

VACANT FAMILY DOLLAR

1101 NM-68 SOUTH, VELARDE, NEW MEXICO



OFFERING MEMORANDUM

Marcus & Millichap



SUBJECT
PROPERTY

STATE ROAD 68

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Property Summary

1101 NM-68 South, Velarde, NM 87582



PROPERTY SUMMARY

Price	Contact Agent
Building Size	8,320 SF
Year Built	2015
Lot Size	1.21 Acres
Zoning	CRAD – County Rural Agricultural District
2020 RE Taxes	\$8,220

INVESTMENT HIGHLIGHTS

- » 38,817 Residents within a 15-Mile Radius
- » Situated Along State Road 68 (NM-68), a Major Thoroughfare
- » Centrally Located Equidistant Between Taos and Santa Fe
- » Limited Competition in the Velarde Area
- » 5 Minutes from Black Mesa Winery

DEMOGRAPHICS

	5-Miles	10-Miles	15-Miles
Population			
2025 Projection	2,625	9,707	40,476
2020 Estimate	2,601	9,393	38,817
Households			
2025 Projection	1,055	3,794	15,884
2020 Estimate	1,037	3,635	15,105
Income			
2020 Est. Average Household Income	\$64,321	\$58,254	\$54,234
2020 Est. Median Household Income	\$46,252	\$44,913	\$38,968
2020 Est. Per Capita Income	\$25,662	\$22,684	\$21,188

Location Overview



Velarde is a census-designated place (CDP) in New Mexico's Rio Arriba County, situated on New Mexico State Road 68 in the Rio Grande Rift. The CDP is home to an elementary school, three churches, a post office, a few grocers, and the Black Mesa Winery.

Rio Arriba County is home to an estimated 38,920 people. Its county seat is Tierra Amarilla and the northern part of the county borders the Colorado state line. Rio Arriba County was the ninth county originally created for the Territory of

New Mexico in 1852. With a total area of 5,896 square miles, it is the fifth-largest county in New Mexico by area. The highest point in the county is the summit of Truchas Peak at 13,102 feet. Española is one of the higher populated cities in the county with a portion of the city located in Santa Fe County.

There is a multitude of outdoor recreational activities and points of interest in the county, including Abiquiu Lake, the Chama River, the Jicarilla Apache Reservation, Puye Cliff Dwellings, and the Monastery of Christ in the Desert.

[exclusively listed by]

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