

FOR SALE - 4.1683 Acres

US 70 & Sudderth, Ruidoso, NM

Property Description:

Located at the only major intersection in Ruidoso, the subject property is strategically situated at the epicenter of the major activity generators in Ruidoso. The Inn of the Mountain Gods and Casino is located approximately 5.5 miles west on US 70, the Downs at Ruidoso and Walmart Supercenter are located just to the east on US 70, and downtown and Ski Apache are located to the north on Sudderth. All traffic in and out of Ruidoso passes this site. The current owners have worked with NMDOT to create a new traffic management plan to solve the issue of access to Gavilan Canyon Road and to rebuild the intersection of US 70 and Sudderth by using a roundabout. While the conceptual plan has been approved by the District Engineer, the project is awaiting funding.

A grading plan to accommodate a multi-story hotel or office project on the upper level of the site and a retail or restaurant use on the lower portion has been created that balances the cut and fill required to maximize the efficiency of the site. With C-2 zoning, the site allows for a multitude of uses. All utilities are to the site. A curb cut permit from NMDOT will require a traffic study of the intended uses if same is required prior to the construction of the roundabout.

Utilities: Water, Sewer, Gas and Roads

Plat Map: Enclosed

Survey: Enclosed

Zoning: C-2

Environmental Report / Title Policy: Upon Request.

Price: \$15.00/SF - Tract 2A - 1.106 Acres
\$ 8.00/SF - Tract 3A - 3.056 Acres

Traffic Counts:

US Highway 70: ± 7,229 cars per day
Sudderth: ±15,613 cars per day

Demographics 2016 *

	1 Miles	5 Miles	10 Miles
Population	1,390	11,077	15,431
Households	647	5,218	15,431
Avg. HHI	\$53,250	\$56,175	\$58,765
Est. Daytime Pop	1,630	6,550	8,233



For more information,
please contact:

