

Gas-station pad site at HWY-599 and the Jaguar overpass (3A-1)  
Santa Fe, New Mexico



76+- Acres / Zoned Commercial

Lot 3A-1

- ✓ Sale or Ground Lease
- ✓ Sale: \$1,200,000.00
- ✓ Ground Lease: \$107,000.00 Annual-Absolute NNN
- ✓ Might finance construction costs and roll them into the Ground-Lease

Click for Aerial

296+- Acres / Zoned Business Industrial Park

- ❖ 2.89 acres / 1.63+- is developable and rough-graded
- ❖ Lot 3A-1 / Village Plaza at Tierra Contenta
- ❖ Approved for a Gas Station, Car Wash / C-Store

- ❖ Borders Hwy-599 at the new Jaguar overpass
- ❖ 599 is a main access into Santa Fe from I-25 and a direct route to Northern NM
- ❖ Convenient access to all areas of Santa Fe

- ❖ Jaguar feeds into the Tierra Contenta Subdivision and connects to Cerrillos Rd
  - ❖ This site has the exclusive right to fuel sales within 420+acres
  - ❖ This use is approved, but not required / other C-2 uses allowed
- ❖ Jaguar is planned as the new main entrance to the Santa Fe Municipal Airport

**The Brokerage Realty** ABQ., LLC  
Commercial Real Estate Brokerage

C: 505-480-7524



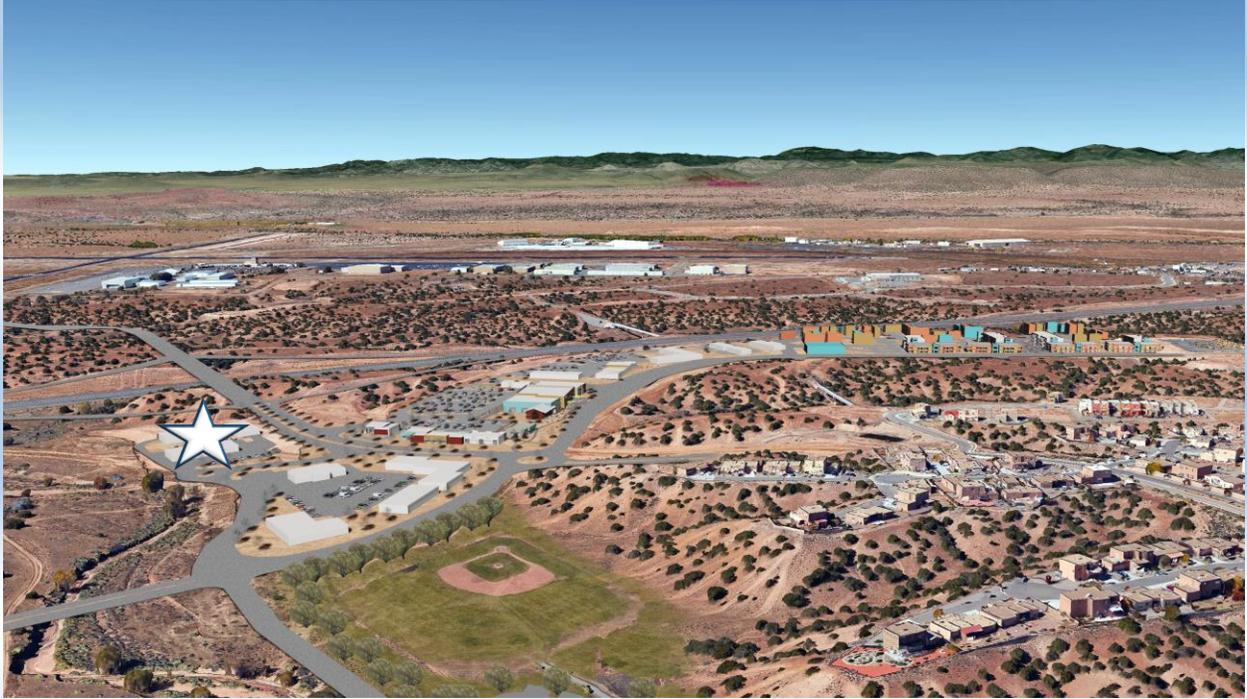
www.Acre9.com

**Jeremy Gonzales-Qualifying Broker**

6152 Deergress Circle NW Albuquerque, New Mexico 87120  
