

FOR SALE - 9.84 Acres

I-25 & Cerrillos Road, Santa Fe, NM

Property Description:

Strategically located along the south side of I-25 with direct access to Cerrillos Rd, between the full intersestions of I-25 and Cerrillos and I-25 and Hwy 599. This rare lot is zoned for a wide variety of commercial uses. Situated in an already established commercial area within the Turquoise Trail Business Park across the street and the Santa Fe Outlet Mall on the north side of I-25 and Cerrillos Road, the property has recently been further enhanced by the opening of the Highway 599 Railrunner station within the I-25 median. With the approval of the 500 acre Las Solares development just to the north and the Wal-Mart Supercenter project on the west side of Cerrillos Road at Chamisa Arroyo, the intersection of Cerrillos and I-25 represents the center of the future growth of Santa Fe for the foreseeable future.

Utilities: Water line in Cerrillos - Contribution of water rights required for connection; Sewer - Force main to outfall in Chamisa Arroyo required; Gas & Electric available at property line; Signalized intersection available on Cerrillos

Plat Map: Enclosed. Survey: Enclosed.

Zoning: Employment Campus and center uses with a general commercial district under the Community College District Plan

Environmental Report: Upon Request.

Title Policy: Upon Request.

Price: \$1,500,000

Traffic Counts:

I-25: $\pm 28,468$ cars per day
Cerrillos Road: $\pm 12,292$ cars per day

Demographics August 2009

	1 Mile	5 Miles	10 Miles
Population:	27,201	56,974	115,030
Households	9,060	20,232	46,635
Avg. HHI	\$51,697	\$58,884	\$71,985



For more information,
please contact:

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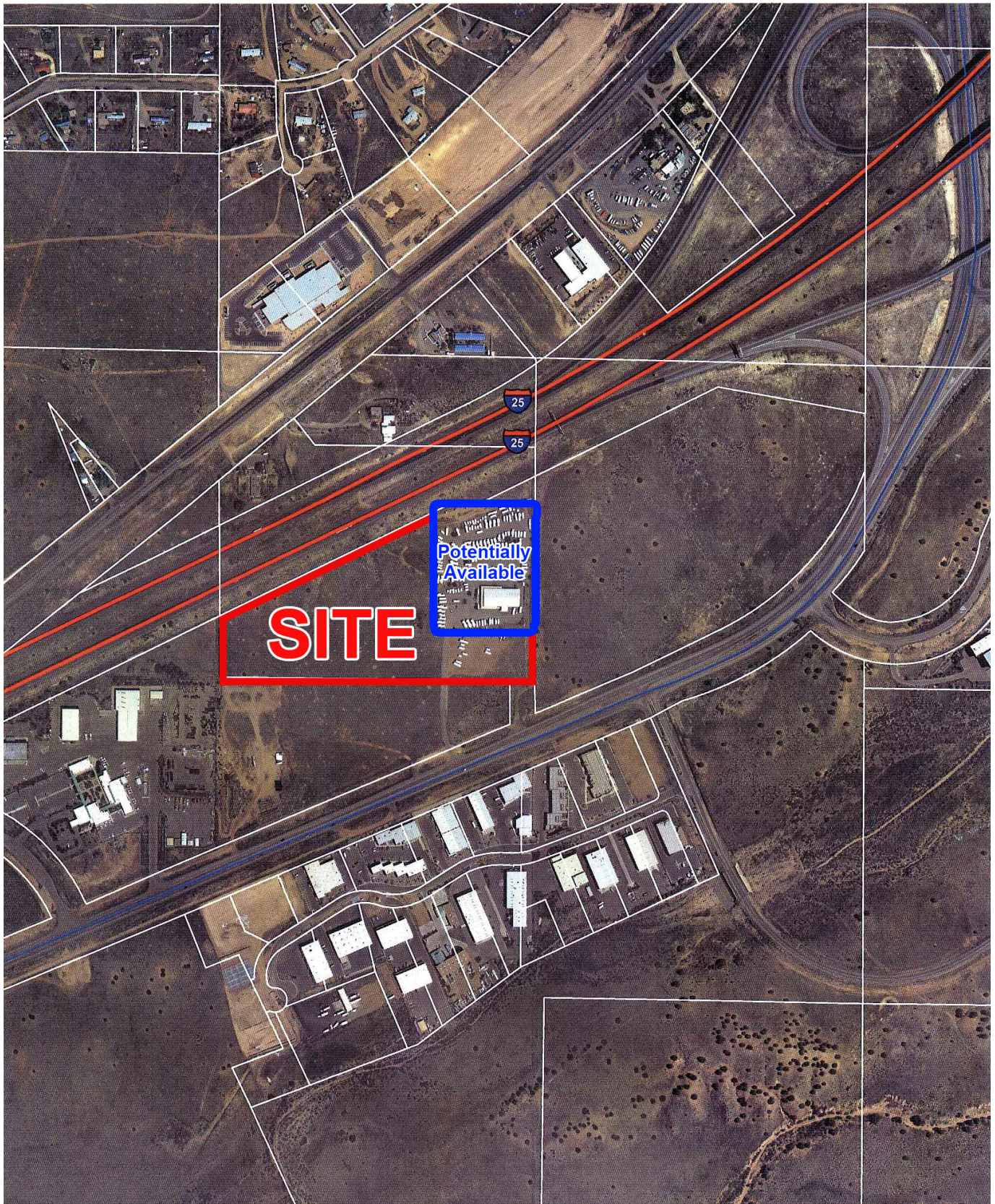
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9.84 Acres - Santa Fe, NM
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Santa Fe, NM
Page 1

