



CALL FOR
MORE INFORMATION

DEMOGRAPHIC SNAPSHOT

| | 1 MILE | 3 MILES | 5 MILES |
|-------------------------|----------|----------|----------|
| 2019 Total Population | 930 | 6,871 | 13,348 |
| 2019 Average HH Income | \$80,656 | \$89,255 | \$86,394 |
| 2019 Daytime Population | 392 | 4,051 | 6,566 |

The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.

FOR SALE

\$675,000

AVAILABLE SPACE

6,753 SF

PROPERTY HIGHLIGHTS

- 1.55 Acres
- East & Westbound I-40 visibility
- Concrete & steel construction
- Fire Suppression throughout building
- Multiple ADA restrooms
- 2nd Story Patio
- Drive in door
- Large lot and ample parking

TRAFFIC COUNT

HWY I-40: 22,337 VPD
(STDB 2019)

AREA TRAFFIC GENERATORS



Daniel Kearney
dkearney@resolutre.com
 505.337.0777
 Austin Tidwell
atidwell@resolutre.com
 Rob Powell
rpowell@resolutre.com
www.resolutre.com

I-40 Visible Stand-Alone Building

NWQ OF COWBOY WAY & WILDWOOD
DR 215 COWBOY WAY | EDGEWOOD, NM
87015



OFFERING SUMMARY

| | |
|----------------|-----------|
| Sale Price: | \$675,000 |
| Building Size: | 6,753 SF |
| Price / SF: | \$99.96 |
| Year Built: | 2009 |

PROPERTY OVERVIEW

215 Cowboy Way is a 6,753 SF office building in Edgewood, NM with incredible I-40 visibility. This property was built right with concrete and steel used in the construction and is also fully fire sprinkled. This property would be a great building for a school, church, daycare, or general office building. With ample parking, a large lot, fire sprinklers, and multiple exits, a high occupancy use would be ideal.

PROPERTY HIGHLIGHTS

- 1.55 Acres
- East & Westbound I-40 visibility
- Concrete & steel construction
- Fire Suppression throughout building
- Multiple ADA restrooms
- 2nd Story Patio
- Drive in door
- Large lot and ample parking

Daniel Kearney
dkearney@resolutre.com
505.337.0777

Austin Tidwell
atidwell@resolutre.com

Rob Powell
rpowell@resolutre.com
www.resolutre.com



The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.

