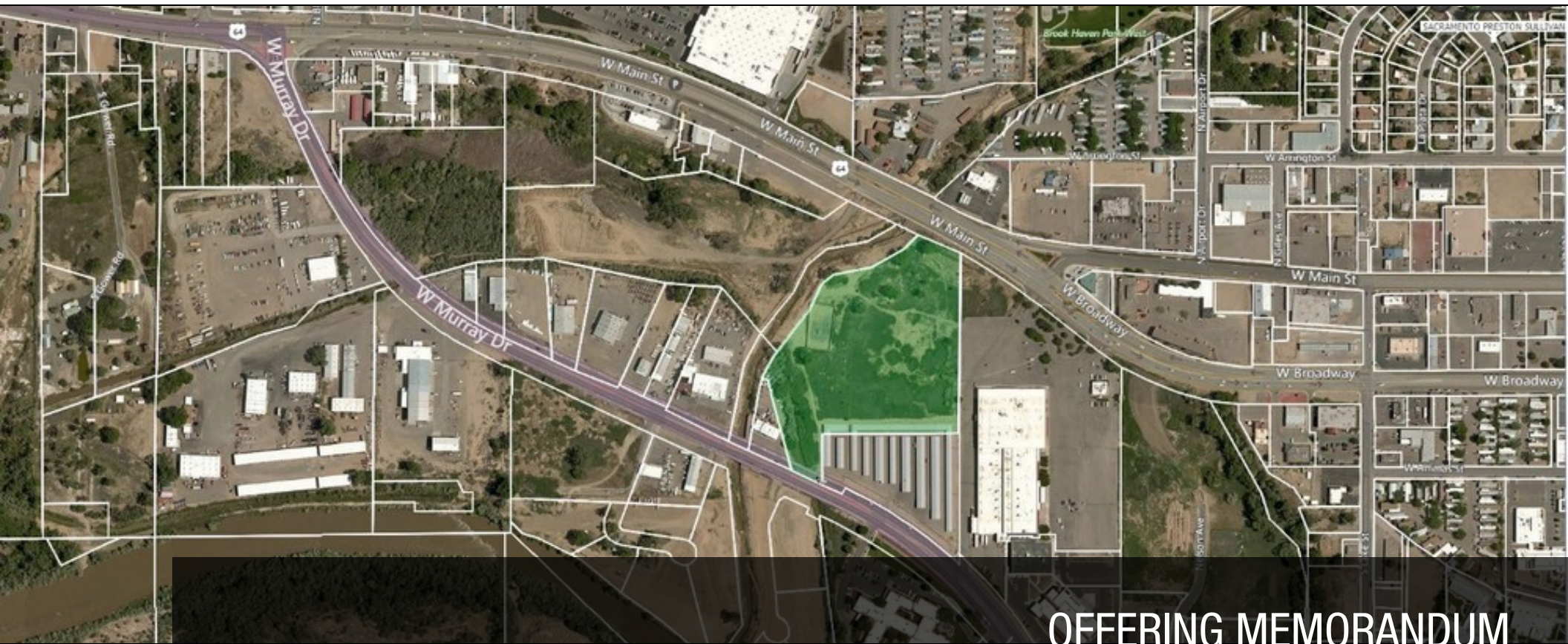


# 1001 W Main St - Farmington, NM

FARMINGTON, NM



OFFERING MEMORANDUM

**KW COMMERCIAL**

548 Gibson Drive

Roseville, CA 95678

*PRESENTED BY:*

**DIVYAN WALAND**

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## FARMINGTON, NM

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1001 W MAIN ST - FARMINGTON, NM

# PROPERTY INFORMATION

1

EXECUTIVE SUMMARY

PROPERTY DETAILS

ADDITIONAL PHOTOS

# Executive Summary



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$2,250,000
<b>LOT SIZE:</b>	10.13 Acres
<b>ZONING:</b>	Multi-Family - Commercial
<b>MARKET:</b>	Northwestern New Mexico
<b>SUBMARKET:</b>	West Farmington
<b>PRICE / SF:</b>	\$5.10

## PROPERTY OVERVIEW

The 10.13 acres located at the intersection of West Main St and West Broadway in Farmington, NM. The land is adjacent to the American Furniture Warehouse. The subject property is 0.5 miles East of Walmart Supercenter, 0.7 miles West of the San Juan Regional Medical Center, and 1.8 miles South of the Four Corners Regional Airport.