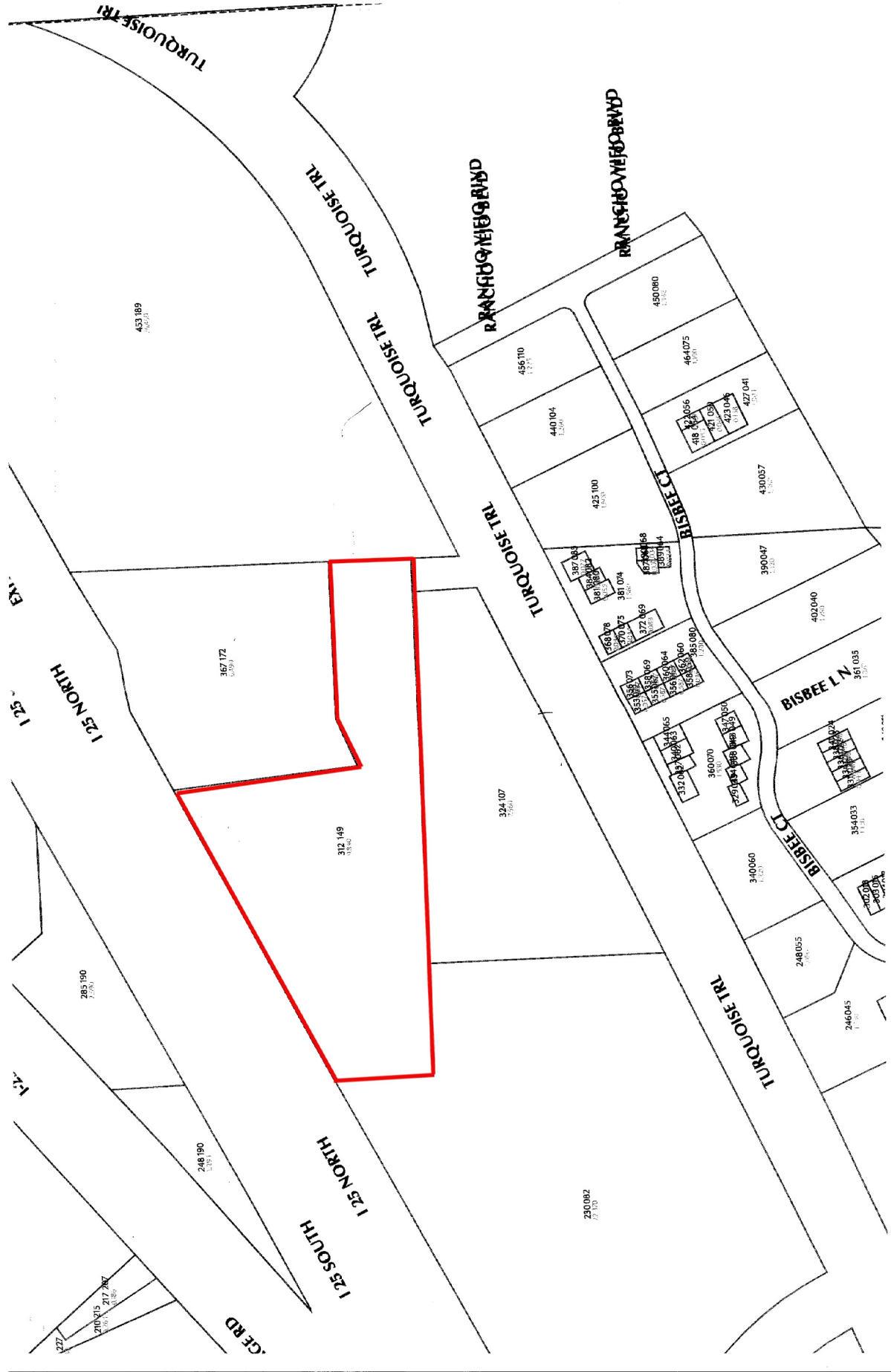
Aerial of Site



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9.84 Acres - Santa Fe, NM
I-25 and Cerrillos Road
Santa Fe, NM
Page 2

Plat Map



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9.84 Acres - Santa Fe, NM
I-25 and Cerrillos Road
Santa Fe, NM
Page 4

Topography

