



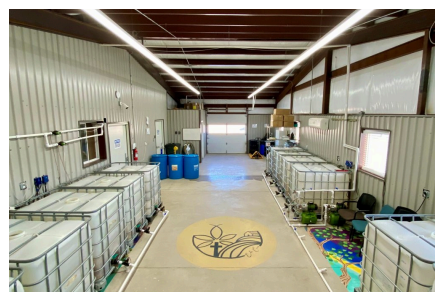
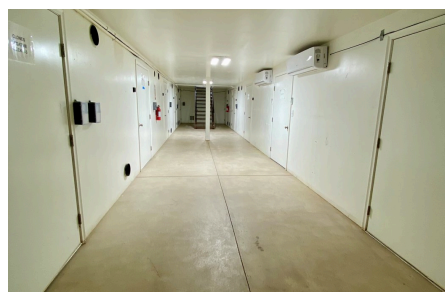
BERKSHIRE HATHAWAY

NM COMMERCIAL REAL ESTATE

THE GROW IS ALREADY BUILT.

20 CONDITIONED ROOMS • 400 AMPS • FENCED C-2 ACRE ON NM 314 • \$171/SF WITH THE LAND

19562 Highway 314, Belen, NM 87002 • Turn-key controlled-environment building • overhead doors on both elevations • well, septic, gas, PNM



FOR SALE

\$1,200,000
Asking Price • ~\$171/SF

±7,000 SF
Two-level building • 20 rooms

1.10 AC • 154.82 FT
Lot size (surveyed) • NM 314 frontage

C-2 Zoning
Community Commercial • Valencia County

- » 400-amp service*
- » Overhead doors both sides
- » 8-ft privacy fence, gated
- » 10,486 VPD on NM 314
- » Well • septic • gas • PNM
- » Recorded 16-ft access easement

Jacob Lopez

Principal | Qualifying Broker

c. (505) 328-5156 • o. (505) 798-6300
JLopez@CREBerkshire.com

Berkshire Hathaway NM Commercial Real Estate
6711 Academy Rd NE, Suite B, Albuquerque, NM 87109

OFFERING MEMORANDUM

*per prior marketing — verification pending (see Offering Details)

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EXECUTIVE SUMMARY

19562 Highway 314, Belen, NM 87002 | 2



BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE

\$1,200,000

Asking price · ≈\$171/SF on ±7,000 SF, land included

±7,000 SF

Two-level steel building · 20 conditioned rooms ·
main level 86 × 50 FT

1.10 AC

Surveyed Tract C · 154.82 FT on NM 314 × 310 FT
deep

C-2

Community Commercial — Valencia County
Code §154.121, confirmed on county GIS

PROPERTY HIGHLIGHTS:

- » **Twenty individually conditioned rooms** (10 per level, ≈20' × 12' each per prior marketing) off a central insulated corridor with mini-split climate control.
- » **High-bay lobby** with nutrient-tank plumbing, nutrition room, pesticide/chem station, restroom, camera-and-lighting network.
- » **400-amp electrical service** per prior marketing (PNM confirmation pending) · natural gas · on-site well and septic.
- » **Overhead doors on both long elevations** (4 south / 3 north) with concrete aprons front and back — drive-through capable.
- » **Full 8-ft privacy fence**, gated compound, gravel yard with loop drive, storage shed, 50-amp RV hookup (RV does not convey); access via the recorded 16-FT road & utility easement on the south line.
- » **C-2 zoning**: cannabis retail permitted (Ord. 2022-01), cultivation by county license (Ord. 2021-03); greenhouse/nursery, vet hospital, offices, indoor recreation, hotel/motel also permitted.
- » **10,486 VPD** on NM 314 at Tijeras Rd (2026 count); 2-mile ring growing 2.1%/yr with \$101,730 average household income.
- » **Adjoining Tract D** (2.07 AC, same ownership) is not part of this offering and is not for sale; the offering is Tract C as surveyed.

