

## WALMART ANCHORED PAD SITES | RAPID GROWTH WEST OF INTERSTATE 25

NEW FACEBOOK DATA CENTER & AMAZON FULFILLMENT CENTER | PRIME FRONTAGE | STRONG TRAFFIC COUNTS

NWQ I-25 & NM HIGHWAY 6 (MAIN STREET), LOS LUNAS, NM 87031

**3 GROUND LEASE PAD SITES AVAILABLE**

**GROUND LEASE RATE: CONTACT BROKER**

**AVAILABLE: ±0.5 TO ±1.71 ACRES**



FOR MORE INFORMATION, CONTACT:

**KELCY FLANAGAN** | 505.908.1389 | [kelcy@firecre.com](mailto:kelcy@firecre.com)



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### BENEFITS:

#### HIGH DAYTIME POPULATION OF EMPLOYERS

- Facebook Facebook (est. 1,600-2,000 construction jobs; 400 Full-Time Employees)
- Walmart, Accurate Machine Tool & Technology, Fresenius Medical Care, Niagara Bottling & more
- Amazon Fulfillment Center (Under Construction; est 600+ Employees)

#### PRIME FRONTAGE

- Facing Westbound NM Highway 6 (Main Street) at Interstate 25
- Multiple access points
- Located near the road entry to Facebook Data Center

#### STRONG TRAFFIC COUNTS

- Over 24,000 cars per day on NM Highway 6 (Main Street)
- Over 40,000 cars per day on Interstate 25
- Main Arterial serving as gateway to Interstate 25 & neighboring retail, residential, & commercial developments

#### SIGNIFICANT GROWTH UNDERWAY

- Legacy at Sierra Vista (700 homes planned)
- Amazon Fulfillment Center (600+ Employees)
- Facebook Facility Expansion (\$800 million expansion project; 300 anticipated jobs)

