



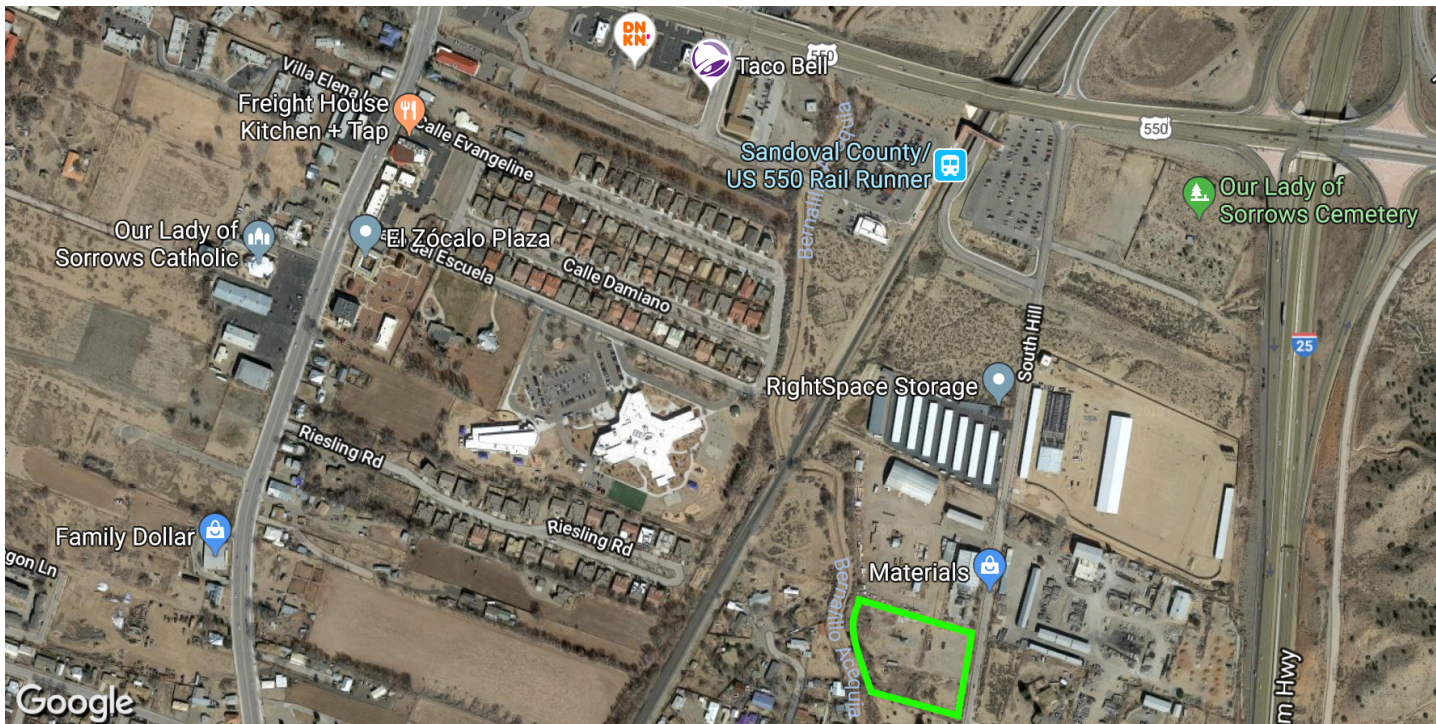
CONTRACTORS YARD FOR SALE

S. HILL RD.
BERNALILLO, NM 87004

Walt Arnold, CCIM, SIOR
Managing Director
O: 505.256.1255
walt.arnold@svn.com

Paul Cook
Senior Advisor
O: 505.503.2630
paul.cook@svn.com

Property Summary



OFFERING SUMMARY

Sale Price:	\$547,330.00
Lot Size:	3.59 Acres
Zoning:	C-R
Market:	Bernalillo
Price / SF:	\$3.50

PROPERTY OVERVIEW

Ideal contractors/ storage yard for sale in Bernalillo. 3.59 acres with great freeway access.