I-40 Visible Stand-Alone Building

NWQ OF COWBOY WAY & WILDWOOD
DR 215 COWBOY WAY | EDGEWOOD, NM
87015



Daniel Kearney
dkearney@resolutre.com
505.337.0777

Austin Tidwell
atidwell@resolutre.com

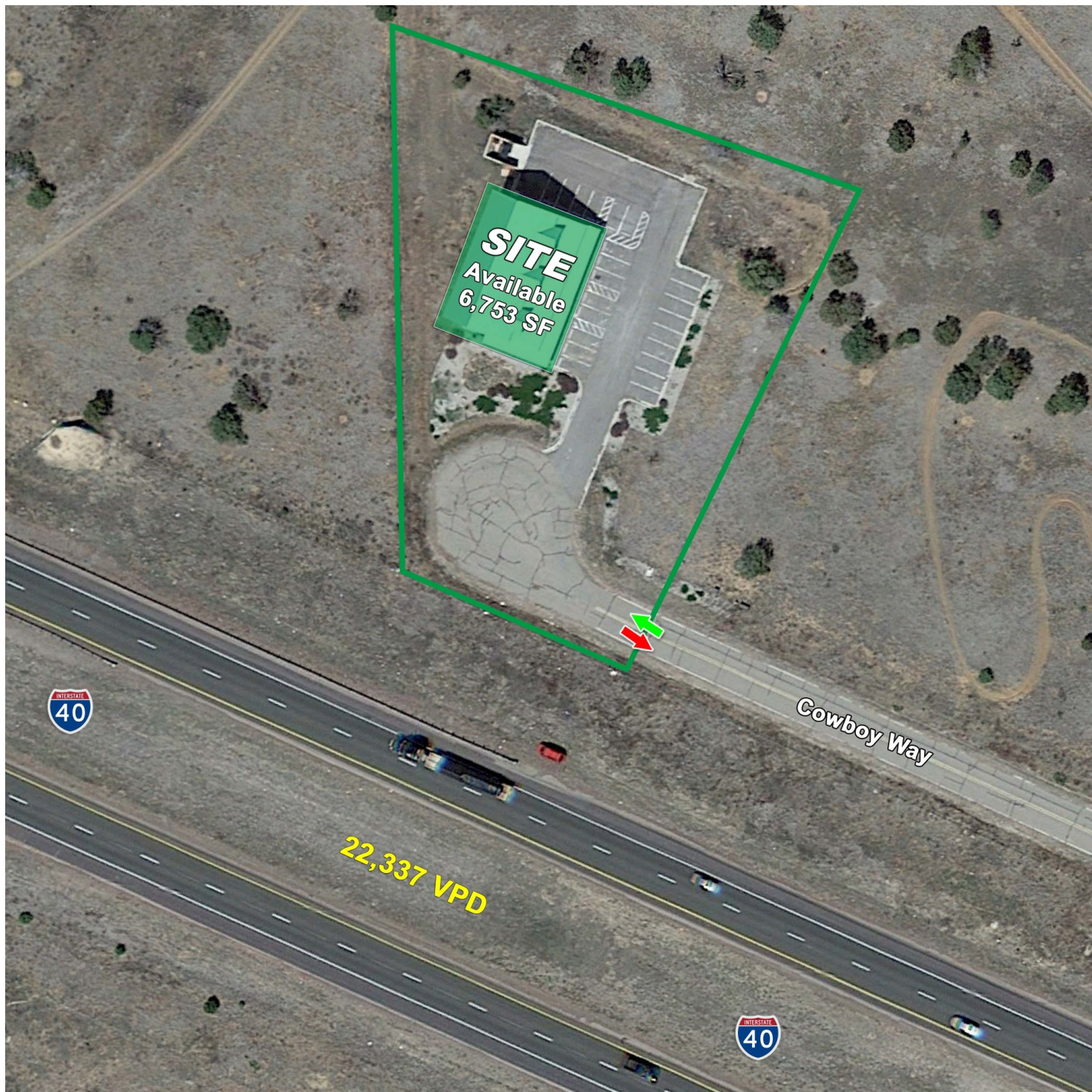
Rob Powell
rpowell@resolutre.com
www.resolutre.com



The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.

