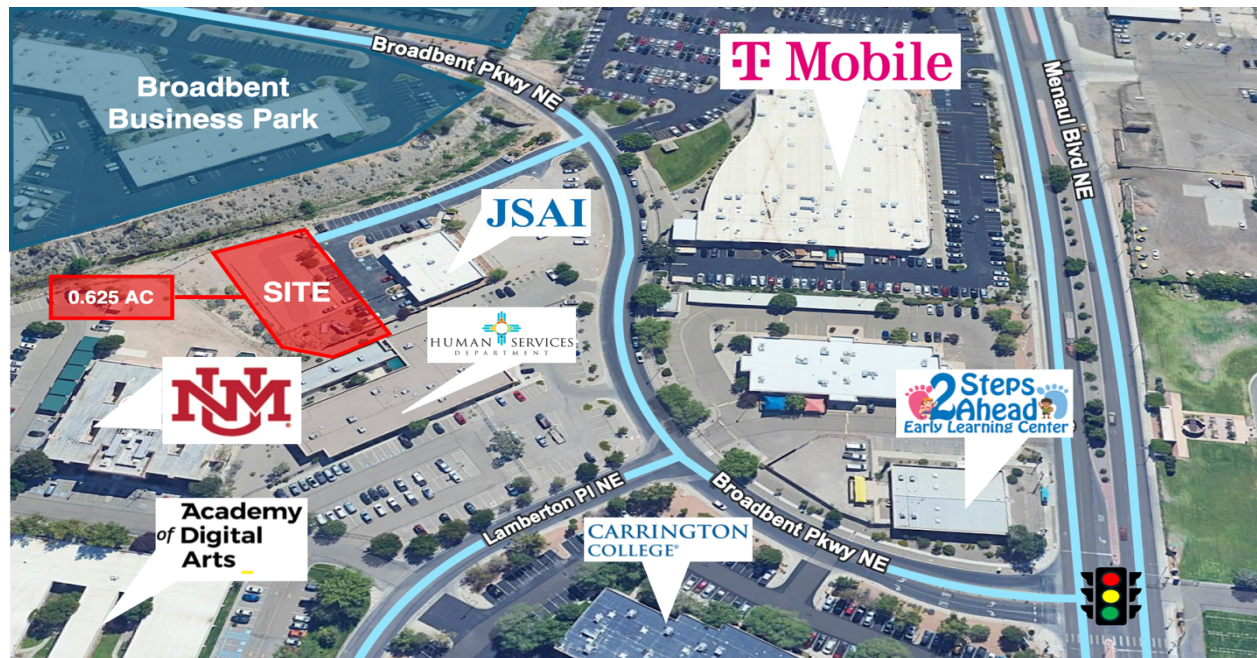


READY TO BUILD 0.625 AC PAD

BROADBENT BUSINESS PARK AREA

BIG I Corridor, Albuquerque, NM 87107





- Bite Size 0.625 AC (27,225 SF) Infill Tract Along Broadbent Parkway in the Heart of the Big I, where Interstates 25 & 40 Intersect
- Site Sits in Long Established Broadbent Business Park Area, One of the Largest Flex Office Business Parks, in the City of Albuquerque
- Numerous Employment Activity Generators within a 1-Mile Radius
- Flexible NR-LM (Non-Residential Light Manufacturing) Zoning Allows for a Variety of Uses Including Office, Medical or Dental Clinic, Light Fabrication or Manufacturing & Mixed Commercial
- Centrally Located with Easy Access to all Parts of the City
- Neighboring Developments Include UNM Hospital, T-Mobile Call Center, NM Human Services Dept. Carrington College & Broadbent Business Park
- Level and Graveled Pad with All Utilities at or Near Site
- Prime Candidate for a Quality Infill Development
- Priced @ \$400,000