David Silverman
Qualifying Broker #19054
619.838.4088
david@geltmore.com

Adam Silverman
951.966.8816
adam@geltmore.com

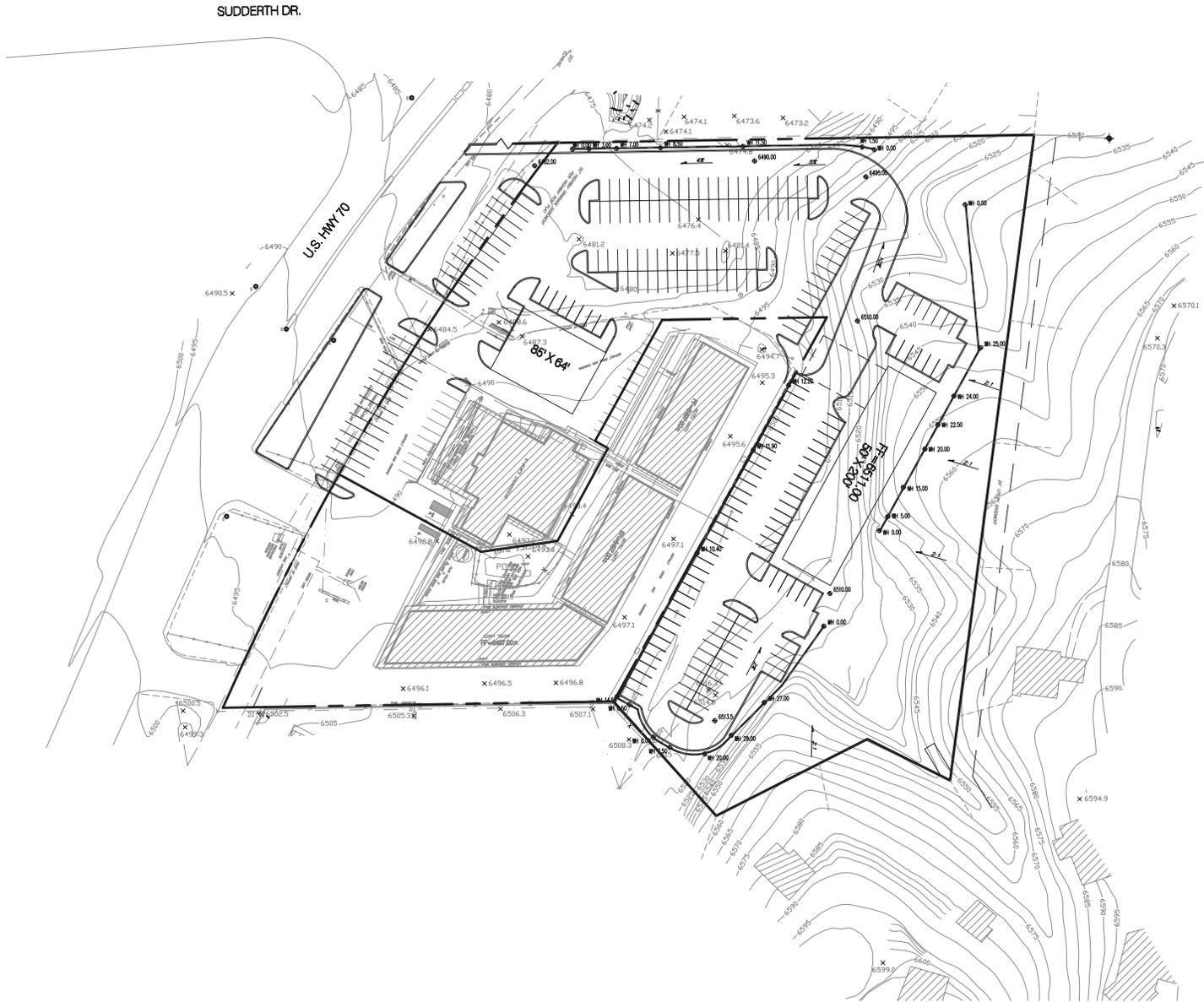


201 Coal Avenue SW
Albuquerque, NM 87102
505.294.8625
www.geltmore.com

4.1683 Acres - Ruidoso, NM

US 70 & Sudderth
Ruidoso, NM 88345
Page 1

Grading Plan



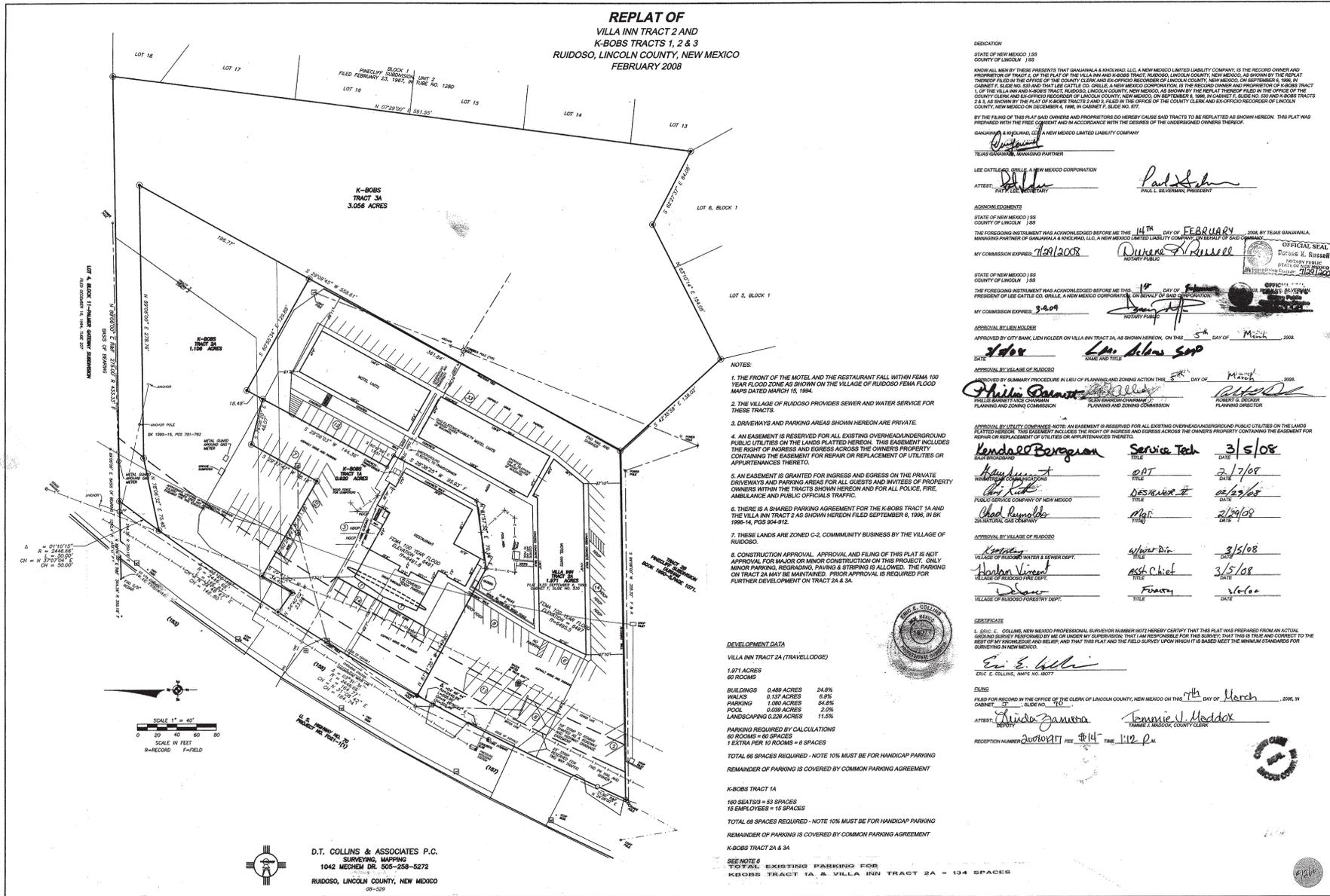
DESIGN EXHIBIT
07/19/05
Bohannon & Huston
BY INVENTION • SPATIAL DATA • ADVANCED TECHNOLOGIES



