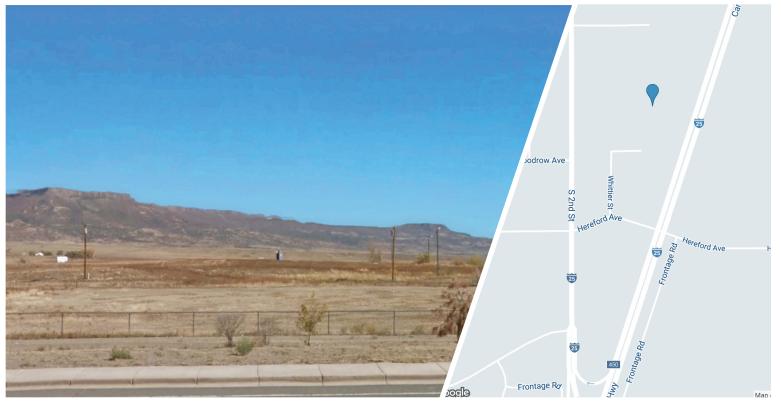
FOR SALE > VACANT LAND > 2 - 7.75 ACRES W/ I-25 FRONTAGE

## Raton, New Mexico

NE INTERSECTION OF WHITTIER ST AND WOODROW AVE



Accelerating success.



### For Sale > Vacant Land

> Sale Price:	\$270,000
> Price per Sl	F: \$0.80/SF
> Lot Size:	7.75 Acres (337.590 SE)

- Land can be divided into 2 Acre Lots
- > Zoning: L-1 (Light Commercial)

> New retail/ hotel development coming soon on the approximate 6.5 acres to the south

### **Building Amenities**

- > 7.75 Acres of Raw Land Available
- > Divisible down to 2 Acre Lots
- > Perfect location for a self-storage facility, hotel, power center or mixed-use site.
- > I-25 Frontage. The City of Raton, New Mexico is replacing existing Exit 450, which will be one-half mile away.
- > Billboard income of \$2,400 per year. Lease is through 2018 with Eller Media Company.
- > Property located directly adjacent to new home of the US Department of Veteran's Affairs clinically based outpatient clinic.

### Contact Us

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MAIN +1 602 222 5000 2390 E. Camelback Rd, Suite 100 Phoenix, AZ 8516 www.colliers.com FOR SALE > 2 - 7.75 ACRES W/ I-25 FRONTAGE

# Raton, New Mexico



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