CONTACT

Mark or Mariah Edwards



Leasing ♦ Brokerage ♦ Development

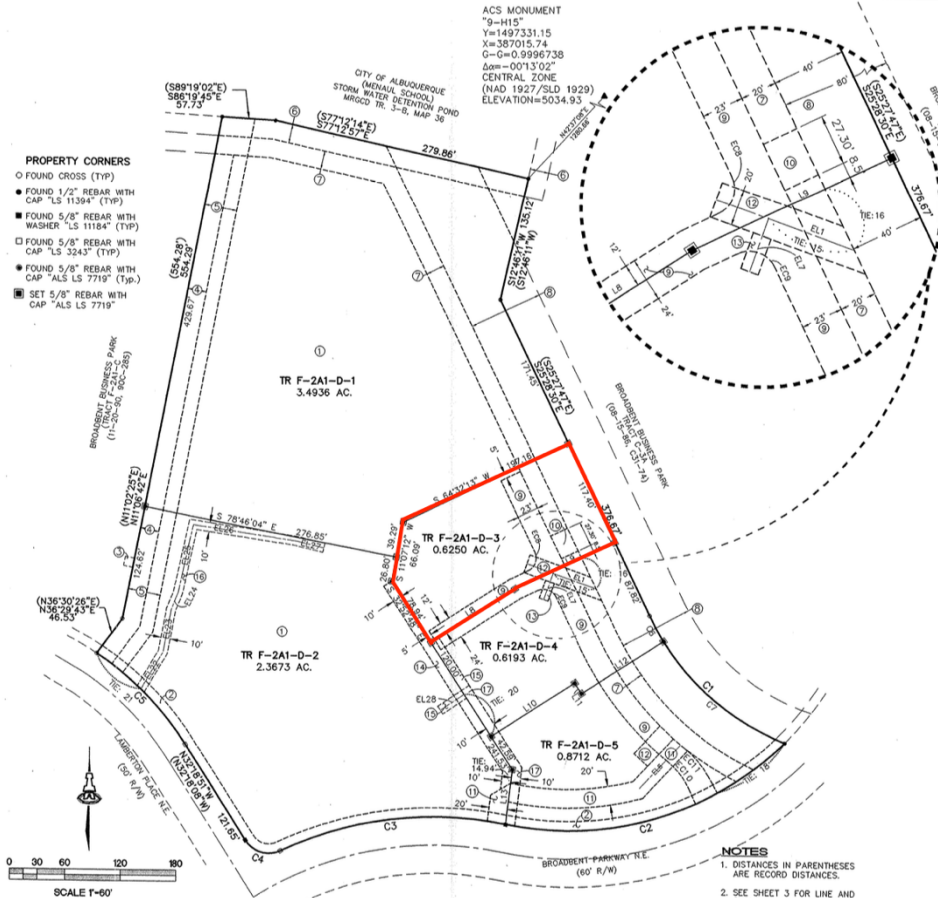
Executive West Bldg. 2929 Coors Blvd. NW Ste. #202
Albuquerque, NM 87120
505-998-7298 Cell 505-350-8211 or 505-228-2258 Fax 505-998-7299
Mark.Edwards@EdwardsCommercialRealty.com
Mariah@edwardscommercialrealty.com

This information was obtained from sources deemed reliable. No warranty is made by Edwards Commercial Realty, LLC as to the accuracy or completeness of this material. The pricing and sale/lease terms are subject to change.

SITE PIX



PLAT



PLAT FOR TRACTS F-2A1-D-1, F-2A1-D-2, F-2A1-D-3, F-2A1-D-4, & F-2A1-D-5 BROADBENT BUSINESS PARK WITHIN THE TOWN OF ALBUQUERQUE GRANT PROJECTED SECTION 9, T. 10 N. R. 3 E. NMPM CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO

AUGUST 2005

PROPOSED EASEMENTS

- PRIVATE ACCESS & UTILITY EASEMENT GRANTED BY THIS PLAT.
 - PRIVATE COMMON REFUSE EASEMENT FOR THE BENEFIT OF TRACTS F-2A1-D-3 & F-2A1-D-4 TO BE MAINTAINED EQUALLY BY THE OWNER OF THE SAID PROPERTIES AND GRANTED BY THIS PLAT.
 - PUBLIC WATERLINE EASEMENT GRANTED TO THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY TOGETHER WITH A PRIVATE SANITARY SEWER EASEMENT FOR THE BENEFIT OF TRACTS F-2A1-D-3, F-2A1-D-4, & F-2A1-D-5 BY THIS PLAT.
 - 20' PUBLIC WATERLINE EASEMENT GRANTED TO THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY BY THIS PLAT.
 - 10' PUBLIC WATERLINE EASEMENT GRANTED TO THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY BY THIS PLAT.
 - PRIVATE SANITARY SEWER EASEMENT GRANTED FOR THE BENEFIT OF TRACTS F-2A1-D-3 & F-2A1-D-4, FOR THE PLACEMENT OF INDIVIDUAL SERVICE LINES AND EACH LINE SHALL BE MAINTAINED BY THE BENEFITING PROPERTY AS GRANTED BY THIS PLAT.
 - PUBLIC UTILITY EASEMENT (P.U.E.) GRANTED BY THIS PLAT.
 - EXISTING 10' PUBLIC UTILITY EASEMENT (11-20-90, 90C-285)
- SEE SHEET 3 FOR CONTINUATION OF PROPOSED EASEMENTS.



CONTINUED FROM PAGE 1

- COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.
- THE PUBLIC SERVICE CO. OF NM—GAS SERVICES DIVISION FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH DISTRIBUTION AND SERVICE LINES AND FACILITIES REASONABLY NECESSARY TO PROVIDE GAS SERVICE.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENT, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS, OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECORING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE FEET (5') ON EACH SIDE.



PLAT FOR TRACTS F-2A1-D-1, F-2A1-D-2, F-2A1-D-3, F-2A1-D-4, & F-2A1-D-5 BROADBENT BUSINESS PARK WITHIN THE TOWN OF ALBUQUERQUE GRANT PROJECTED SECTION 9, T. 10 N. R. 3 E. NMPM CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO

AUGUST 2005

CURVE	RADIUS	LENGTH	DELTA	CHD BRG
C1	268.28	204.40	43°39'23"	S 47°18'11" E
C2	335.00	328.15	56°07'25"	N 73°12'10" E
C3	395.00	249.17	36°08'35"	S 83°11'35" W
C4	30.00	43.23	82°33'52"	S 23°35'47" E
C5	325.00	137.71	24°16'38"	N 44°27'10" W
C6	268.28	31.16	4°39'17"	S 28°48'08" E
C7	268.28	173.24	37°00'06"	S 50°37'50" E
EC8	15.00	23.56	90°00'00"	N 19°31'30" E
EC9	15.00	23.56	90°00'00"	N 70°28'30" W
EC10	80.00	37.48	28°50'45"	N 38°08'06" W
EC11	105.00	40.74	22°13'45"	N 40°20'24" W
EC12	330.21	65.76	14°32'01"	S 32°34'58" E

LINE	BEARING	DISTANCE
EL1	S 70°28'30" E	79.33
EL2	S 12°11'34" E	195.69
EL3	S 70°28'30" E	25.99
EL4	S 25°28'30" E	46.02
EL5	S 16°17'50" E	113.66
EL6	S 42°33'21" W	64.68
EL7	N 19°31'30" E	30.54
EL19	N 57°07'12" E	36.02
EL22	N 31°00'22" E	46.25
EL23	N 10°45'48" E	47.39
EL24	N 22°25'10" E	19.19
EL25	N 12°24'43" E	76.65
EL26	S 81°05'08" E	112.72
EL27	S 78°07'32" E	30.57
EL28	S 65°33'40" W	30.91
L8	N 57°07'12" E	107.85
L9	N 84°31'30" E	119.53
L10	N 57°07'12" E	107.37
L11	S 32°52'48" E	13.95
L12	N 57°07'12" E	105.48
L13	N 06°52'45" E	59.56
L14	S 65°33'40" W	188.09
TR15	N 70°28'30" W	49.32
TR16	S 25°28'30" E	36.74
TR17	S 67°24'44" W	86.26
TR18	S 62°57'28" W	91.12
TR19	N 32°52'48" W	54.02
TR20	S 51°12'21" E	61.01

17 PNM ELECTRIC AND GAS SERVICES EASEMENT RELEASE

PUBLIC SERVICE COMPANY OF NEW MEXICO, FOR ITS ELECTRIC AND GAS SERVICES DIVISIONS, DOES HEREBY RELEASE, WAIVE, QUITCLAIM AND DISCHARGE ITS RIGHT, TITLE AND INTEREST IN THE EASEMENTS (GRANTED BY PRIOR PLAT, REPLAT OR DOCUMENT) SHOWN TO BE VACATED ON THIS PLAT.

PNM ELECTRIC AND GAS SERVICES

BY: *Paula B. Munte*

STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO) SS

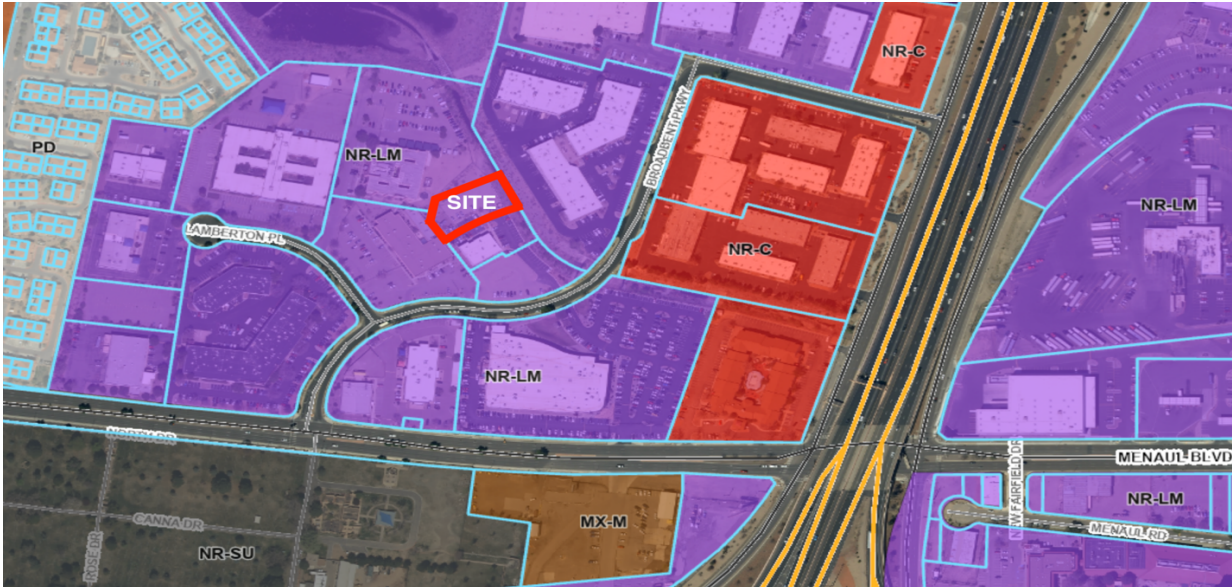
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF September 2005 BY *Leonard G. Martinez* OF PUBLIC SERVICE COMPANY OF NEW MEXICO, A NEW MEXICO CORPORATION, ON BEHALF OF SAID CORPORATION.

Ruth J. Logano
 NOTARY PUBLIC

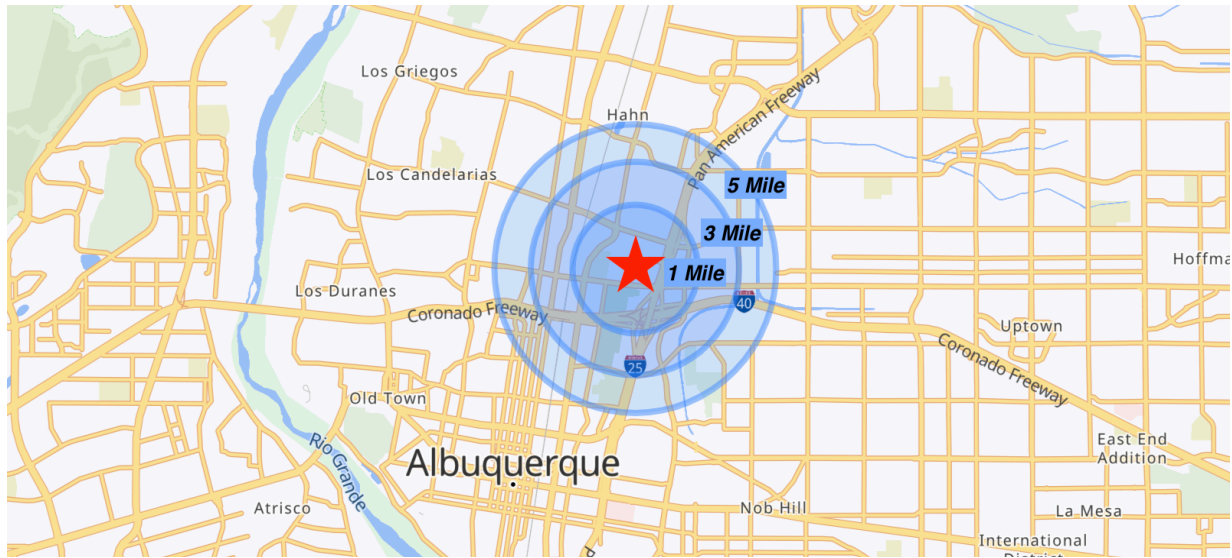
MY COMMISSION EXPIRES: 4/22/07

In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not wove nor release any easement or easement rights to which it may be entitled.

ZONING



2025 DEMOGRAPHICS



POPULATION

1 MILE	3 MILE	5 MILE
5,247	100,766	266,547



**AVG
HOUSEHOLD
INCOME**

1 MILE	3 MILE	5 MILE
60,823	79,363	78,370



**DAYTIME
EMPLOYMENT**

1 MILE	3 MILE	5 MILE
14,430	121,060	215,112



TRAFFIC

Menaul Blvd	I-25
20,800 VPD	163,900 VPD