

# The Brokerage Realty ABQ., LLC

Commercial Real Estate Brokerage

C: 505-480-7524



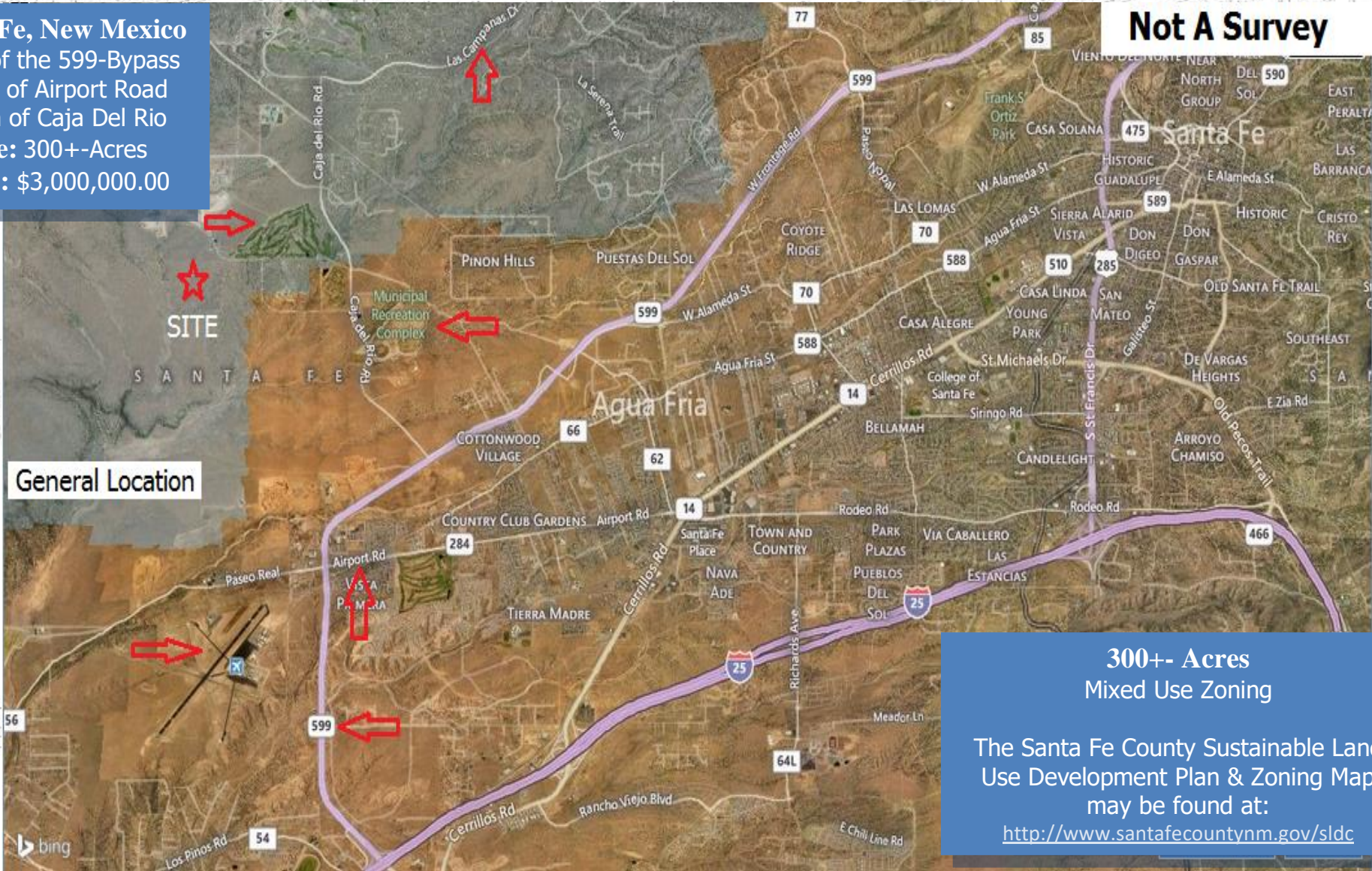
www.Acre9.com

**Jeremy Gonzales-Qualifying Broker**

6152 Deergrass Circle NW Albuquerque, New Mexico 87120  
Phone: 505-299-6983 Toll Free: 866-399-6983 Fax: 505-459-0969  
SiteSelect@hotmail.com

**Santa Fe, New Mexico**  
West of the 599-Bypass  
North of Airport Road  
South of Caja Del Rio  
**Size: 300+-Acres**  
**Price: \$3,000,000.00**

**Not A Survey**



**General Location**

**300+- Acres**  
**Mixed Use Zoning**  
The Santa Fe County Sustainable Land Use Development Plan & Zoning Map may be found at:  
<http://www.santafecountynm.gov/sldc>

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300+/- Acres

**General Tract  
Locations**

**Not To Be  
Used As A  
Survey**

Caja del Rio to Las Campanas,  
N.M. Game & Fish, "Links" Golf  
Course & City Recreation Fields

99+/- Acres

Additional Contiguous  
Acreage May Be  
Available

599-Bypass  
(Truck Route)

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Santa Fe is a fairly central location to New Mexico, the United States, Canada & Mexico. Santa Fe is about 30 miles from Los Alamos, NM & 50 miles from Albuquerque, NM, which puts in between the Los Alamos National Labs, Sandia National Labs & UNM.

There is a significant amount of science based technology that is commercialized from these facilities.

-The City/County Buckman water lines are in Caja Del Rio.

-An access easement has been obtained that will provide a connection to this site from Caja Del Rio.

Much development has occurred in proximity to this property, including the 25+- acre Center For New Mexico Archeology. There are three golf courses and City Recreational Fields very close, including: two *Jack Nicklaus* Signature Golf Courses at The Club at Las Campanas. The land is just south of the high end residential development known as Las Campanas. There is excellent access to the north and south sides of Santa Fe via the 599-Bypass and Airport Road and is a short drive to the Santa Fe Opera.

There are incredible mountain views and a plethora of development opportunities-the tracts are zoned. Water, sewer, gas & electric lines are all in the area. Access to utilities subject to the various utility company approval.

-New Mexico Economic Development Department <http://gonm.biz/>

- Distance from Santa Fe, NM to Los Angeles, CA is 706.0 miles (1137.0 km)
- Distance from Santa Fe, NM to Denver, CO is 285.0 miles (458.0 km)
- Distance from Santa Fe, NM to New York, NY is 1759.0 miles(2830.0 km)
- Distance from Santa Fe, NM to Houston, TX is 738.0 miles(1188.0 km)
- Distance from Santa Fe, NM and Las Cruces, NM is 238.0 miles (383.0 km)
  - Distance from Santa Fe, NM to Canada is 870.0 miles (383.0 km)
  - Distance from Santa Fe, NM to Mexico is 330.0 miles (531.0 km)

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