#### OPPORTUNITY FOR A VARIETY OF USES AND CONFIGURATIONS

- See conceptual site plan on the following page

#### CURRENT ZONING

- M1




### VALENCIA COUNTY DEMOGRAPHICS:

  
**79,821**  
POPULATION

**28,822**  
HOUSEHOLDS  


  
**\$58,990**  
AVG HH INCOME

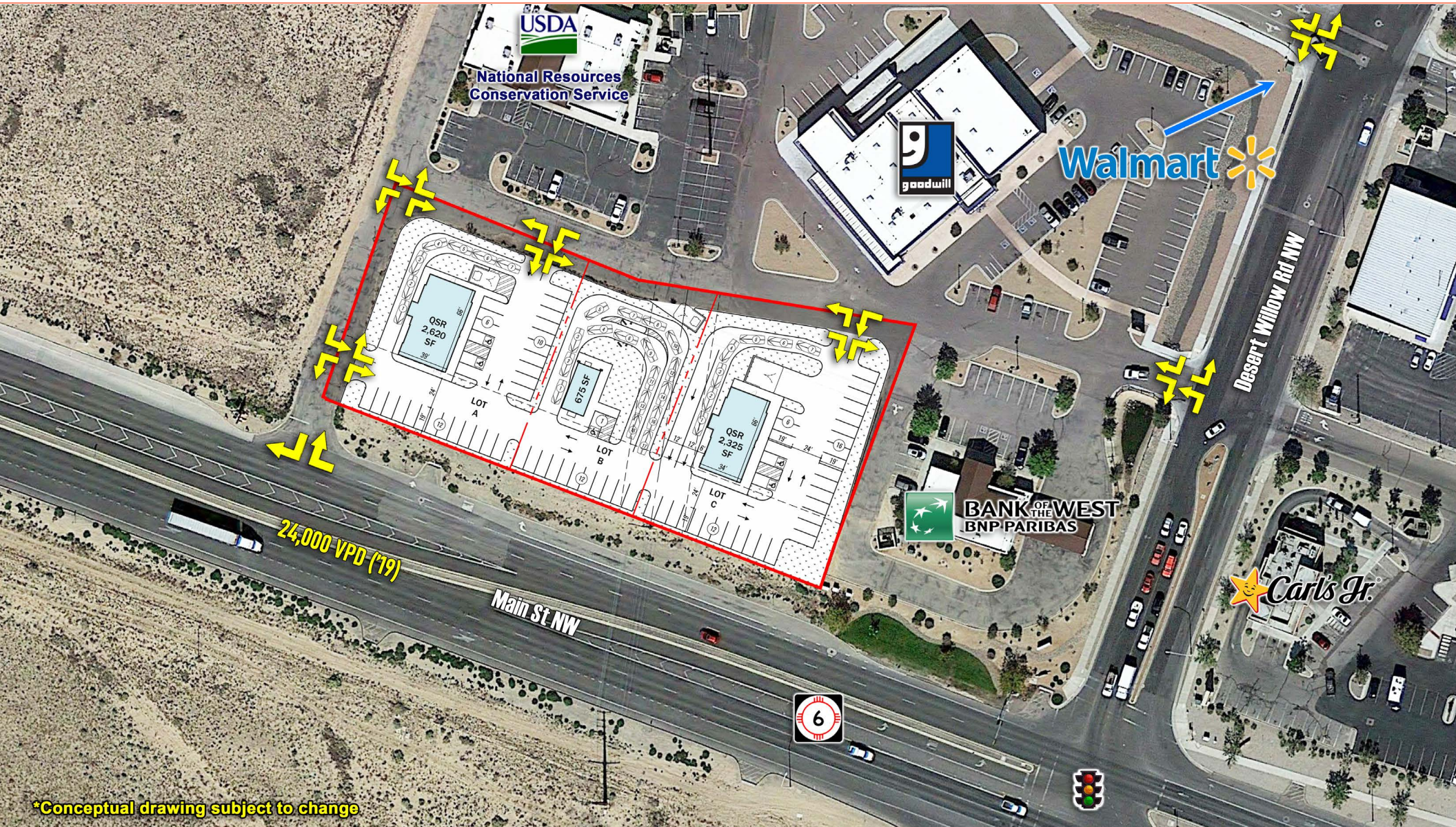
**26.2%**  
POPULATION WITH  
ASSOCIATES DEGREE  
OR HIGHER  


  
**\$183,610**  
AVG VALUE OF  
OWNER OCCUPIED  
HOUSING UNITS

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\*Conceptual drawing subject to change

