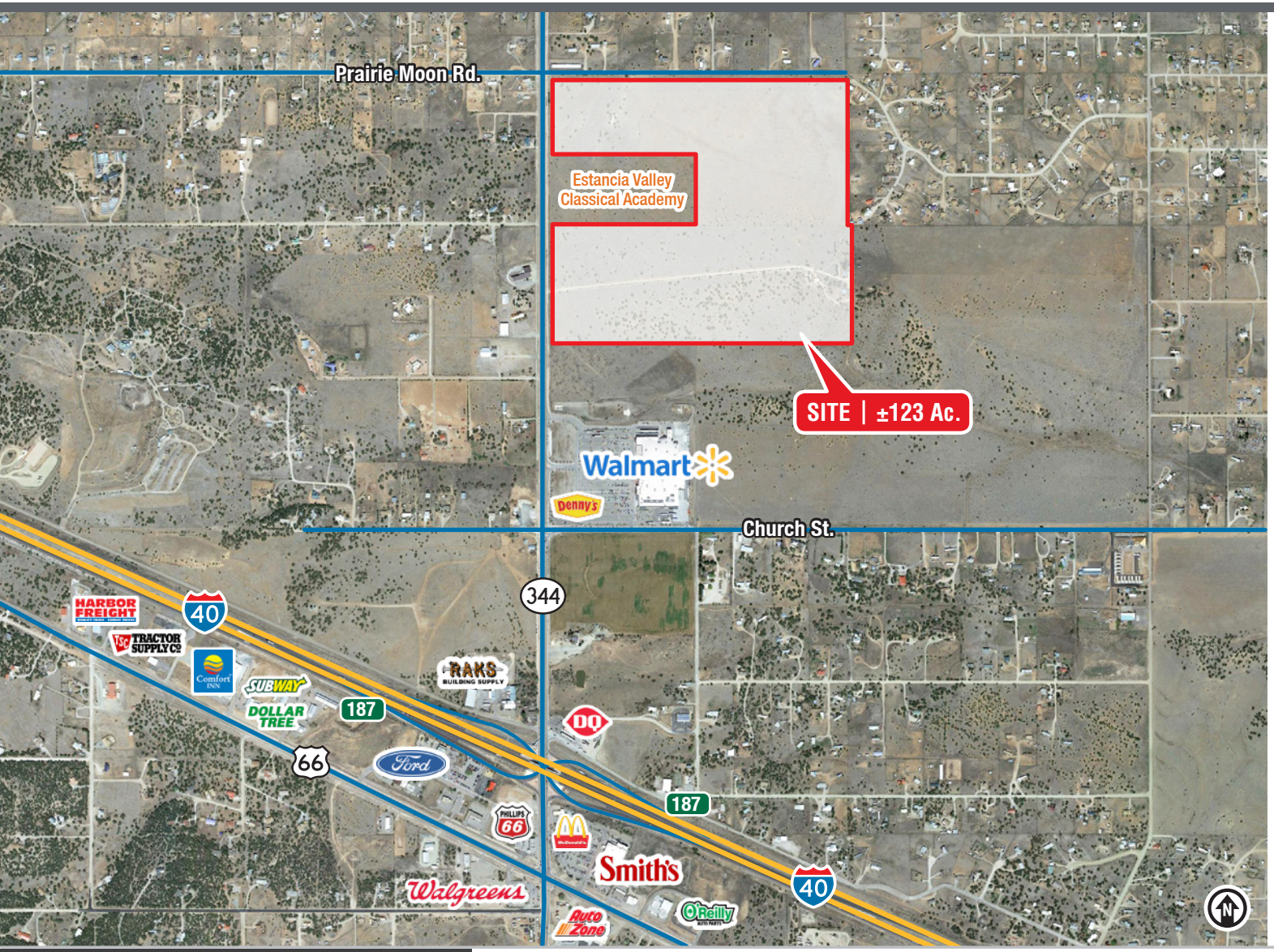
For Sale

East Mountain Retail and Residential Site

ADJACENT TO WALMART – A RETAIL HUB FOR THE EAST MOUNTAINS

NM Hwy. 344 & Prairie Moon Rd. | Edgewood, NM 87015



AVAILABLE
Land: ±123 Acres

SALE PRICE
$15,000/Acre

ZONING R-1, Edgewood

HIGHLIGHTS

- Planned community potential
- Great I-40 access via Edgewood/NM Hwy. 344 exit
- Less than a mile north of I-40
- Adjacent to Edgewood Walmart Supercenter
- Great Interstate access, retail amenities, municipal utilities and mountain living all in one convenient spot
- Efficient rectangular shape for development design
- Municipal water service via EPCOR – Municipal sewer in the area at Church St.