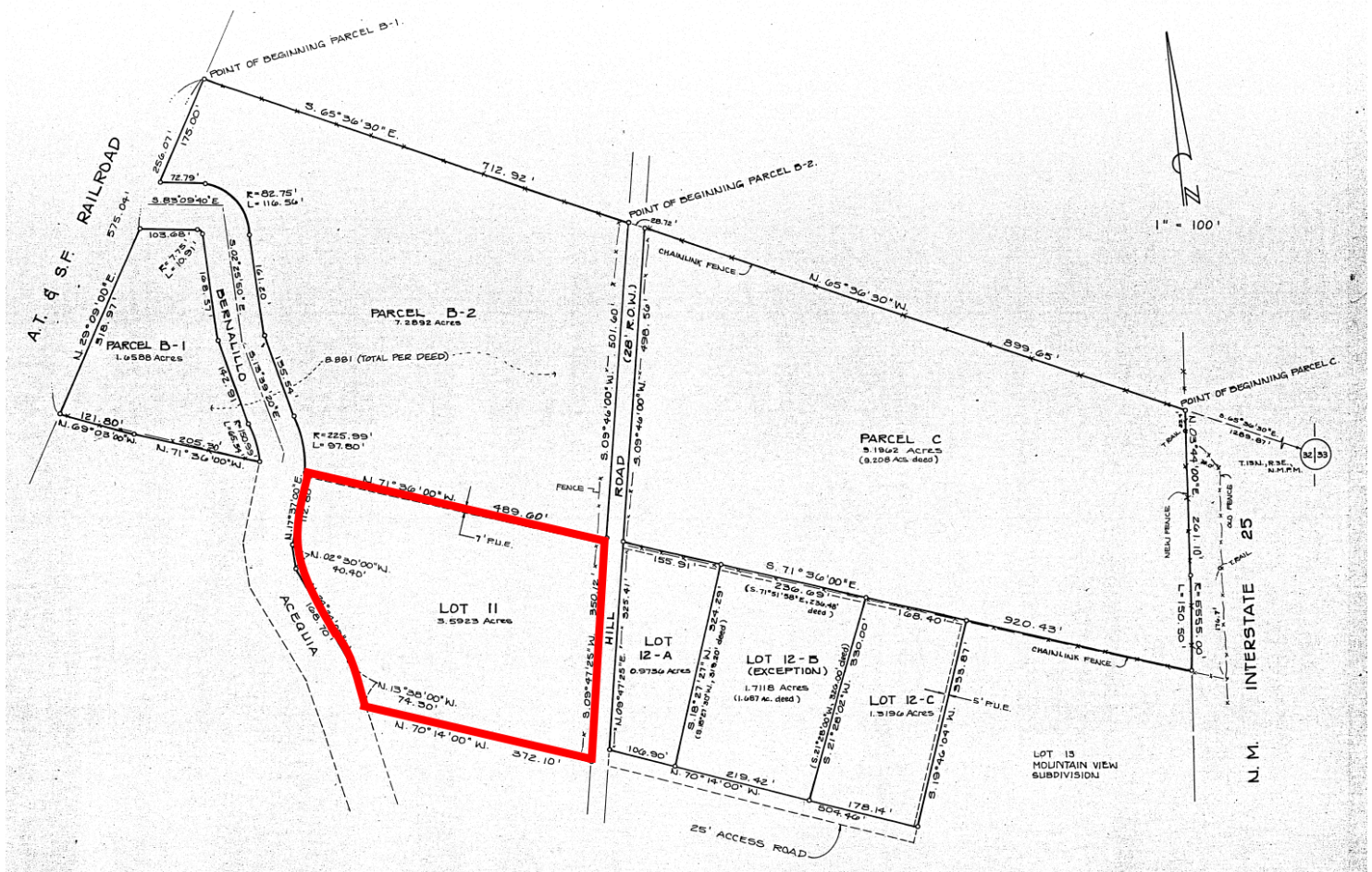
LOCATION OVERVIEW

West side of S. Hill Rd. North of Bobby Place

