

61 Pueblitos Rd

61A & 61B Pueblitos Rd, Belen New Mexico 87002



BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE





FOR SALE

Dual-Tract Commercial & Residential Opportunity

 **±900 SF Workshop (61A)**
±1300 SF Mobile Home (61B)

 **±11.07 acres**
±482,513 sq ft

 **Tract B (61A) — 8.1037 acres**
 **Tract C (61B) — 2.9737 acres**



SALE PRICE

\$800,000

Joseph Maez

Jmaez@CREBerkshire.com | 505.633.3335

PROPERTY SUMMARY

61A & 61B Pueblitos Rd, Belen New Mexico 87002

| 2



BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE

PROPERTY HIGHLIGHTS

TRACT B — 61A Pueblitos Rd

Parcel Number: 1-006-025-465-380-000000

- **Acreage:** 8.1037± acres
- **Improvements:**
 - Workshop / Warehouse / Shed
 - Approximately 900 sq ft
- **Best Use:**
 - Commercial operations
 - Contractor base, Equipment yard
 - Horse operations, boarding, training, or private ranch use
- **Features:**
 - Large open acreage
 - Workshop/warehouse structure
- Ideal for business operations, equipment storage, or ranching support

TRACT C — 61B Pueblitos Rd

Parcel Number: 1-006-025-515-360-000000

- **Acreage:** 2.9737± acres
- **Improvements:**
 - Mobile Home residence on site
- **Best Use:**
 - Owner-occupied residence, rental income, caretaker quarters
- **Features:**
 - Residential land with existing dwelling — live on-site while operating the adjacent commercial tract



PROPERTY OVERVIEW

Exceptional dual-tract property offering a rare combination of commercial infrastructure and residential living on over 11 combined acres in Belen, New Mexico. Strategically located along Pueblitos Road with proximity to the CanAm Highway (NM-314) and Interstate 25 corridor, this property presents an outstanding opportunity for investors, contractors, ranchers, small business owners, or anyone seeking a live-work compound in Valencia County.

- Multiple wells throughout the property provide flexibility for livestock watering, irrigation, and agricultural operations.
- Existing warehouse/shop building is insulated and wired with 220-volt service throughout, making it suitable for equipment maintenance, fabrication, or agricultural support operations.
- Single-phase power service in place with potential inclusion of an air compressor for shop operations.
- Existing septic system on Tract B supports a variety of residential, agricultural, or ranch-related uses.
- Potential for hobby farm, gentleman's ranch, family compound, or multi-generational rural estate