201 Coal Avenue SW
Albuquerque, NM 87102
505.294.8625
www.geltmore.com

4.1683 Acres - Ruidoso, NM
US 70 & Sudderth
Ruidoso, NM 88345
Page 2

Alta Survey



**REPLAT OF
VILLA INN TRACT 2 AND
K-BOBS TRACTS 1, 2 & 3
RUIDOSO, LINCOLN COUNTY, NEW MEXICO
FEBRUARY 2008**

- NOTES:**
1. THE FRONT OF THE MOTEL AND THE RESTAURANT FALL WITHIN FEMA 100 YEAR FLOOD ZONE AS SHOWN ON THE VILLAGE OF RUIDOSO FEMA FLOOD MAPS DATED MARCH 15, 1994.
 2. THE VILLAGE OF RUIDOSO PROVIDES SEWER AND WATER SERVICE FOR THESE TRACTS.
 3. DRIVEWAYS AND PARKING AREAS SHOWN HEREON ARE PRIVATE.
 4. AN EASEMENT IS RESERVED FOR ALL EXISTING OVERHEAD/UNDERGROUND PUBLIC UTILITIES ON THE LANDS PLATTED HEREON. THIS EASEMENT INCLUDES THE RIGHT OF INGRESS AND EGRESS ACROSS THE OWNERS PROPERTY CONTAINING THE EASEMENT FOR REPAIR OR REPLACEMENT OF UTILITIES OR APPURTENANCES THEREON.
 5. AN EASEMENT IS GRANTED FOR INGRESS AND EGRESS ON THE PRIVATE DRIVEWAYS AND PARKING AREAS FOR ALL GUESTS AND INVITES OF PROPERTY OWNERS WITHIN THE TRACTS SHOWN HEREON AND FOR ALL POLICE, FIRE, AMBULANCE AND PUBLIC OFFICIALS TRAFFIC.
 6. THERE IS A SHARED PARKING AGREEMENT FOR THE K-BOBS TRACT 1A AND THE VILLA INN TRACT 2 AS SHOWN HEREON FILED SEPTEMBER 8, 1996, IN BK 1996-14, PGS 804-912.
 7. THESE LANDS ARE ZONED C-2, COMMUNITY BUSINESS BY THE VILLAGE OF RUIDOSO.
 8. CONSTRUCTION APPROVAL, APPROVAL AND FILING OF THIS PLAT IS NOT APPROVAL FOR MAJOR OR MINOR CONSTRUCTION ON THIS PROJECT. ONLY MINOR PARKING, REGRADING, PAVING & STRIPING IS ALLOWED. THE PARKING ON TRACT 2A MAY BE MAINTAINED. PRIOR APPROVAL IS REQUIRED FOR FURTHER DEVELOPMENT ON TRACT 2A & 3A.