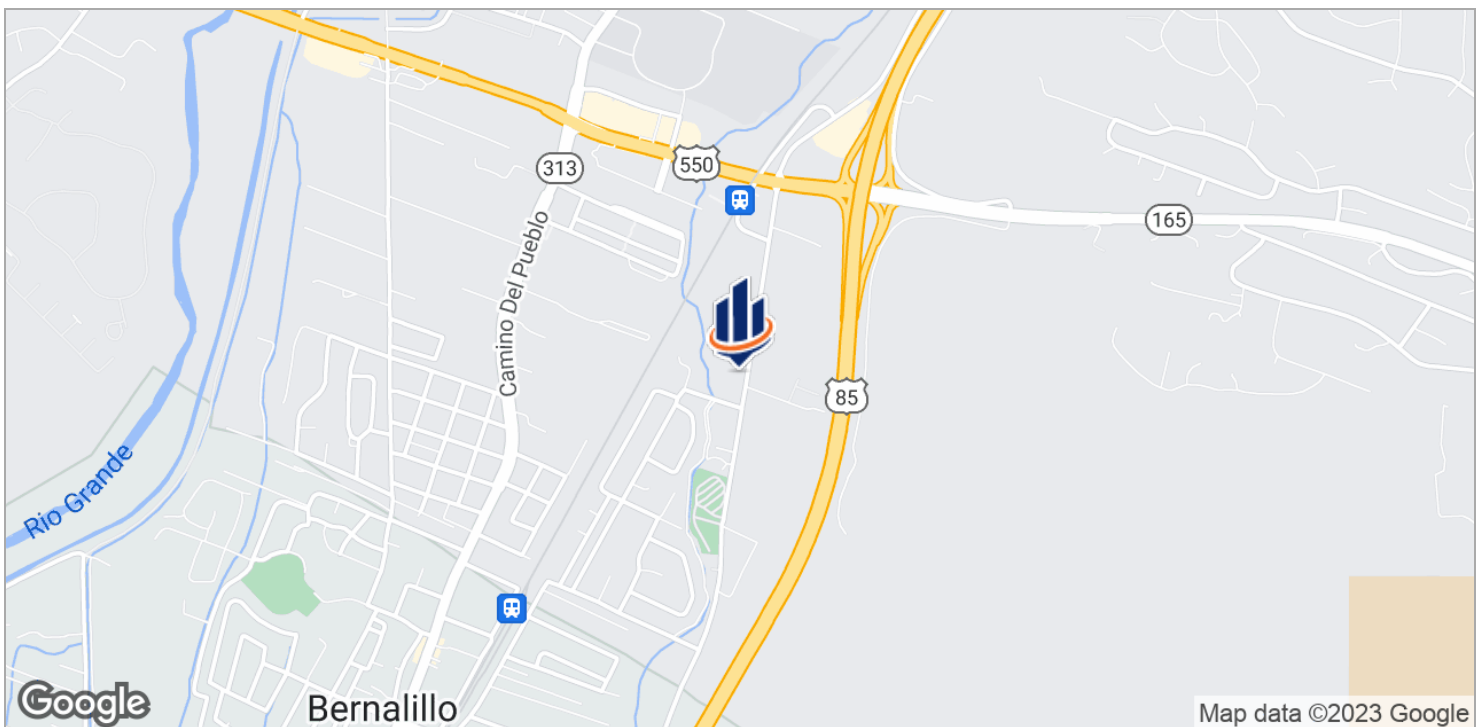
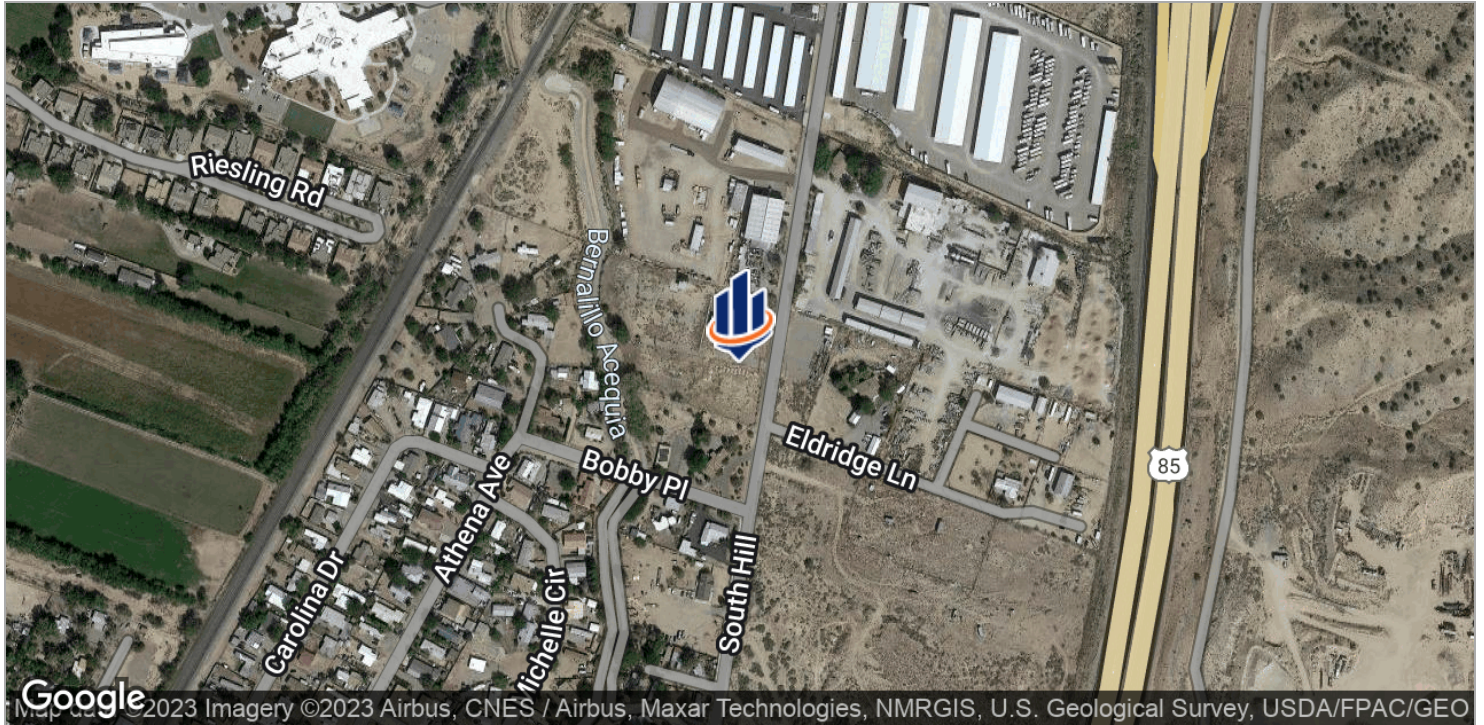
PROPERTY HIGHLIGHTS