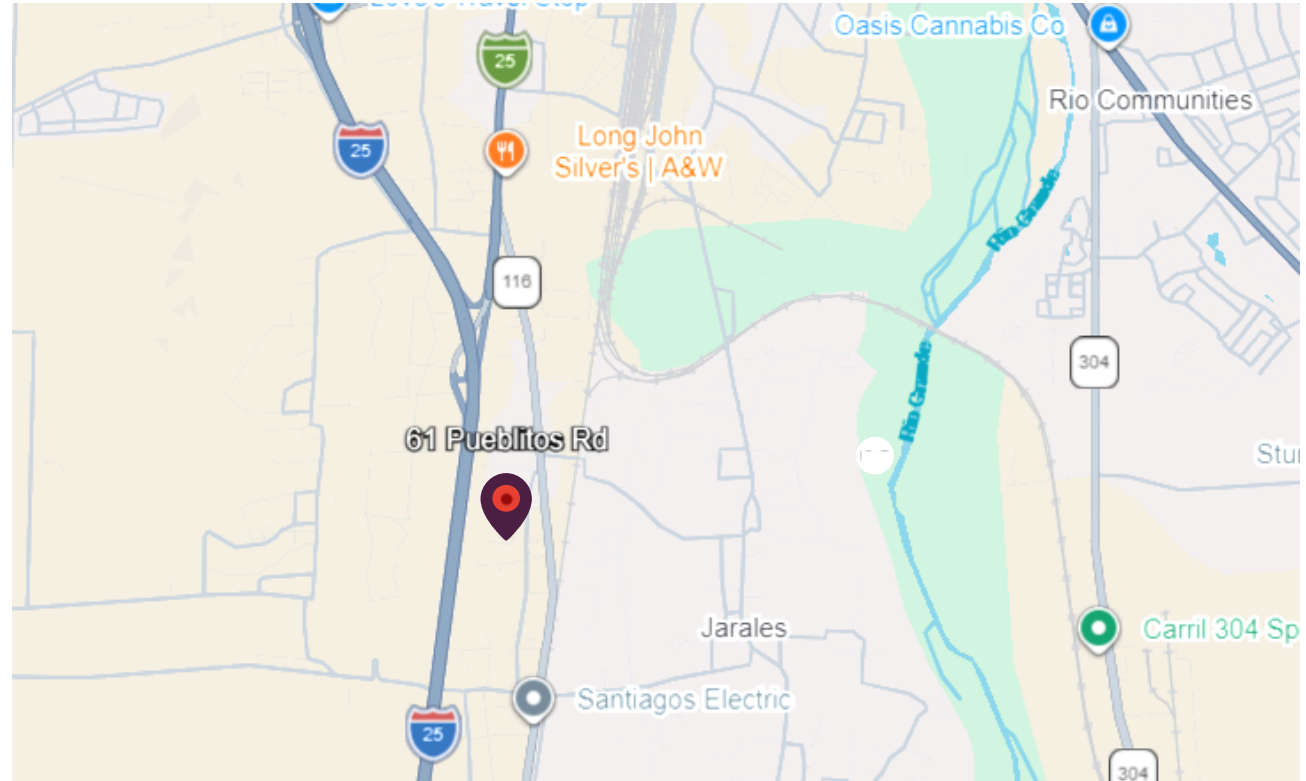
AREA SUMMARY

61A & 61B Pueblitos Rd, Belen New Mexico 87002

| 3

AREA OVERVIEW

- Belen, NM — Hub city of Valencia County, growing community south of Albuquerque
- Minutes to I-25 on-ramp — ideal for businesses serving the Albuquerque metro and southern NM
- Near CanAm Highway (NM-314) — high-visibility rural commercial corridor
- Approximately 35 miles south of Albuquerque
- Proximity to BNSF rail hub in Belen (one of the largest rail switching yards in the US — good talking point for industrial/logistics buyers)
- Rural setting offers excellent potential for recreational use including horseback riding, ATV riding, and outdoor activities.



DEMOGRAPHICS | 2024



POPULATION: Approx 22,000
5-MILE RADIUS



AVG HH INCOME: Approx \$52,000
5-MILE RADIUS



TRAFFIC COUNTS: I-25 & NM-314
Approx 32,000 VPD

OFFERING SUMMARY

61A & 61B Pueblitos Rd, Belen New Mexico 87002

|4



BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE

OFFERING OVERVIEW

- Two separate parcels can be sold together as one package or individually
- Live-work potential —Zoned RR-2 - reside on Tract C while operating a business on Tract B
- Large workshop/warehouse already in place — move-in ready for contractor, trades, or light industrial use
- Over 11 acres total with room to expand, build, or develop
- Flat, usable land — ideal for equipment storage, vehicle fleet parking, landscaping operations, HVAC/plumbing/electrical contractors, or agricultural purposes
- Frontage access along Pueblitos Rd
- Located minutes from I-25, offering excellent regional access
- Insulated warehouse with 220-volt wiring throughout and single-phase power
- Existing water infrastructure may support greenhouse, nursery, horticultural, or specialty agricultural uses.
- Ample space for horse arenas, round pens, corrals, loafing sheds, and additional outbuildings



PHOTOS

61A & 61B Pueblitos Rd, Belen New Mexico 87002

| 5



BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE



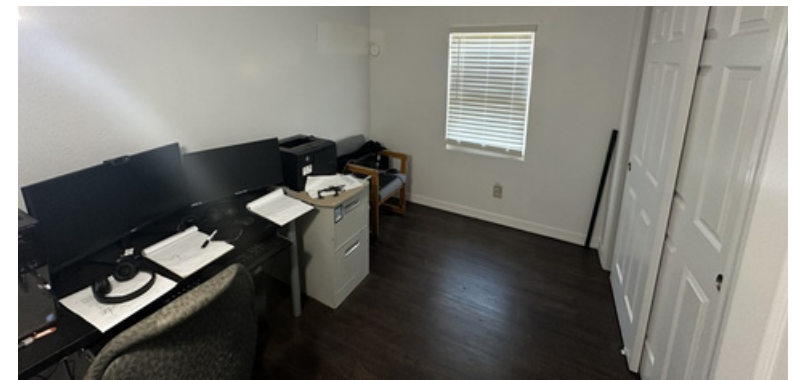
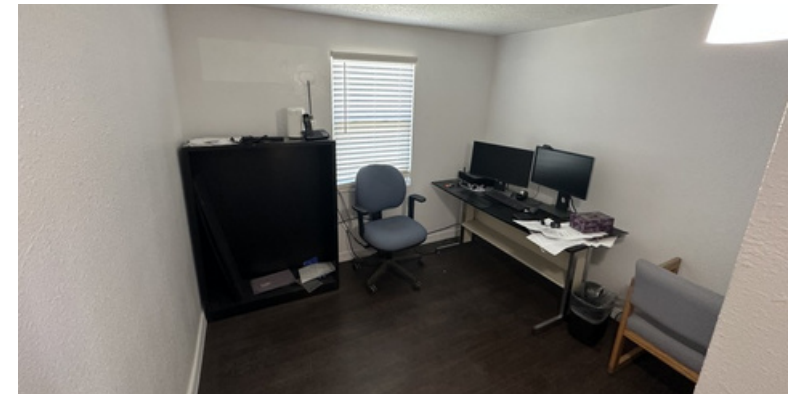
PHOTOS