I-40 Visible Stand-Alone Building

NWQ OF COWBOY WAY & WILDWOOD
DR 215 COWBOY WAY | EDGEWOOD, NM
87015



Daniel Kearney
dkearney@resolutre.com
505.337.0777

Austin Tidwell
atidwell@resolutre.com

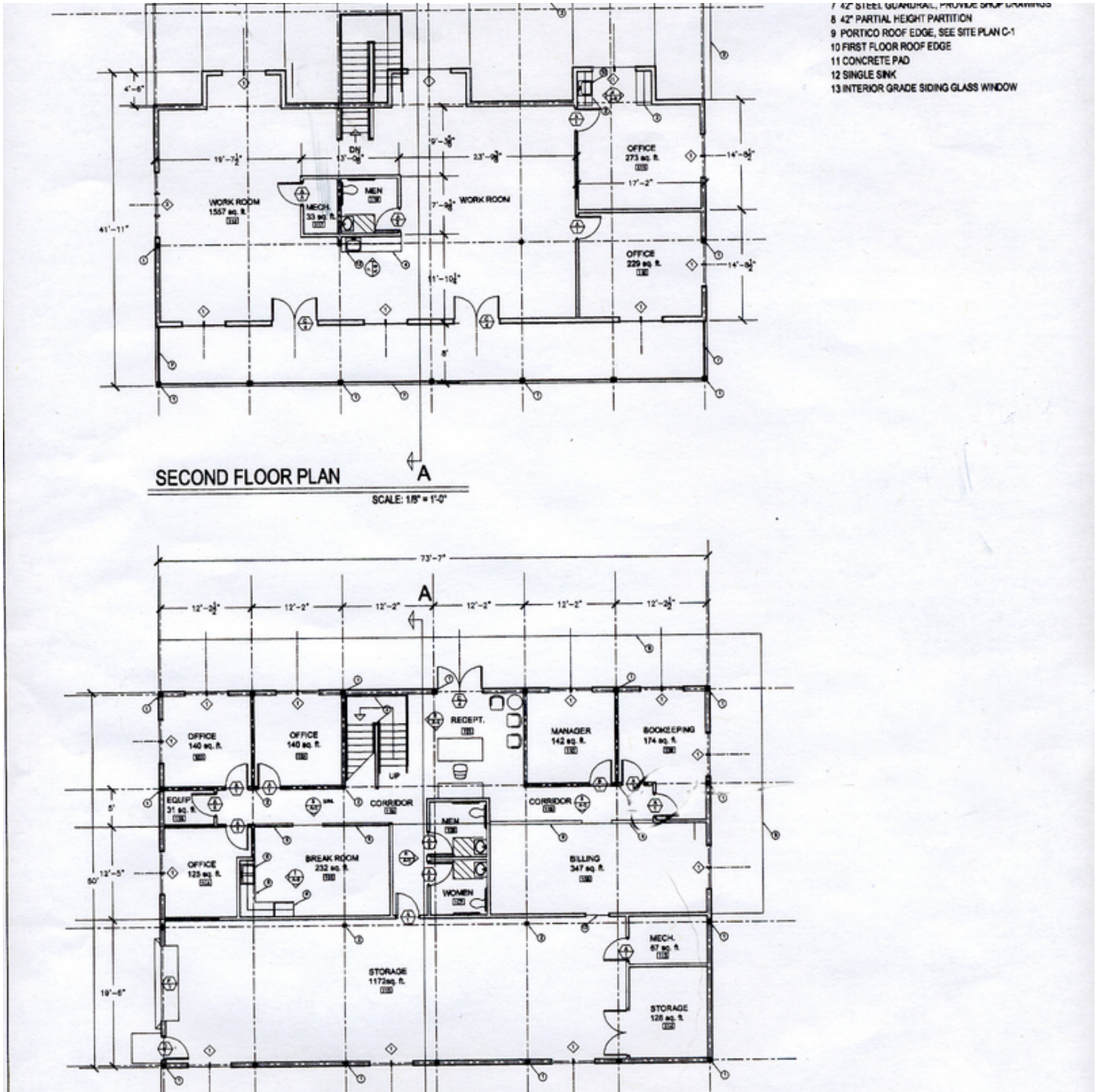
Rob Powell
rpowell@resolutre.com
www.resolutre.com



The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.

I-40 Visible Stand-Alone Building

NWQ OF COWBOY WAY & WILDWOOD
DR 215 COWBOY WAY | EDGEWOOD, NM
87015



Daniel Kearney
dkearney@resolutre.com
505.337.0777

Austin Tidwell
atidwell@resolutre.com

Rob Powell
rpowell@resolutre.com
www.resolutre.com



The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.