Phone: 505-299-6983 Fax: 505-459-0969

SiteSelect@hotmail.com





**The Brokerage Realty** ABQ., LLC  
Commercial Real Estate Brokerage

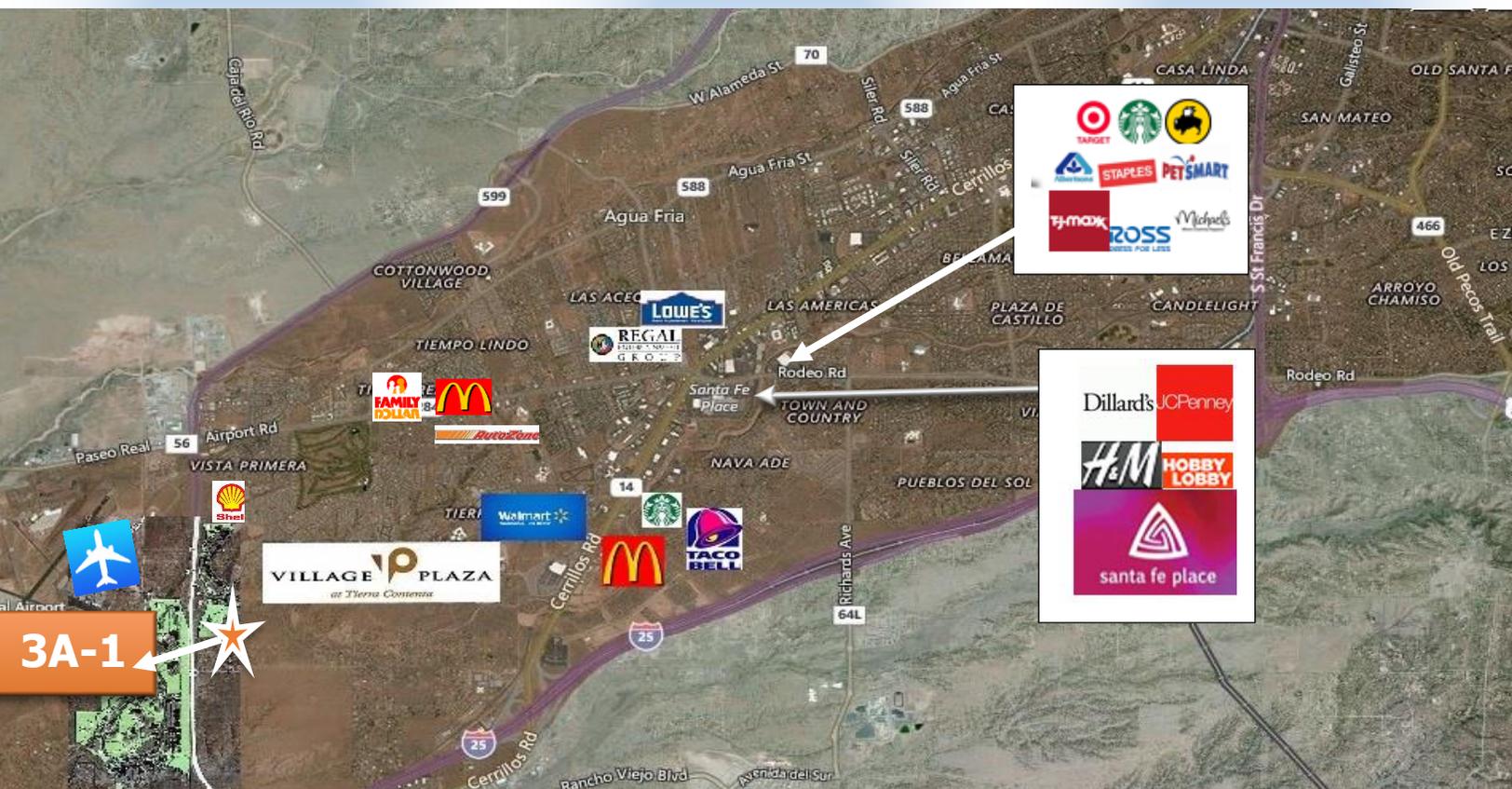
C: 505-480-7524



[www.Acre9.com](http://www.Acre9.com)

**Jeremy Gonzales-Qualifying Broker**

6152 Deergrass Circle NW Albuquerque, New Mexico 87120  
Phone: 505-299-6983 Fax: 505-459-0969  
[SiteSelect@hotmail.com](mailto:SiteSelect@hotmail.com)



THE INFORMATION CONTAINED HEREIN HAS BEEN OBTAINED FROM SOURCES DEEMED RELIABLE, THOUGH WE DO NOT DOUBT THE ACCURACY OF THE INFORMATION, IT IS NOT GUARANTEED. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE(S) IN PRICE, TERMS, CONDITIONS, PRIOR SALES, OR WITHDRAWAL FROM THE MARKET WITHOUT NOTICE. BROKERS MAKE NO GUARANTEE OR WARRANTIES, EITHER EXPRESS OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY OF THE INFORMATION CONTAINED HEREIN. IT IS THE RESPONSIBILITY OF THE READER TO INDEPENDENTLY CONFIRM THE ACCURACY AND COMPLETENESS OF THE INFORMATION CONTAINED HEREIN.

**The Brokerage Realty** ABQ., LLC  
 Commercial Real Estate Brokerage

C: 505-480-7524

www.Acre9.com



**Jeremy Gonzales-Qualifying Broker**

6152 Deergass Circle NW Albuquerque, New Mexico 87120  
 Phone: 505-299-6983 Fax: 505-459-0969

SiteSelect@hotmail.com