DOCUMENTS ON FILE — AVAILABLE TO QUALIFIED BUYERS

Boundary Survey Plat — Tracts C & D, TM Surveying (NMPS 13982), Cab. N Pg. 908	Aug 2021
Valencia County GIS zoning record — C-2 (both tracts)	Sept 2026
Prior floor plan (main + second level) and prior marketing sheet	On file
Demographics, income, daytime employment and traffic report (2/5/10 mi)	2025–2026

PROPERTY DESCRIPTION:

A purpose-built, **±7,000-square-foot** controlled-environment building on **1.10 fenced acres** of C-2 Community Commercial land, fronting **154.82 feet of NM Highway 314** in the Los Chavez corridor between Belen and Los Lunas. Built out as an indoor cultivation facility, the two-level steel building delivers **twenty individually conditioned rooms** — ten on each level, approximately 20' × 12' each per prior marketing — off a central insulated corridor, plus a high-bay lobby with nutrient-tank plumbing, a nutrition room, a pesticide/chemical station, a restroom, and a camera-and-lighting network throughout. Mini-split climate control serves the rooms and **400 amps** of electrical service (per prior marketing) powers the operation. Overhead doors on both long elevations, with concrete aprons front and back, give drive-through flexibility few buildings this size offer, and a 50-amp RV hookup, on-site well and septic, natural gas service, and a full 8-foot privacy fence with gated access round out a compound that is ready to work on day one.

The location does its own selling. NM 314 carries **10,486 vehicles per day** past the frontage (2026 count at Tijeras Road), with I-25 access about 3.5 miles south at Belen and the Belen Rail Runner station roughly the same distance. The two-mile trade area has grown **2.1% per year** since 2020 and posts an average household income of **\$101,730**, while 14,389 daytime employees work within ten miles. Valencia County added 7.6% population between 2020 and 2025, propelled by Meta's Los Lunas data-center campus, Amazon's one-million-square-foot fulfillment center, Pacific Fusion's new plant, a \$50-million county hospital under construction, and the first new subdivisions in Belen in decades.

Zoned C-2 by Valencia County (Code §154.121; county GIS zoning record), the property supports cannabis retail as a permitted use and cultivation under county licensing, along with greenhouses and nurseries, indoor recreation, veterinary hospitals, professional offices, retail with incidental production, hotel or motel, and small-building self-storage — options well beyond cultivation: mushroom or microgreen production, a veterinary or boarding operation, a contractor's headquarters, a lab, or twenty lockable, conditioned suites. The adjoining 2.07-acre tract to the north is held by the same ownership and is not part of this offering. The power, plumbing, climate control, security and fencing are already in place. What is left is to move in.

OWNER-USER MATH

illustrative — obtain a lender
quote; all figures carry a 15%
contingency

\$120,000

10% down · \$1,080,000
financed

≈\$8,650 / mo

SBA 504 blended P&I, 25-yr (bank 50% ~7.25% + CDC 40% ~6.3%) —
\$7,518 + 15%

≈\$11,070 / mo

SBA 7(a) at ~9.75%, 25-yr — \$9,624
+ 15%

≈\$13–17 / SF / yr

504 vs 7(a) P&I on 7,000 SF; budget taxes, insurance (incl. flood),
maintenance

OFFERING DETAILS

19562 Highway 314, Belen, NM 87002 | 3



BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE

OFFERING DETAILS:

Asking Price	\$1,200,000
Price / SF	≈\$171 on ±7,000 SF (land included) · \$1.09M / AC
Building Size	±7,000 SF
Lot Size	1.10 AC (1.1018 AC surveyed) · 47,994 SF
Legal	Tract C, Lands of Manuel Gallegos & Nestor Gallegos, MRGCD Map 90, Sec. 29 T6N R2E, Valencia County (Cab. I Pg. 483; survey Cab. N Pg. 908)
Frontage	154.82 FT on NM 314 · 310 FT deep
Zoning	C-2, Community Commercial (Valencia County)
Stories / Type	Two-level pre-engineered steel building; insulated corridor with 20 conditioned rooms
Building Coverage	≈9% (4,300 SF main-level footprint on 47,994 SF)
Year Built	Shown on the Aug 2021 plat; 2019–2021 per assessor snapshot — verify
Roof	Standing-seam metal
Environmental	Phase I recommended (former cultivation use); no NMED/EPA records located by search
Utilities	PNM electric (400 A per prior marketing) · on-site well · septic · natural gas (per seller) · 50 A RV hookup
Parking	Concrete aprons north and south, gravel yard; no striped count
Access	From NM 314 along the south line — recorded 16-FT road & utility easement per 2021 plat (state highway; NMDOT access)
Flood Zone	FEMA Zone A per 2021 plat (FIRM 35061C0365E, eff. 8/19/2010) — elevation certificate recommended
Former Use	Indoor cannabis cultivation facility; currently vacant



Southeast oblique — NM 314 frontage, pylon sign at the east line, RV hookup at left



Central insulated corridor — ten conditioned rooms per level, mini-split heads

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ZONING & OPTIONALITY

19562 Highway 314, Belen, NM 87002 | 4



BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE

C-2

Community Commercial · Valencia County Code §154.121 · county GIS zoning record

30 / 25 / 25 FT

Front / side / rear setbacks · 60 FT max height (non-dwelling)

Cannabis retail: permitted

Ord. 2022-01 — C-1/C-2 by right · 300-ft buffers · state CCD licensing separate

Cultivation: county license

Ord. 2021-03 — annual county production license · manufacturing conditional in C-2

LICENSED CANNABIS OPERATOR

BUY CAPACITY, NOT CONSTRUCTION

Twenty sealed rooms, corridor, tank plumbing and camera network already built; cultivation by county license, retail permitted in C-2, manufacturing conditional. State licensing and the 2025 retail-location moratorium apply — no license conveys.