DEVELOPMENT DATA

VILLA INN TRACT 2A (TRAVEL LODGE)
1.971 ACRES
60 ROOMS

BUILDINGS	0.489 ACRES	24.8%
WALKS	0.127 ACRES	6.5%
PARKING	1.060 ACRES	54.8%
POOL	0.028 ACRES	2.0%
LANDSCAPING	0.228 ACRES	11.5%

PARKING REQUIRED BY CALCULATIONS
60 ROOMS = 80 SPACES
1 EXTRA PER 10 ROOMS = 6 SPACES
TOTAL 66 SPACES REQUIRED - NOTE 10% MUST BE FOR HANDICAP PARKING
REMAINDER OF PARKING IS COVERED BY COMMON PARKING AGREEMENT

K-BOBS TRACT 1A
160 SEATSS = 83 SPACES
15 EMPLOYEES = 15 SPACES
TOTAL 68 SPACES REQUIRED - NOTE 10% MUST BE FOR HANDICAP PARKING
REMAINDER OF PARKING IS COVERED BY COMMON PARKING AGREEMENT

K-BOBS TRACT 2A & 3A
SEE NOTE 8
TOTAL 134 SPACES

D.T. COLLINS & ASSOCIATES P.C.
SURVEYING, MAPPING
1042 MECHAM DR. 505-258-5272
RUIDOSO, LINCOLN COUNTY, NEW MEXICO
69-102

DEDICATION
STATE OF NEW MEXICO 188
COUNTY OF LINCOLN 108

KNOW ALL MEN BY THESE PRESENTS THAT SHANAWLA & KROHN, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY, IS THE RECORD OWNER AND PROPRIETOR OF TRACTS 1, 2 AND 3 OF THE VILLA INN AND K-BOBS TRACT, RUIDOSO, LINCOLN COUNTY, NEW MEXICO, AS SHOWN BY THE REPLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK AND EX-OFFICIO RECORDER OF LINCOLN COUNTY, NEW MEXICO, ON SEPTEMBER 8, 1996, IN CABINET # 5, SLIDE NO. 10, AND THAT LEE CATTLE CO. CIRCLE, A NEW MEXICO CORPORATION, IS THE RECORD OWNER AND PROPRIETOR OF TRACTS 1, 2 AND 3 OF THE VILLA INN AND K-BOBS TRACT, RUIDOSO, LINCOLN COUNTY, NEW MEXICO, AS SHOWN BY THE REPLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK AND EX-OFFICIO RECORDER OF LINCOLN COUNTY, NEW MEXICO, ON SEPTEMBER 8, 1996, IN CABINET # 5, SLIDE NO. 10, AND K-BOBS TRACTS 2 & 3 AS SHOWN BY THE PLAT OF K-BOBS TRACTS 2 & 3, FILED IN THE OFFICE OF THE COUNTY CLERK AND EX-OFFICIO RECORDER OF LINCOLN COUNTY, NEW MEXICO, ON DECEMBER 4, 1996, IN CABINET # 5, SLIDE NO. 87.

BY THE FILING OF THIS PLAT SAID OWNER AND PROPRIETORS DO HEREBY CAUSE SAID TRACTS TO BE REPLATED AS SHOWN HEREON. THIS PLAT WAS PREPARED WITH THE BEST OF THE SURVEYORS KNOWLEDGE AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERGROUND OWNERS THEREOF.