NAI SunVista

got space

Keith Meyer, CCIM, SIOR
keithmeyer@sunvista.com
505 878 0001

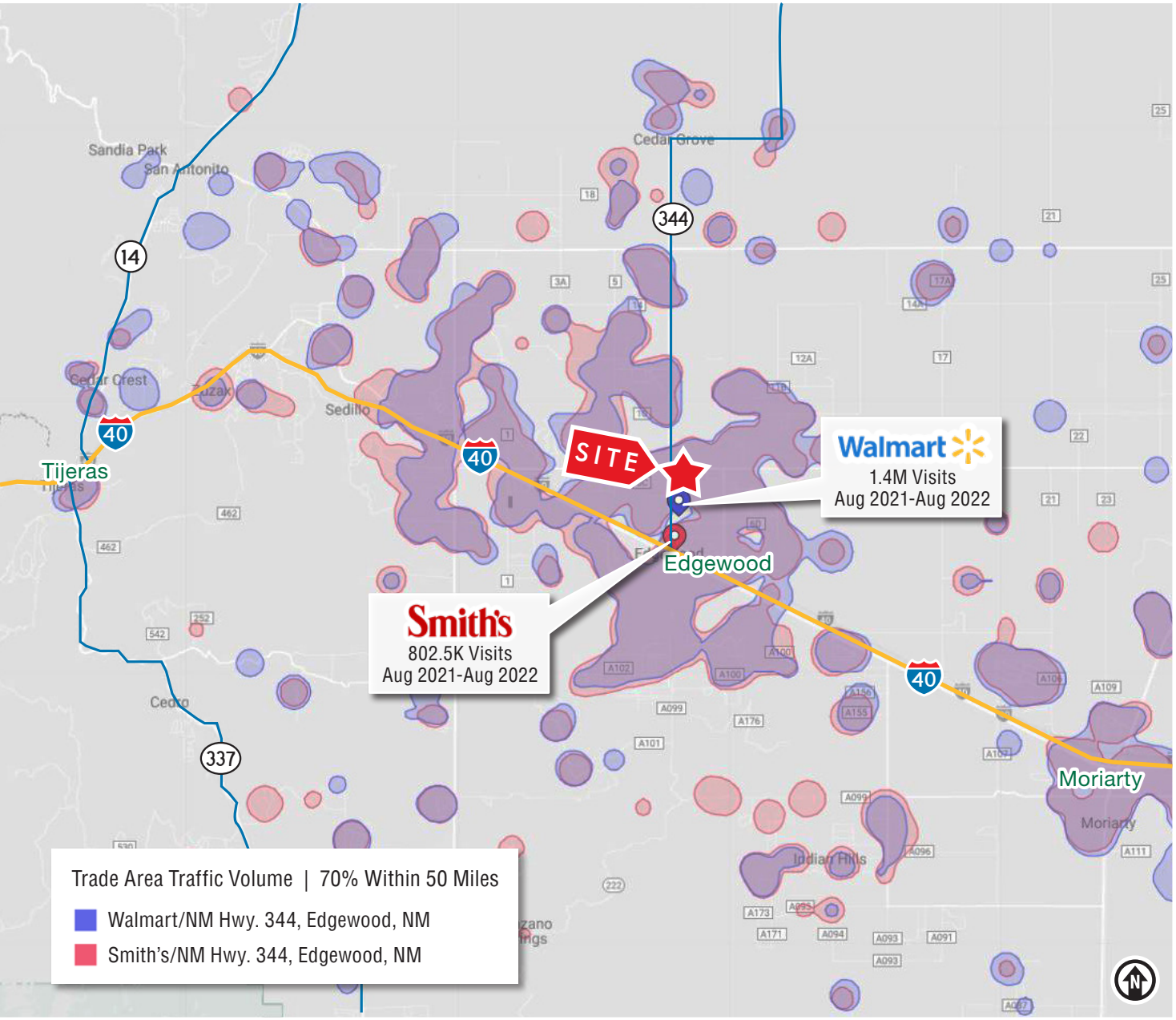
Jim Wible, CCIM
jimw@sunvista.com
505 400 6857

Riley McKee
riley@sunvista.com
505 379 1549

For Sale

EAST MOUNTAIN RETAIL AND RESIDENTIAL SITE

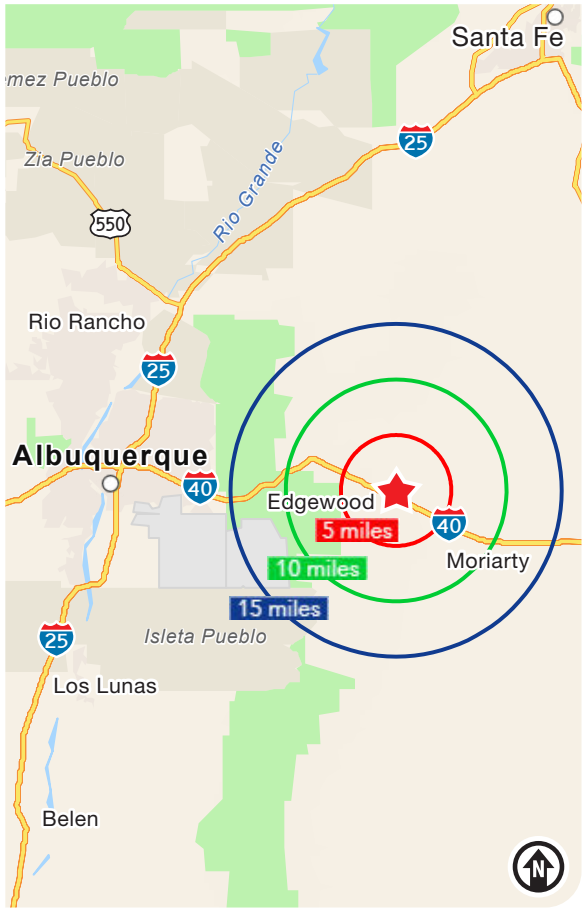
NM Hwy. 344 & Prairie Moon Rd. | Edgewood, NM 87015



LOCATION

Demographics	5 mile	10 mile	15 mile
Total Population	11,356	26,850	38,299
Average HH Income	$96,354	$99,398	$102,869
Daytime Employment	1,492	3,240	5,371

2022 Forecasted by Esri



NAI SunVista

The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.

Keith Meyer, CCIM, SIOR
keithmeyer@sunvista.com
505 878 0001

Jim Wible, CCIM
jimw@sunvista.com
505 400 6857

Riley McKee
riley@sunvista.com
505 379 1549