOW

Cover Page 1 of 3 NMAR Form 3101 (2023 APR) ©2022 New Mexico Association of REALTORS® BUYER(S) _____ SELLER(S) _____

Phone: _____

Fax: _____



PURCHASE AGREEMENT – COMMERCIAL



PART II – OTHER REQUIRED DISCLOSURES

*Broker shall update these and all other required disclosures as needed.***BUYER'S BROKER DISCLOSURES:**

1. **Brokerage Relationship.** _____ (“Buyer’s Broker”) is working with the Buyer as a:
☐ Transaction Broker ☐ with ☐ without a written Buyer Broker Agreement.
☐ Agent with a written Buyer Broker Agreement with Agency Addendum.
☐ Transaction Broker without a written Buyer Broker Agreement, but with a Compensation Agreement.
2. **In-House Transaction: Buyer and Seller’s Consent to Dual Representation, NO Dual Agency created.**
☐ Brokerage is representing both Buyer and Seller.
☐ Buyer’s Broker is licensed under the same Qualifying Broker as Seller’s Broker.
☐ Buyer’s Broker is also Seller’s Broker for the property in this Transaction. Broker has a written listing agreement with Seller as a ☐ Transaction Broker ☐ Agent. **Unless otherwise stated in another agreement between Buyer’s Broker and Buyer, Buyer understands that they are NOT OBLIGATED to consent to this dual representation and that they may obtain their own broker to represent them in this transaction.**
BUYER CONSENTS TO BUYER’S BROKER ALSO REPRESENTING THE SELLER IN THIS TRANSACTION ☐ YES or ☐ NO **Buyer’s initials** _____ / _____.
 3. ☐ **Dual Agency:** Brokerage is representing both Buyer and Seller by means of written agency agreements with each of them and Designated Agency has not been chosen by the Qualifying Broker; Designated Agency is a policy that discloses to a client that the Broker representing him/her as an agent is the client’s only representative in the Brokerage. When Designated Agency is not chosen, Dual Agency is created. Prior to writing or presenting this offer, Broker must obtain written consent from the parties to act as a Dual Agent (NMAR Form 1301 - Agency Agreement – Dual).
 4. **Additional Disclosures:** If applicable, check box below.
☐ Buyer’s Broker has an **OWNERSHIP INTEREST IN PROPERTY**
☐ Buyer’s Broker has a **CONFLICT OF INTEREST** or **MATERIAL INTEREST** (business, personal or family)

☐ Buyer’s Broker knows of **ADVERSE MATERIAL FACTS** about the Property and/or Transaction _____

☐ Buyer’s Broker has engaged a **TRANSACTION COORDINATOR:** _____

SELLER'S BROKER DISCLOSURES:

1. **Brokerage Relationship.** _____ (“Seller’s Broker”) is working with the Seller as a:
☐ Transaction Broker with a written Listing Agreement.
☐ Agent with a written Listing Agreement with Agency Addendum.
☐ Transaction Broker without a written Listing Agreement, but with a Compensation Agreement.
2. **Additional Disclosures:** If applicable, check box below.
☐ Seller’s Broker has an **OWNERSHIP INTEREST IN PROPERTY**
☐ Seller’s Broker has a **CONFLICT OF INTEREST** or **MATERIAL INTEREST** (business, personal or family)

☐ Seller’s Broker knows of **ADVERSE MATERIAL FACTS** about the Property and/or Transaction _____

☐ Seller’s Broker has engaged a **TRANSACTION COORDINATOR:** _____

¹ If more space is needed, attach NMAR Form 2100 – Broker Duties Supplemental Disclosure or other disclosure.



PURCHASE AGREEMENT – COMMERCIAL



TRANSACTION COORDINATORS are licensed Brokers who have been engaged by the Broker as indicated above to assist the Broker in the processing of the transaction, which may include gathering information and paperwork, overseeing, and organizing contractual deadlines, communicating, and coordinating with lenders, title companies, inspectors, other Brokers, and the parties to the contract to facilitate the Closing of the transaction, and assembling the final transaction file for Closing. **TCs OWE BROKER DUTIES AS SET FORTH ON COVER PAGE 1. ATTN TCs: USE NMAR FORM 2100 TO MAKE ANY DISCLOSURES REQUIRED BY BROKER DUTIES.**

- ☐ Buyer is a New Mexico Real Estate Broker
☐ Buyer is a party to another Buyer-Broker Agreement

- ☐ Seller is a New Mexico Real Estate Broker

BUYER(S)**SELLER(S)**

Buyer Signature _____ Printed Name _____ Date _____ Time _____

Seller Signature _____ Printed Name _____ Date _____ Time _____

Buyer Signature _____ Printed Name _____ Date _____ Time _____

Seller Signature _____ Printed Name _____ Date _____ Time _____

THE FOLLOWING IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY.
BROKERS ARE NOT PARTIES TO THIS PURCHASE AGREEMENT.

BUYER'S BROKER(S)

Buyer's Broker Name _____ Buyer's Broker's Qualifying Broker's Name and NMREC License No. _____

Buyer's Brokerage Firm _____ Office Phone _____ Cell Phone _____ Email Address _____

Buyer's Brokerage Address _____ City _____ State _____ Zip Code _____ Broker ☐ is ☐ is not a REALTOR®

Buyer's Broker Name _____ Buyer's Broker's Qualifying Broker's Name and NMREC License No. _____

Buyer's Brokerage Firm _____ Office Phone _____ Cell Phone _____ Email Address _____

Buyer's Brokerage Address _____ City _____ State _____ Zip Code _____ Broker ☐ is ☐ is not a REALTOR®

SELLER'S BROKER(S)

Sellers's Broker Name _____ Seller's Broker's Qualifying Broker's Name and NMREC License No. _____

Seller's Brokerage Firm _____ Office Phone _____ Cell Phone _____ Email Address _____

Seller's Brokerage Address _____ City _____ State _____ Zip Code _____ Broker ☐ is ☐ is not a REALTOR®

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