The close proximity to shopping, medical facilities, and transportation services would make this an ideal location for senior housing, multi-family housing, or retail. The site has two access points, the primary being on Main St, while the other access is off of West Murray, next to the self-storage facility. Currently zoned as medium density multi-family, however zoning can be changed to meet almost any development. City had indicated possible incentives dependent on the type and scale of development.

The property is available for sale as a whole or individual parcels.

- Lot 1 is 1.5 acres (adjacent to W Murray Dr entrance)
- Lot 2 is 1.5 acres
- Lot 3 is 2.5 acres (frontage on Main St/Broadway)
- Lot 4 is 2.5 acres (frontage towards American Furniture)
- Lot 5 is 2.13 acres (backs up to Farmington Mini Storage lot)

# Property Details

**SALE PRICE** **\$5.10 / SF**

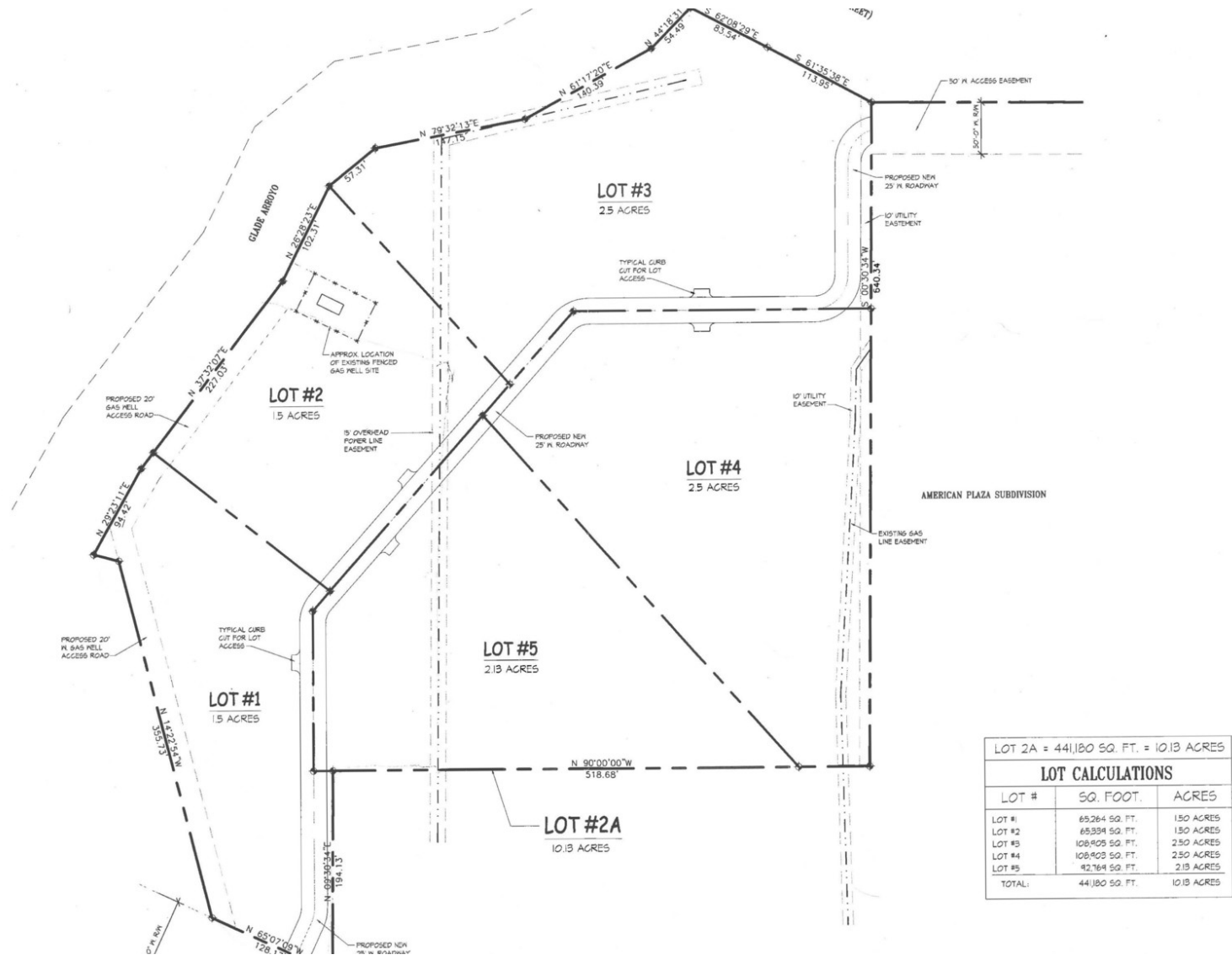
<b>LOCATION INFORMATION</b>	
Building Name	1001 W Main St - Farmington, NM
Street Address	1001 W Main St
City, State, Zip	Farmington, NM 87401
County/Township	San Juan
Market	Northwestern New Mexico
Submarket	West Farmington
Cross Streets	W Main St & W Broadway