- 3.59 acres
- Zoned C-R Bernalillo
- Easy access to I-25
- Fenced & gated
- Perfect for contractors
- Water
- Gas
- Telephone
- Electricity
- -

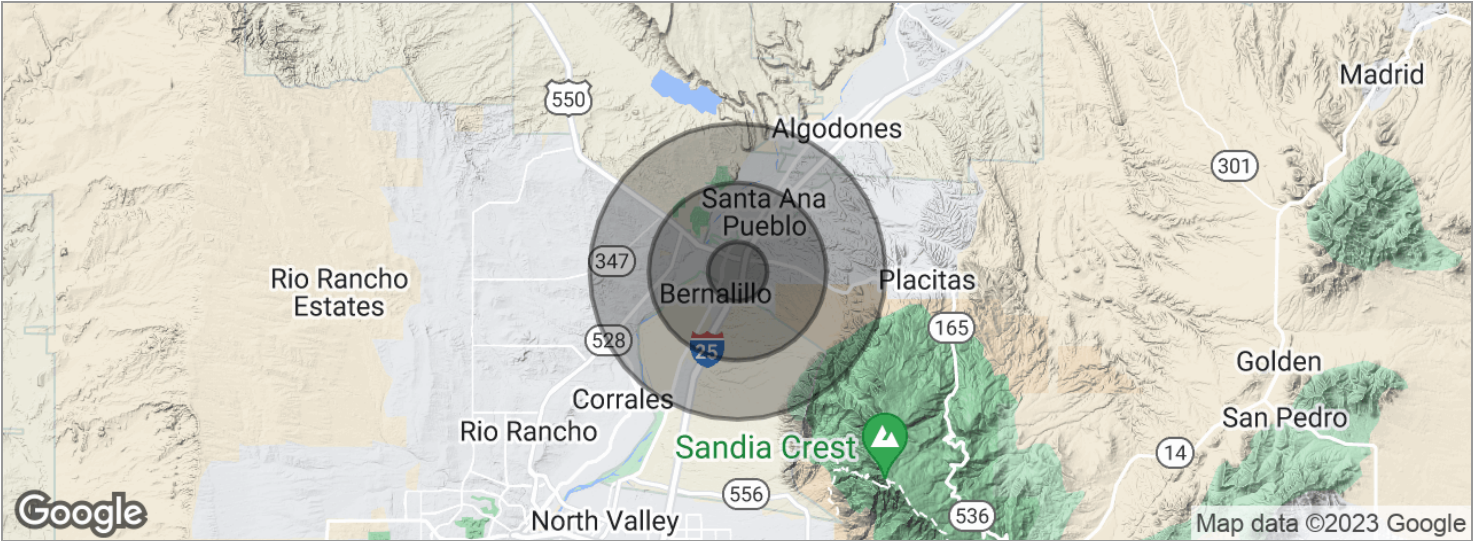
Survey



Location Maps



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,419	14,611	23,153
Median age	30.4	34.9	36.7
Median age [Male]	29.6	33.9	35.8
Median age [Female]	31.0	35.7	37.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,167	5,132	8,167
# of persons per HH	2.9	2.8	2.8
Average HH income	\$46,208	\$58,498	\$68,772
Average house value	\$122,667	\$129,013	\$168,162

* Demographic data derived from 2020 ACS - US Census