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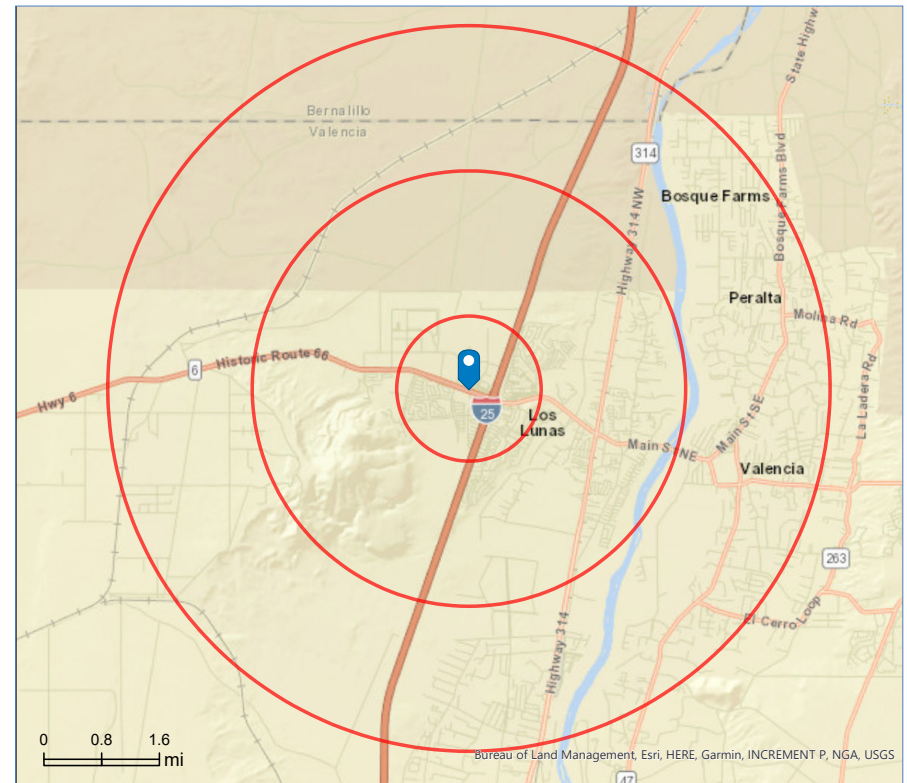
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	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2000 Total Population	1,745	11,583	25,405
2010 Total Population	4,720	16,396	30,881
2021 Total Population	5,929	18,732	33,417
2021 Group Quarters	1	761	1,377
2026 Total Population	6,247	19,326	34,050
2021-2026 Annual Rate	1.05%	0.63%	0.38%
2021 Total Daytime Population	5,939	18,785	31,515
Workers	2,346	7,836	11,444
Residents	3,593	10,949	20,071
<b>Household Summary</b>			
2000 Households	658	3,903	8,621
2000 Average Household Size	2.65	2.78	2.81
2010 Households	1,712	5,824	11,097
2010 Average Household Size	2.76	2.69	2.66
2021 Households	2,162	6,728	12,146
2021 Average Household Size	2.74	2.67	2.64
2026 Households	2,286	6,976	12,431
2026 Average Household Size	2.73	2.66	2.63
2021-2026 Annual Rate	1.12%	0.73%	0.46%
2010 Families	1,297	4,251	8,071
2010 Average Family Size	3.17	3.13	3.10
2021 Families	1,603	4,799	8,618
2021 Average Family Size	3.19	3.14	3.11
2026 Families	1,682	4,936	8,746
2026 Average Family Size	3.19	3.14	3.11
2021-2026 Annual Rate	0.97%	0.56%	0.30%
<b>Housing Unit Summary</b>			
2000 Housing Units	697	4,167	9,159
Owner Occupied Housing Units	71.2%	73.7%	78.4%
Renter Occupied Housing Units	23.2%	19.9%	15.8%
Vacant Housing Units	5.6%	6.4%	5.9%
2010 Housing Units	1,831	6,298	11,916
Owner Occupied Housing Units	76.0%	71.0%	74.7%
Renter Occupied Housing Units	17.5%	21.5%	18.5%
Vacant Housing Units	6.5%	7.5%	6.9%
2021 Housing Units	2,349	7,349	13,168
Owner Occupied Housing Units	78.3%	72.6%	75.1%
Renter Occupied Housing Units	13.7%	19.0%	17.1%
Vacant Housing Units	8.0%	8.5%	7.8%
2026 Housing Units	2,509	7,701	13,629
Owner Occupied Housing Units	78.2%	72.6%	75.0%
Renter Occupied Housing Units	13.0%	18.0%	16.3%
Vacant Housing Units	8.9%	9.4%	8.8%
<b>Median Household Income</b>			
2021	\$71,853	\$64,762	\$63,057
2026	\$74,309	\$67,942	\$67,190
<b>Median Home Value</b>			
2021	\$186,575	\$184,159	\$195,210
2026	\$203,851	\$217,268	\$242,464
<b>Per Capita Income</b>			
2021	\$33,934	\$29,955	\$29,048
2026	\$37,254	\$33,012	\$32,190
<b>Median Age</b>			
2010	34.5	35.7	38.9
2021	36.4	37.1	40.0
2026	37.1	37.8	40.6



	1 mile	3 miles	5 miles
<b>2021 Population 25+ by Educational Att</b>			
Total	3,888	12,777	23,647
Less than 9th Grade	2.2%	3.5%	4.0%
9th - 12th Grade, No Diploma	7.7%	9.5%	8.3%
High School Graduate	23.3%	24.4%	25.6%
GED/Alternative Credential	3.6%	7.2%	6.9%
Some College, No Degree	22.3%	22.7%	22.4%
Associate Degree	13.2%	10.1%	10.4%
Bachelor's Degree	17.6%	14.0%	12.8%
Graduate/Professional Degree	10.1%	8.7%	9.5%
<b>2021 Population 15+ by Marital Status</b>			
Total	4,590	15,068	27,399
Never Married	25.9%	32.5%	30.0%
Married	55.8%	47.1%	48.2%
Widowed	4.8%	6.3%	8.0%
Divorced	13.5%	14.1%	13.7%

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