I-40 Visible Stand-Alone Building

NWQ OF COWBOY WAY & WILDWOOD
DR 215 COWBOY WAY | EDGEWOOD, NM
87015



Daniel Kearney
dkearney@resolutre.com
505.337.0777

Austin Tidwell
atidwell@resolutre.com

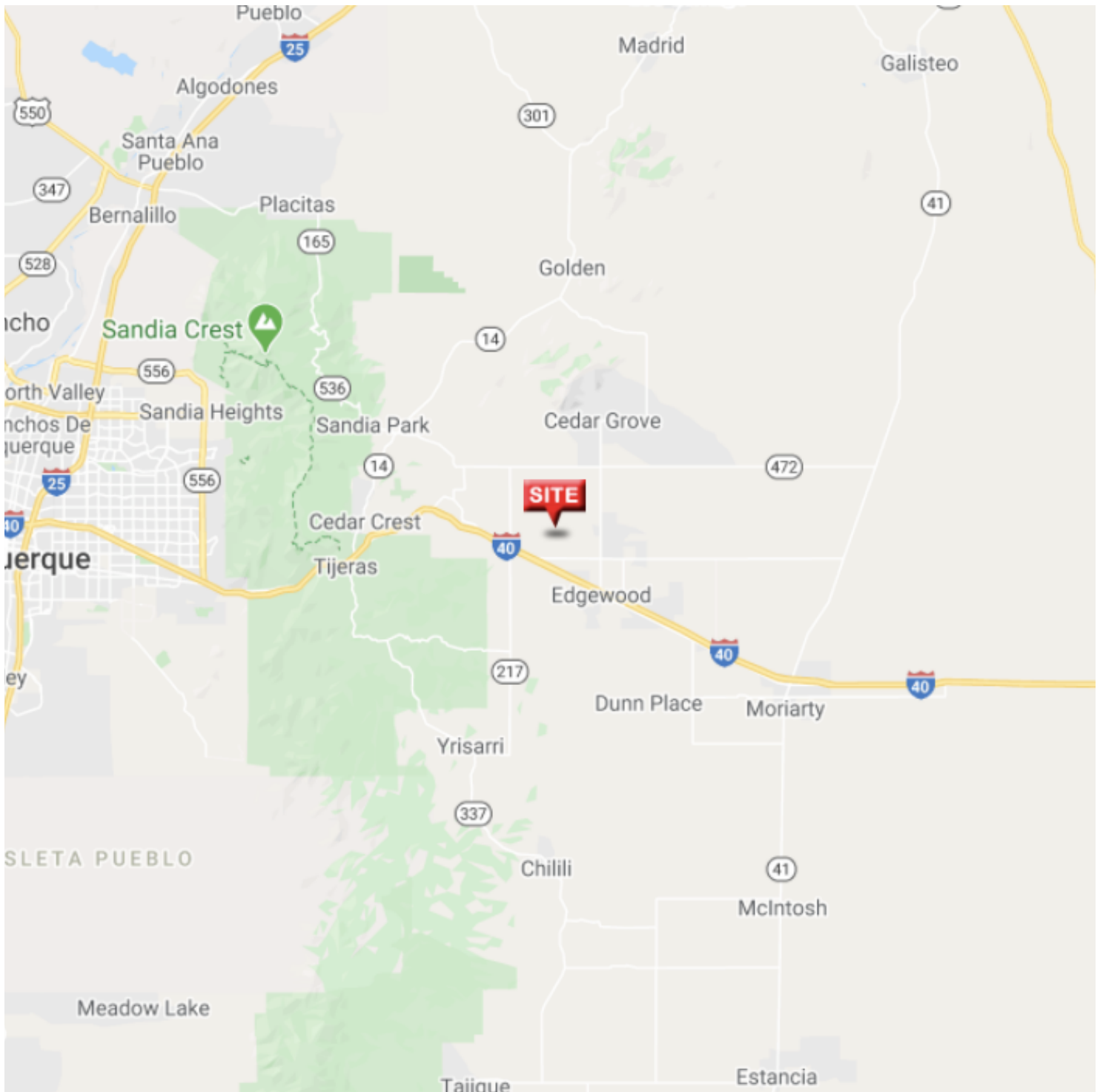
Rob Powell
rpowell@resolutre.com
www.resolutre.com



The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.

I-40 Visible Stand-Alone Building

NWQ OF COWBOY WAY & WILDWOOD
DR 215 COWBOY WAY | EDGEWOOD, NM
87015



Daniel Kearney
dkearney@resolutre.com
505.337.0777

Austin Tidwell
atidwell@resolutre.com

Rob Powell
rpowell@resolutre.com
www.resolutre.com



The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.