SHANAWLA & KROHN, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY
TEJAS SHANAWLA, MANAGING PARTNER

LEE CATTLE CO. CIRCLE, A NEW MEXICO CORPORATION
ATTORNEY: *Paul L. Silverman*
PAUL L. SILVERMAN, PRESIDENT

ACKNOWLEDGMENTS
STATE OF NEW MEXICO 188
COUNTY OF LINCOLN 108

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14TH DAY OF FEBRUARY, 2008, BY TEJAS SHANAWLA, MANAGING PARTNER OF SHANAWLA & KROHN, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY, AND BRUCE L. SILVERMAN, PRESIDENT OF LEE CATTLE CO. CIRCLE, A NEW MEXICO CORPORATION, ON BEHALF OF SAID COMPANY.

MY COMMISSION EXPIRES: 7/29/2008
Dwight F. Russell
DWIGHT F. RUSSELL, NOTARY PUBLIC

STATE OF NEW MEXICO 188
COUNTY OF LINCOLN 108

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14TH DAY OF FEBRUARY, 2008, BY TEJAS SHANAWLA, MANAGING PARTNER OF SHANAWLA & KROHN, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY, AND BRUCE L. SILVERMAN, PRESIDENT OF LEE CATTLE CO. CIRCLE, A NEW MEXICO CORPORATION, ON BEHALF OF SAID COMPANY.

MY COMMISSION EXPIRES: 3-2-09
James E. Bowers
JAMES E. BOWERS, NOTARY PUBLIC

APPROVAL BY UTILITY HOLDERS
APPROVED BY CITY BANK, LEAS HOLDER ON VILLA INN TRACT 2A, AS SHOWN HEREON, ON THIS 5TH DAY OF MARCH, 2008.
DATE: 3-2-08 NAME AND TITLE: Lee Alan Sapp

APPROVAL BY VILLAGE OF RUIDOSO
APPROVED BY SUMMARY PROCEDURE IN LIEU OF PLANNING AND ZONING ACTION THIS 5TH DAY OF MARCH, 2008.
Phillip Bonaruto
PHILLIP BONARUTO, CHIEF PLANNING AND ZONING COMMISSIONER
PLANNING AND ZONING COMMISSION

APPROVAL BY UTILITY COMPANIES: NOTE: AN EASEMENT IS RESERVED FOR ALL EXISTING OVERHEAD/UNDERGROUND PUBLIC UTILITIES ON THE LANDS PLATTED HEREON. THIS EASEMENT INCLUDES THE RIGHT OF INGRESS AND EGRESS ACROSS THE OWNERS PROPERTY CONTAINING THE EASEMENT FOR REPAIR OR REPLACEMENT OF UTILITIES OR APPURTENANCES THEREON.

<i>Kendall R. Pevsigan</i>	Service Tech	DATE	3/5/08
<i>Kevin T. ...</i>	GBT	DATE	2/7/08
<i>Chris K... ..</i>	DESIGNER #	DATE	2/23/08
<i>Chad Rembold</i>	Mgr	DATE	2/29/08
<i>David ...</i>	...	DATE	...

APPROVAL BY VILLAGE OF RUIDOSO
Walter ...
VILLAGE OF RUIDOSO WATER & SEWER DEPT.
TITLE: Chief DATE: 3/5/08
Harsh ...
VILLAGE OF RUIDOSO FORESTRY DEPT.
TITLE: Forestry DATE: 3/6/08

CERTIFICATE
I, ERIC E. COLLINS, NEW MEXICO PROFESSIONAL SURVEYOR 9057 HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL ORIGINAL SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION, THAT I AM RESPONSIBLE FOR THE SURVEY; THAT THIS IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; AND THAT THIS PLAT AND THE FIELD SURVEY UPON WHICH IT IS BASED MEET THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO.

Eric E. Collins
ERIC E. COLLINS, 1995-90-8007

FILED FOR RECORD IN THE OFFICE OF THE CLERK OF LINCOLN COUNTY, NEW MEXICO ON THIS 4TH DAY OF MARCH, 2008, IN CABINET # 5, SLIDE NO. 10.