61A & 61B Pueblitos Rd, Belen New Mexico 87002

|6



BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE



PHOTOS

61A & 61B Pueblitos Rd, Belen New Mexico 87002

|7



BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE





SITE PLAN

61A & 61B Pueblitos Rd, Belen New Mexico 87002

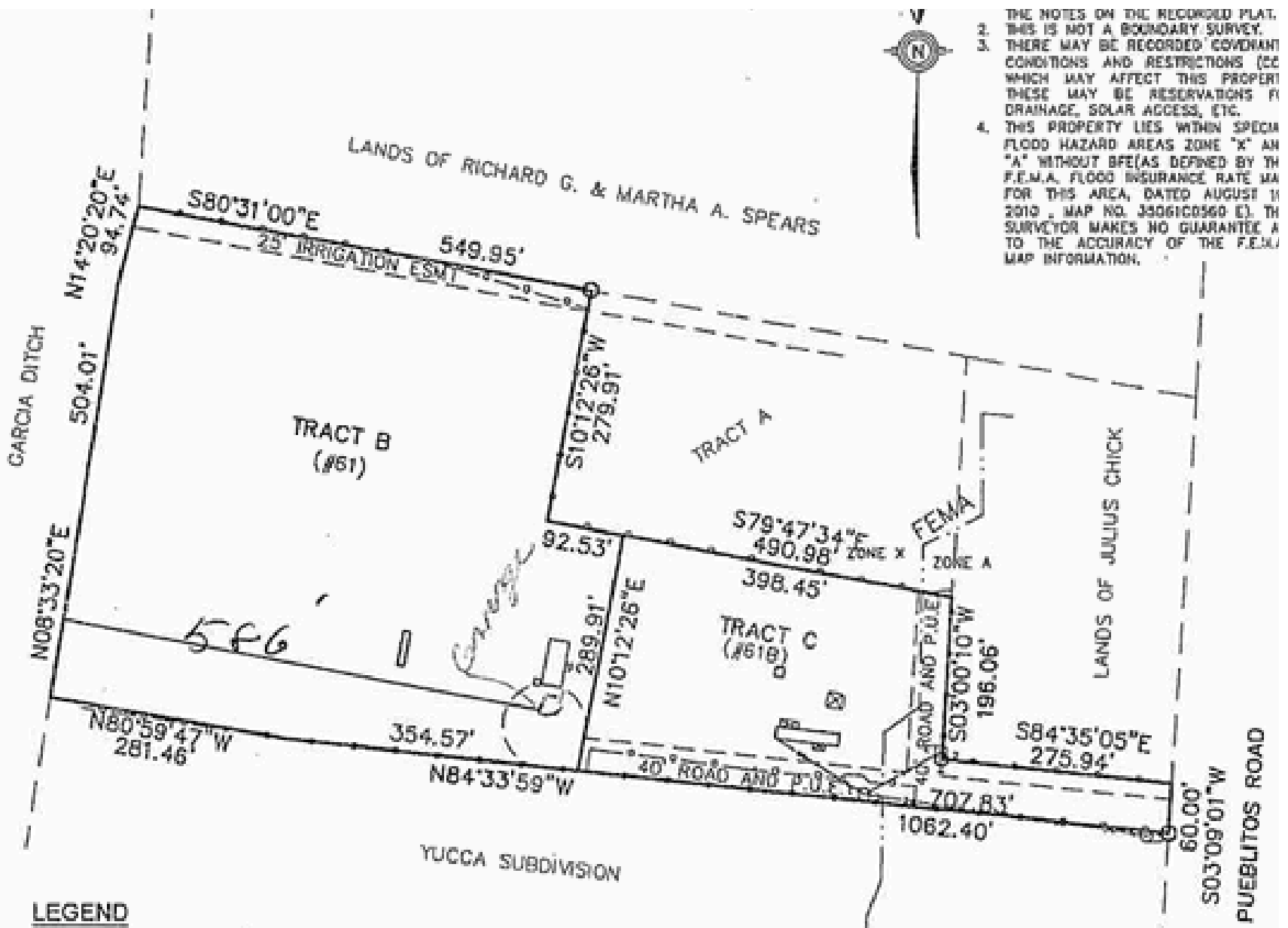
| 8





SITE PLAN

61A & 61B Pueblitos Rd, Belen New Mexico 87002 | 9



2. THIS IS NOT A BOUNDARY SURVEY.
3. THERE MAY BE RECORDED COVENANT CONDITIONS AND RESTRICTIONS (CC WHICH MAY AFFECT THIS PROPERTY THESE MAY BE RESERVATIONS OF DRAINAGE, SOLAR ACCESS, ETC.
4. THIS PROPERTY LIES WITHIN SPECIAL FLOOD HAZARD AREAS ZONE "X" AND "A" WITHOUT BFE (AS DEFINED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THIS AREA, DATED AUGUST 11 2010, MAP NO. 35061C0560 E). THE SURVEYOR MAKES NO GUARANTEE AS TO THE ACCURACY OF THE F.E.M.A. MAP INFORMATION.

LOCATION MAP

61A & 61B Pueblitos Rd, Belen New Mexico 87002

|10



BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE

