

INDUSTRIAL LAND FOR SALE

RECENT PRICE REDUCTION

TRACT 7-8 | BROADWAY BLVD. SE, ALBUQUERQUE, NM 87105



CONTACT US



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SALE DETAILS

- SALE PRICE: **\$950,000**
\$1,350,000
\$1,500,000
- LAND SIZE: 27.85 ACRES
- PRICE PER SF: **\$0.78/SF**
- ZONING: M-2

HIGHLIGHTS

- NEXT TO RAIL
- AMPLE BROADWAY FRONTAGE
- NEAR DOWNTOWN, ALBUQUERQUE INTERNATIONAL AIRPORT, MESA DEL SOL AND JUST SOUTH OF FUTURE SUNPORT INTERCHANGE



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- LEGEND
- CALCULATED CORNER NOT SET.
 - POINTS SET THIS SURVEY
 - ⊙ POINT FOUND AS NOTED
 - ⊙ CITY OF ABO. MONUMENT FOUND
 - ⊙ SANITARY SEWER MANHOLE
 - ⊙ DENOTES VENT PIPE
 - ⊙ DENOTES UTILITY POLE
 - ⊙ DENOTES OVERHEAD UTILITIES
 - ⊙ DENOTES UTILITY POLE (DEAD)
 - x — DENOTES FENCE

REFERENCES & BASIS OF BEARINGS:

PLAT OF SURVEY FOR THE SCHWARTZMAN INDUSTRIAL PARK TRACTS 7-A, 7-B, 7-C, 7-D, 8-A, & 8-B ALBUQUERQUE, NEW MEXICO AS PREPARED BY JERRY HART JR. CIVIL ENGINEER AND JERRY HART JR. P.L.L.C. NO. 7475 DATED 8/12/2005.

FORWARD SURVEY PLAT OF SURVEY BASE SURVEY TRACT NO. 700 AS FILED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK AS DOCUMENT NO. 2010000877.

SUMMARY SURVEY OF PORTIONS OF TRACTS 24 & 24-B OF M.R.C.D. MAP 45 AS FILED FOR RECORD IN THE OFFICE OF THE BERNALILLO COUNTY CLERK IN VOL. B16, FOLIO 54.

NEW MEXICO STATE HIGHWAY COMMISSION RIGHT OF WAY MAP PROJECT NO. S 1914 (1)

DEEDS AND PLATS AS NOTED HEREON FOR ADJOINING PROPERTIES AND EASEMENTS.

THE BASIS OF BEARING WAS ESTABLISHED FROM CITY OF ALBUQUERQUE SURVEY CONTROL MONUMENTS AS NOTED HEREON.

LINE	LENGTH	BEARING
L1	60.00	S89°22'52"E
L2	60.00	S89°22'52"E
L3	60.00	S89°22'52"E
L4	60.00	S89°22'52"E
L5	60.00	S89°22'52"E
L6	60.00	S89°22'52"E
L7	60.00	S89°22'52"E
L8	60.00	S89°22'52"E
L9	60.00	S89°22'52"E
L10	60.00	S89°22'52"E
L11	60.00	S89°22'52"E
L12	60.00	S89°22'52"E
L13	60.00	S89°22'52"E
L14	60.00	S89°22'52"E
L15	60.00	S89°22'52"E
L16	60.00	S89°22'52"E
L17	60.00	S89°22'52"E
L18	60.00	S89°22'52"E
L19	60.00	S89°22'52"E
L20	60.00	S89°22'52"E
L21	60.00	S89°22'52"E
L22	60.00	S89°22'52"E
L23	60.00	S89°22'52"E
L24	60.00	S89°22'52"E
L25	60.00	S89°22'52"E
L26	60.00	S89°22'52"E

CURVE	LENGTH	BALTIMORE	CURVED	DIRECTION
C1	76.00	65.49	61.74	60.89
C2	76.00	65.49	61.74	60.89
C3	76.00	65.49	61.74	60.89
C4	76.00	65.49	61.74	60.89
C5	76.00	65.49	61.74	60.89
C6	76.00	65.49	61.74	60.89
C7	76.00	65.49	61.74	60.89
C8	76.00	65.49	61.74	60.89
C9	76.00	65.49	61.74	60.89
C10	76.00	65.49	61.74	60.89
C11	76.00	65.49	61.74	60.89
C12	76.00	65.49	61.74	60.89
C13	76.00	65.49	61.74	60.89
C14	76.00	65.49	61.74	60.89
C15	76.00	65.49	61.74	60.89
C16	76.00	65.49	61.74	60.89
C17	76.00	65.49	61.74	60.89
C18	76.00	65.49	61.74	60.89
C19	76.00	65.49	61.74	60.89
C20	76.00	65.49	61.74	60.89
C21	76.00	65.49	61.74	60.89
C22	76.00	65.49	61.74	60.89
C23	76.00	65.49	61.74	60.89
C24	76.00	65.49	61.74	60.89
C25	76.00	65.49	61.74	60.89
C26	76.00	65.49	61.74	60.89
C27	76.00	65.49	61.74	60.89
C28	76.00	65.49	61.74	60.89
C29	76.00	65.49	61.74	60.89
C30	76.00	65.49	61.74	60.89
C31	76.00	65.49	61.74	60.89
C32	76.00	65.49	61.74	60.89
C33	76.00	65.49	61.74	60.89
C34	76.00	65.49	61.74	60.89
C35	76.00	65.49	61.74	60.89
C36	76.00	65.49	61.74	60.89
C37	76.00	65.49	61.74	60.89
C38	76.00	65.49	61.74	60.89
C39	76.00	65.49	61.74	60.89
C40	76.00	65.49	61.74	60.89
C41	76.00	65.49	61.74	60.89
C42	76.00	65.49	61.74	60.89
C43	76.00	65.49	61.74	60.89
C44	76.00	65.49	61.74	60.89
C45	76.00	65.49	61.74	60.89
C46	76.00	65.49	61.74	60.89
C47	76.00	65.49	61.74	60.89
C48	76.00	65.49	61.74	60.89
C49	76.00	65.49	61.74	60.89
C50	76.00	65.49	61.74	60.89
C51	76.00	65.49	61.74	60.89
C52	76.00	65.49	61.74	60.89
C53	76.00	65.49	61.74	60.89
C54	76.00	65.49	61.74	60.89
C55	76.00	65.49	61.74	60.89
C56	76.00	65.49	61.74	60.89
C57	76.00	65.49	61.74	60.89
C58	76.00	65.49	61.74	60.89
C59	76.00	65.49	61.74	60.89
C60	76.00	65.49	61.74	60.89
C61	76.00	65.49	61.74	60.89
C62	76.00	65.49	61.74	60.89
C63	76.00	65.49	61.74	60.89
C64	76.00	65.49	61.74	60.89
C65	76.00	65.49	61.74	60.89
C66	76.00	65.49	61.74	60.89
C67	76.00	65.49	61.74	60.89
C68	76.00	65.49	61.74	60.89
C69	76.00	65.49	61.74	60.89
C70	76.00	65.49	61.74	60.89
C71	76.00	65.49	61.74	60.89
C72	76.00	65.49	61.74	60.89
C73	76.00	65.49	61.74	60.89
C74	76.00	65.49	61.74	60.89
C75	76.00	65.49	61.74	60.89
C76	76.00	65.49	61.74	60.89
C77	76.00	65.49	61.74	60.89
C78	76.00	65.49	61.74	60.89
C79	76.00	65.49	61.74	60.89
C80	76.00	65.49	61.74	60.89
C81	76.00	65.49	61.74	60.89
C82	76.00	65.49	61.74	60.89
C83	76.00	65.49	61.74	60.89
C84	76.00	65.49	61.74	60.89
C85	76.00	65.49	61.74	60.89
C86	76.00	65.49	61.74	60.89
C87	76.00	65.49	61.74	60.89
C88	76.00	65.49	61.74	60.89
C89	76.00	65.49	61.74	60.89
C90	76.00	65.49	61.74	60.89
C91	76.00	65.49	61.74	60.89
C92	76.00	65.49	61.74	60.89
C93	76.00	65.49	61.74	60.89
C94	76.00	65.49	61.74	60.89
C95	76.00	65.49	61.74	60.89
C96	76.00	65.49	61.74	60.89
C97	76.00	65.49	61.74	60.89
C98	76.00	65.49	61.74	60.89
C99	76.00	65.49	61.74	60.89
C100	76.00	65.49	61.74	60.89

SURVEYOR'S CERTIFICATE

TO NMART LLC, FIDELITY NATIONAL, TITLE INSURANCE CO.

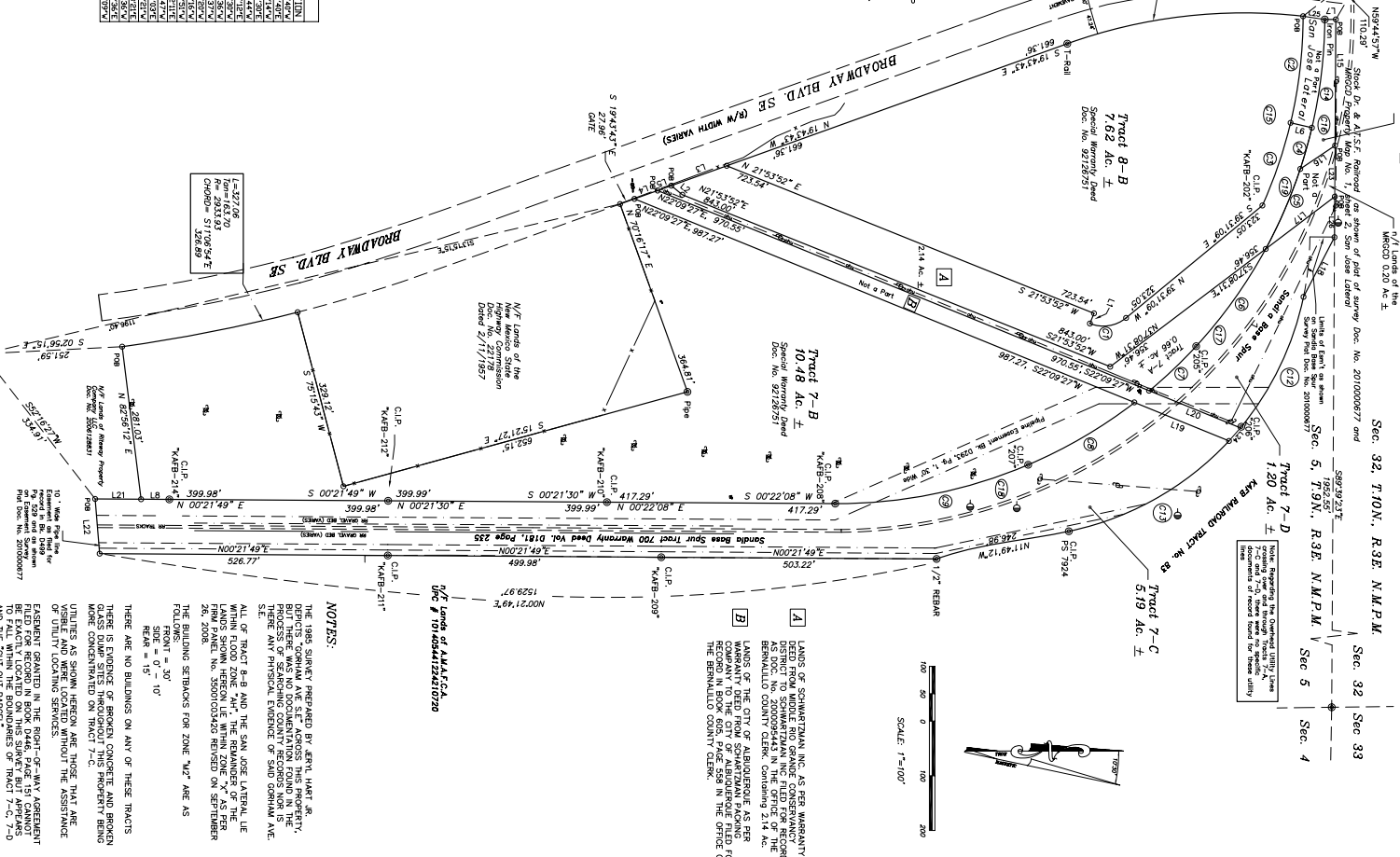
THIS IS TO CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE LAND TITLE SURVEYING ACT ESTABLISHED AND ADOPTED BY ALTA AND NMPS IN 2005, AND INCLUDES ITEMS 1-11, 13, 16 & 18 OF TABLE ADOPTED BY ALTA AND NMPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION. UNDERSIGNED FURNISH CERTIFICATES THAT IN MY STATE OF NEW MEXICO, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED HEREIN.

LONG/20 E. DOMINGUEZ

DATE



East Mountain Surveying Co.
P.O. Box 1607
Morristown, N.M. 87035
(505) 832-1731



ALTA/ACSM LAND TITLE SURVEY
FOR
NMART, LLC
WITHIN SECTION 5, T.9 N., R.3 E. N.M.P.M.
IN THE COUNTY OF BERNALILLO, STATE OF NEW MEXICO
BEING TRACT 8-A, TRACT 8-B TRACT 7-A, A PORTION OF TRACT 7-B
TRACT 7-C, TRACT 7-D & A PORTION OF THE SAN JOSE LATERAL

[A] LANDS OF SCHWARTZMAN INC. AS PER WARRANTY DEED DATED 8/12/2005, FILED FOR RECORD IN THE BERNALILLO COUNTY CLERK'S OFFICE, CONTAINING 2.14 AC.

[B] LANDS OF THE CITY OF ALBUQUERQUE AS PER WARRANTY DEED FROM SCHWARTZMAN DATED 8/12/2005, FILED FOR RECORD IN THE BERNALILLO COUNTY CLERK'S OFFICE, CONTAINING 2.14 AC.

NOTES:

THE SURVEY PREPARED BY JERRY HART JR. CIVIL ENGINEER AND JERRY HART JR. P.L.L.C. IS BASED ON THE SURVEY OF TRACT 700, FILED FOR RECORD IN THE BERNALILLO COUNTY CLERK'S OFFICE, CONTAINING 2.14 AC. THE SURVEY OF TRACT 700 WAS PREPARED BY JERRY HART JR. CIVIL ENGINEER AND JERRY HART JR. P.L.L.C. ON 8/12/2005.

ALL OF TRACT 8-B AND THE SAN JOSE LATERAL, LIE WITHIN FLOOD ZONE "A". THE REMAINDER OF THE SURVEYED LANDS DO NOT LIE WITHIN FLOOD ZONE "A".

THE BUILDING SETBACKS FOR ZONE "A" ARE AS FOLLOWS:

FRONT = 30'

SIDE = 0' - 10'

REAR = 15'

THERE ARE NO BUILDINGS ON ANY OF THESE TRACTS.

THERE IS EVIDENCE OF BROKEN CONCRETE AND BROKEN GLASS CURB STILES LOCATED ALONG THE PROPERTY LINE BETWEEN TRACT 7-B AND TRACT 7-C.

UTILITIES AS SHOWN HEREON ARE THOSE THAT ARE VISIBLE AND WERE LOCATED WITHOUT THE ASSISTANCE OF UTILITY LOCATING SERVICES.

EASEMENT GRANTED IN THE RIGHT-OF-WAY AGREEMENT BE EXACTLY LOCATED ON THIS SURVEY BUT APPEARS TO FALL WITHIN THE BOUNDARIES OF TRACT 7-C, 7-D AND THE CUT OUT PORTION.

INDEXING INFORMATION
FOR COUNTY CLERK
DOCUMENT NO. 2010000877
SECTION 5, T.9 N., R.3 E., N.M.P.M.
SHEET 1 OF 2