<b>LAND</b>	
Number Of Lots	5
Water	Yes
Sewer	Yes

<b>PROPERTY DETAILS</b>	
Property Type	Land
Property Subtype	Other
Zoning	Multi-Family, Medium
Lot Size	10.13 Acres
APN#	2077171105318



# Additional Photos



1001 W MAIN ST - FARMINGTON, NM

# LOCATION INFORMATION

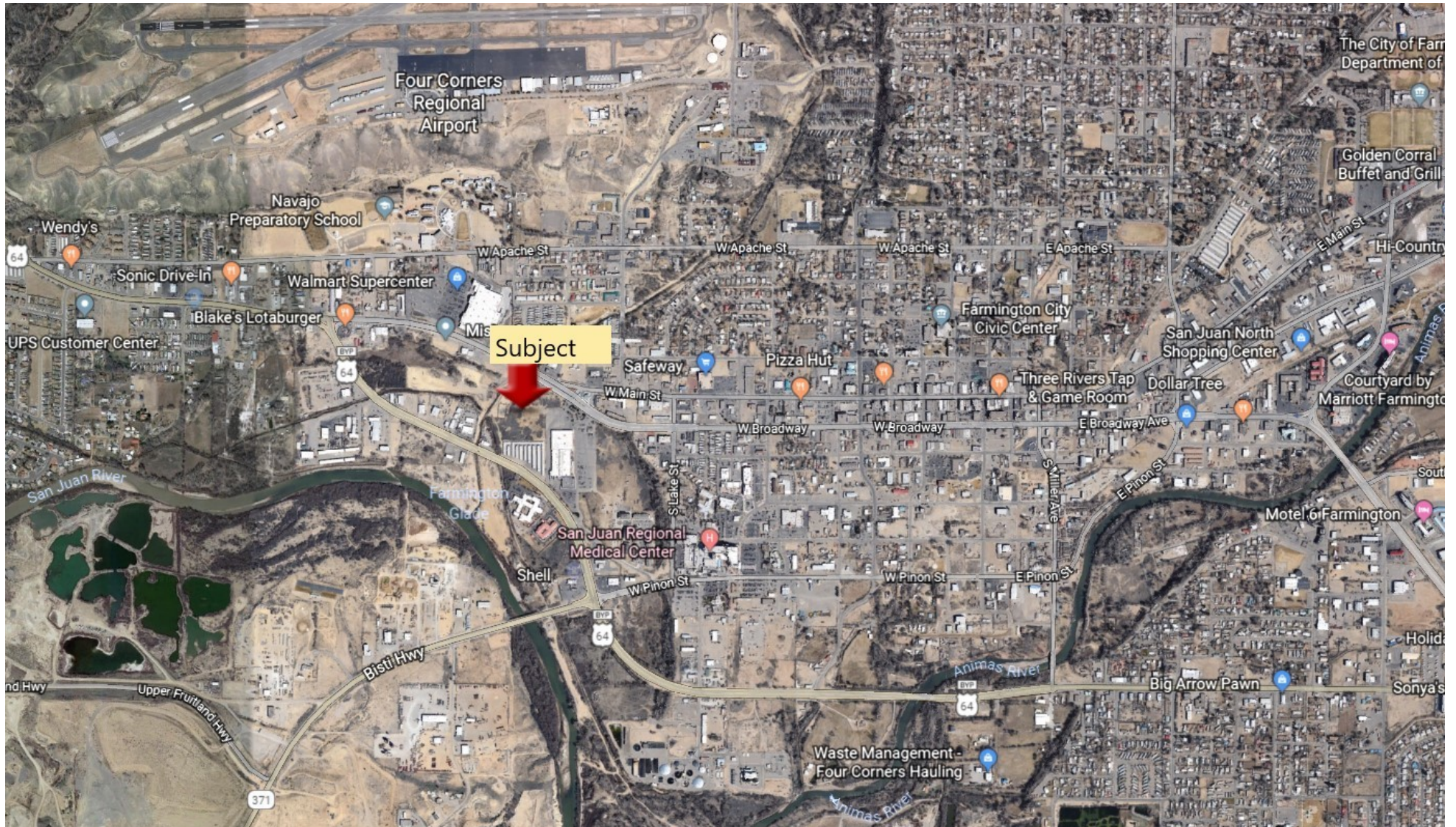
