

FOR SALE

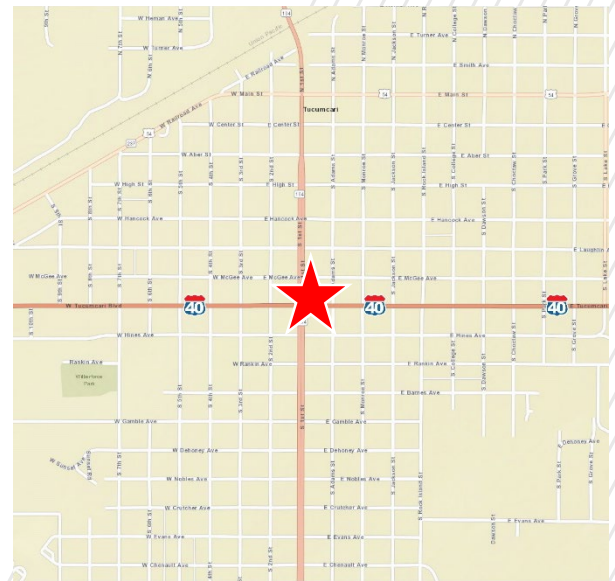
**201 E. Tucumcari Boulevard
Tucumcari, New Mexico**



PROPERTY HIGHLIGHTS

Prime retail space on the historic Route 66.
 Located in an Opportunity Zone.
 1 mile from Mesalands community college.
 Neighboring retailers include NAPA Auto Parts and UPS.
 175 miles from Albuquerque, NM and 114 miles from Amarillo, TX.

BUILDING SF	2,542	SIGNAGE TYPE	pylon
LAND SF	7,100	1-MILE (POP.)	3,866
YEAR BUILT	1978	3-MILE (POP.)	5,351
PARKING	3 spaces	MED. INCOME	\$25,482
TRAFFIC COUNTS	1,977 VPD	SPACE USE	Retail



JAMES LEWIS
 Account Contact
 +1 314 391 2757
james.lewis@cushwake.com

Eric Schalk
 NM Broker
 +1 915 843 8888
eschalk@piresintl.com

Brett Preston
 NM Broker
 +1 915 843 8888
bpreston@piresintl.com

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LEGAL INFORMATION

TAX PARCEL ID	1-179-064-125-01500
2020 RE TAXES	\$1,726.88
ZONING	C1



RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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