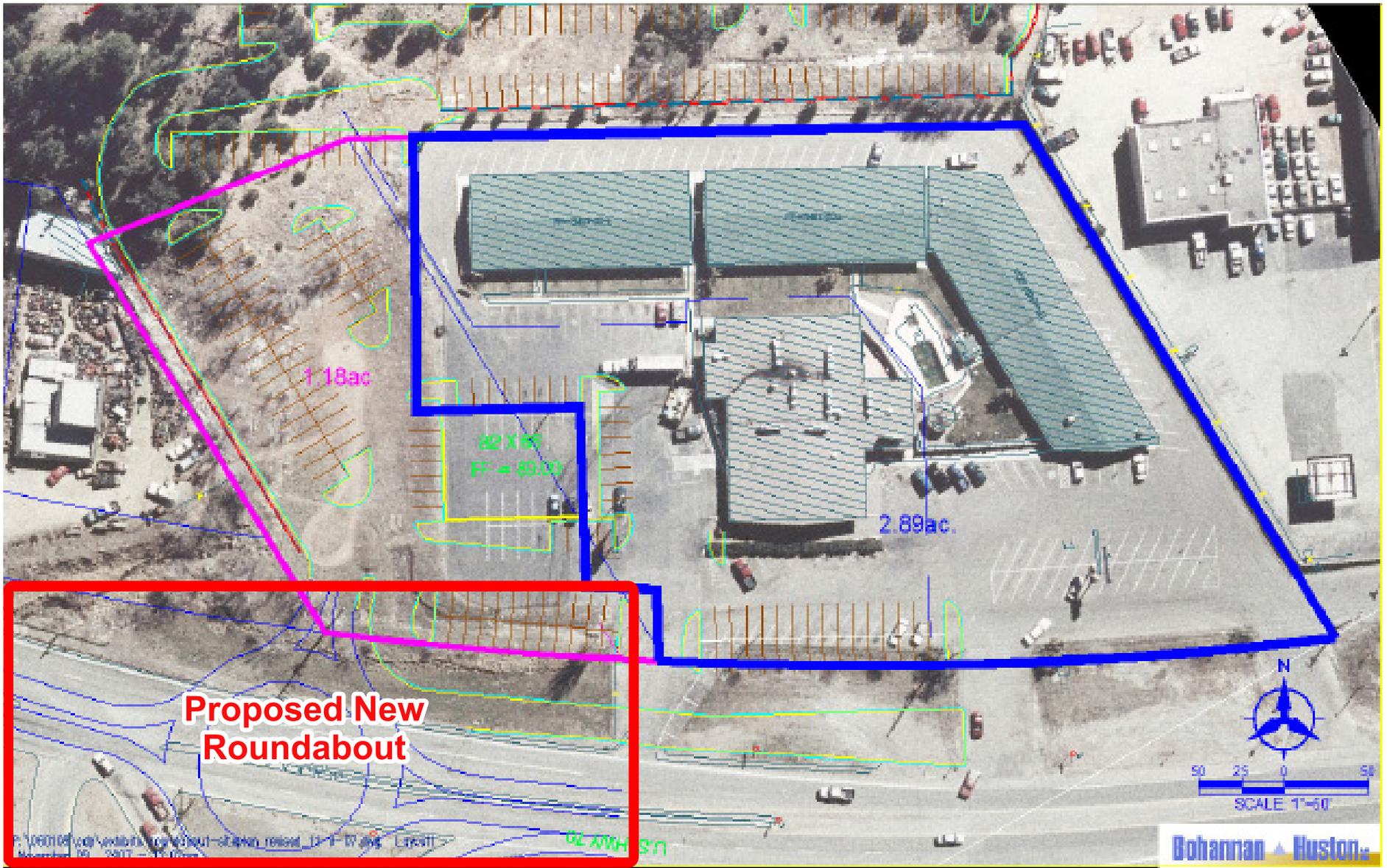
ATTORNEY: *Amanda Zamora*
AMANDA ZAMORA, CLERK
RECEPTION NUMBER: 20080217 FEE: \$14 TIME: 1:12 P.M.



201 Coal Avenue SW
Albuquerque, NM 87102
505.294.8625
www.geltmore.com

4.1683 Acres - Ruidoso, NM
US 70 & Sudderth
Ruidoso, NM 88345
Page 3

Traffic Management Plan



201 Coal Avenue SW
Albuquerque, NM 87102
505.294.8625
www.geltmore.com

4.1683 Acres - Ruidoso, NM

US 70 & Sudderth
Ruidoso, NM 88345
Page 4