# 2

ADDITIONAL PHOTOS

RETAILER MAP

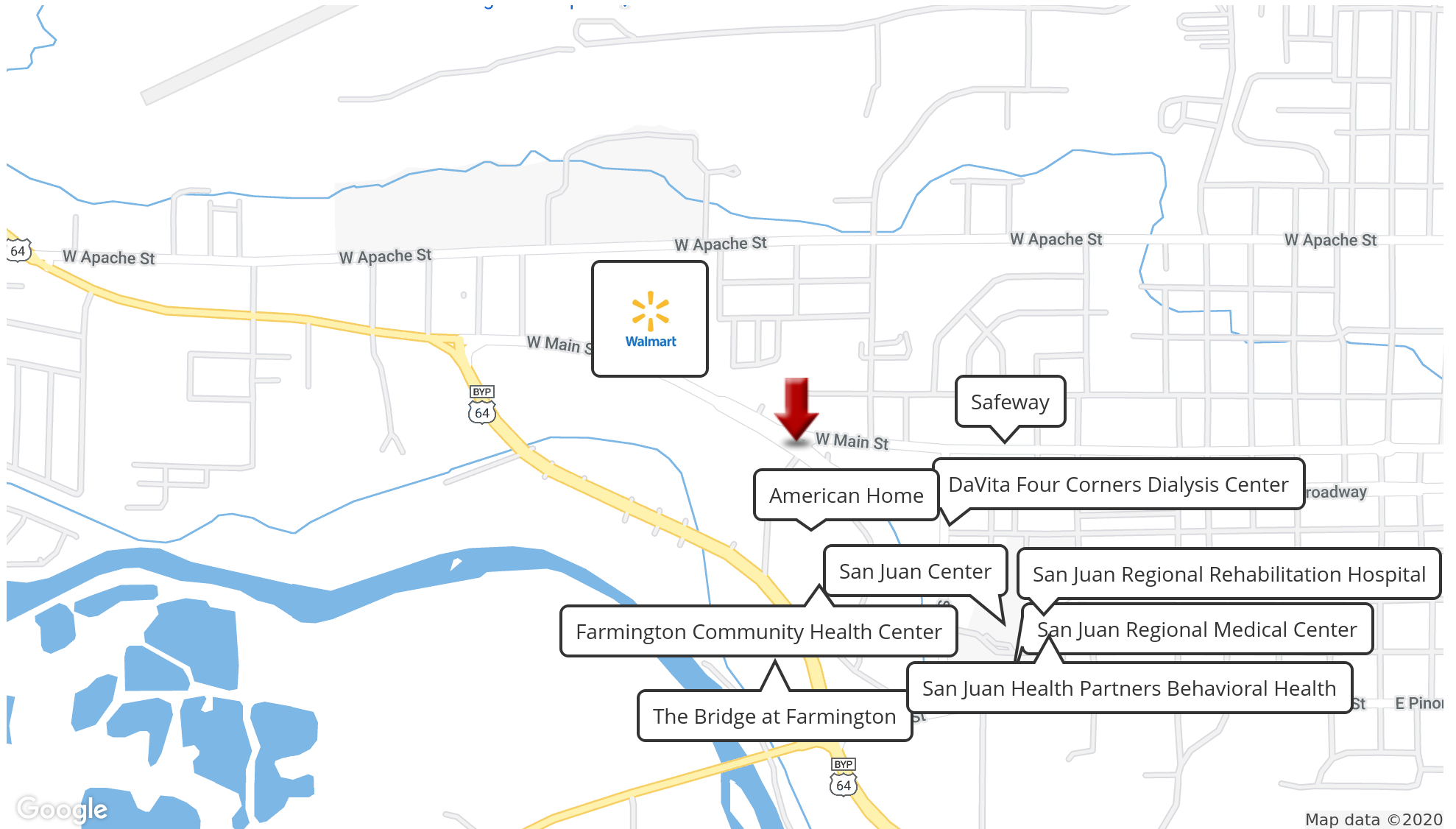
DEMOGRAPHICS MAP

# Additional Photos

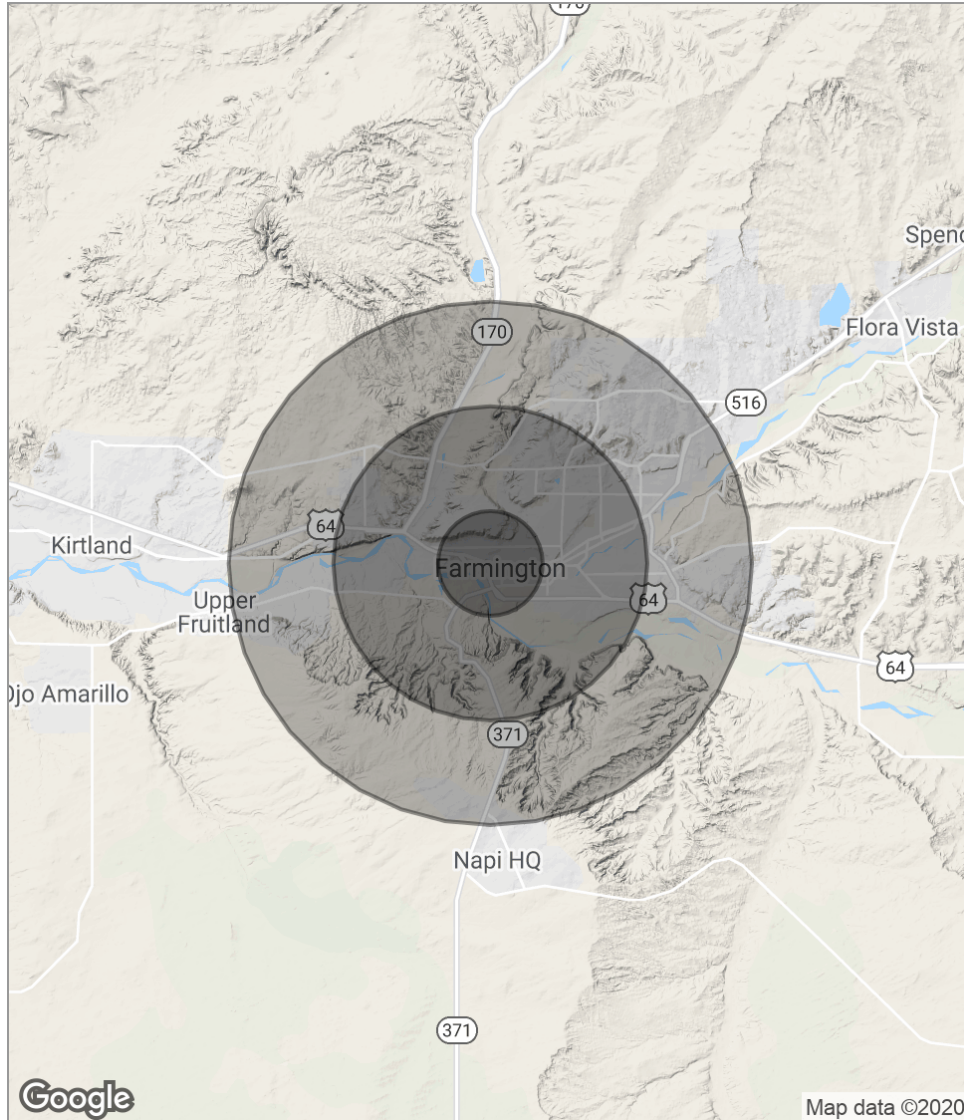




# Retailer Map



# Demographics Map



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	3,727	27,031	44,552
Median Age	33.8	32.9	31.5
Median Age (Male)	32.2	32.8	31.5
Median Age (Female)	34.7	32.8	31.7
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	1,374	9,922	15,656
# Of Persons Per HH	2.7	2.7	2.8
Average HH Income	\$51,547	\$58,197	\$58,950
Average House Value	\$128,983	\$118,391	\$119,260

*\* Demographic data derived from 2010 US Census*