CONTROLLED-ENVIRONMENT

AG

MUSHROOMS · MICROGREENS · HEMP · NURSERY

Greenhouses, plant nurseries and landscaping are permitted C-2 uses and the county Greenhouse Overlay District (Ord. 2021-02) is available; conditioned rooms, well water and 400 A* fit a CEA operator.

OWNER-USER / TRADES

CONTRACTOR · FABRICATOR · FLEET · HVAC / ELECTRICAL

Overhead doors on both elevations, drive-through bays, fenced yard with loop drive, RV hookup, retail-with-incidental-manufacturing permitted (≤15 workers); SBA 504 ≈ \$8,650/mo with contingency.

VETERINARY / ANIMAL CARE

VET HOSPITAL WITH OUTDOOR FACILITIES — PERMITTED

Twenty isolated, individually conditioned rooms on a central corridor read as treatment, boarding or recovery suites; confirm boarding as a use with P&Z.

SUITES / STORAGE / LAB

OFFICES · STUDIO SUITES · CLIMATE-CONTROLLED STORAGE

Professional and business offices are permitted; self-storage is listed for buildings under 5,000 SF — a 7,000 SF building needs a P&Z determination. Lab / light assembly as "similar use."

PERMITTED-USE SNAPSHOT — C-2 (§154.120–.121; ORD. 2021-03 / 2022-01)

Restaurant · retail ≤5,000 SF · offices · churches · clubs	●
Hotel / motel · tavern · shopping center	●
Greenhouses, nurseries, landscaping	●
Indoor recreation · veterinary hospital w/ outdoor facilities	●
Farm-equipment sales · gas station & repair · lumber	●
Retail w/ incidental manufacturing (≤15 workers)	◐
Self-storage in buildings < 5,000 SF	◐
Cannabis retail (C-1/C-2)	●
Cannabis cultivation (county license)	◐
Cannabis manufacturing	○
Amusement · driving range · plasma center	○
Stand-alone warehouse ≥5,000 SF · kennel · contractor yard · RV park	—

● permitted · ◐ permitted with condition/size cap · ○ conditional · — not listed; verify with P&Z (505-866-2050). Not a zoning verification.

DIMENSIONAL & PARKING STANDARDS (ADOPTED CODE)

Min. lot	Must conform to NMED well / septic standards (no fixed acreage)
Setbacks	Front 30 FT · side 25 FT · rear 25 FT
Height	60 FT structures · 35 FT dwellings · +20 FT roof appurtenances
Parking (§154.174)	Retail 1 / 1,000 SF · hotel 1 / unit + staff · industrial 1 / 2 employees · clinic 1 / 2 beds · assembly 1 / 3 seats · stall 9 × 20 FT
Landscaping (§154.167)	10 FT buffer on property lines (30 FT abutting residential zoning) · highway berm ≤18 in · entrance 5 × 20 FT
Signage (§154.166)	Permit for illuminated / free-standing / roof-wall / portable signs >4 SF · free-standing setback 1 FT per 10 SF (max 20 FT). Signage is a right, not an existing improvement.
Cannabis buffers	300 FT from school, daycare, church / religious assembly (Ord. 2022-01)

*400 A per prior marketing — PNM confirmation pending. Room yields are planning-level readings of prior marketing, not entitlements.

CANNABIS — READ BEFORE YOU UNDERWRITE

Valencia County zoning permits cannabis retail in C-2 (Ord. 2022-01) and cultivation under an annual county production license (Ord. 2021-03); manufacturing is conditional in C-2. State licensing through the NM Cannabis Control Division is separate, no license conveys with the real estate, and the retail-location moratorium enacted by SB 27 (2025) has been in effect since July 1, 2025. Buffers: 300 FT from any school, daycare, church or religious assembly. The prior operator's license history is available on request; the building has been marketed as a turn-key cultivation facility since 2021.



SITE PLAN & SURVEY OVERLAY

19562 Highway 314, Belen, NM 87002 | 5

BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE

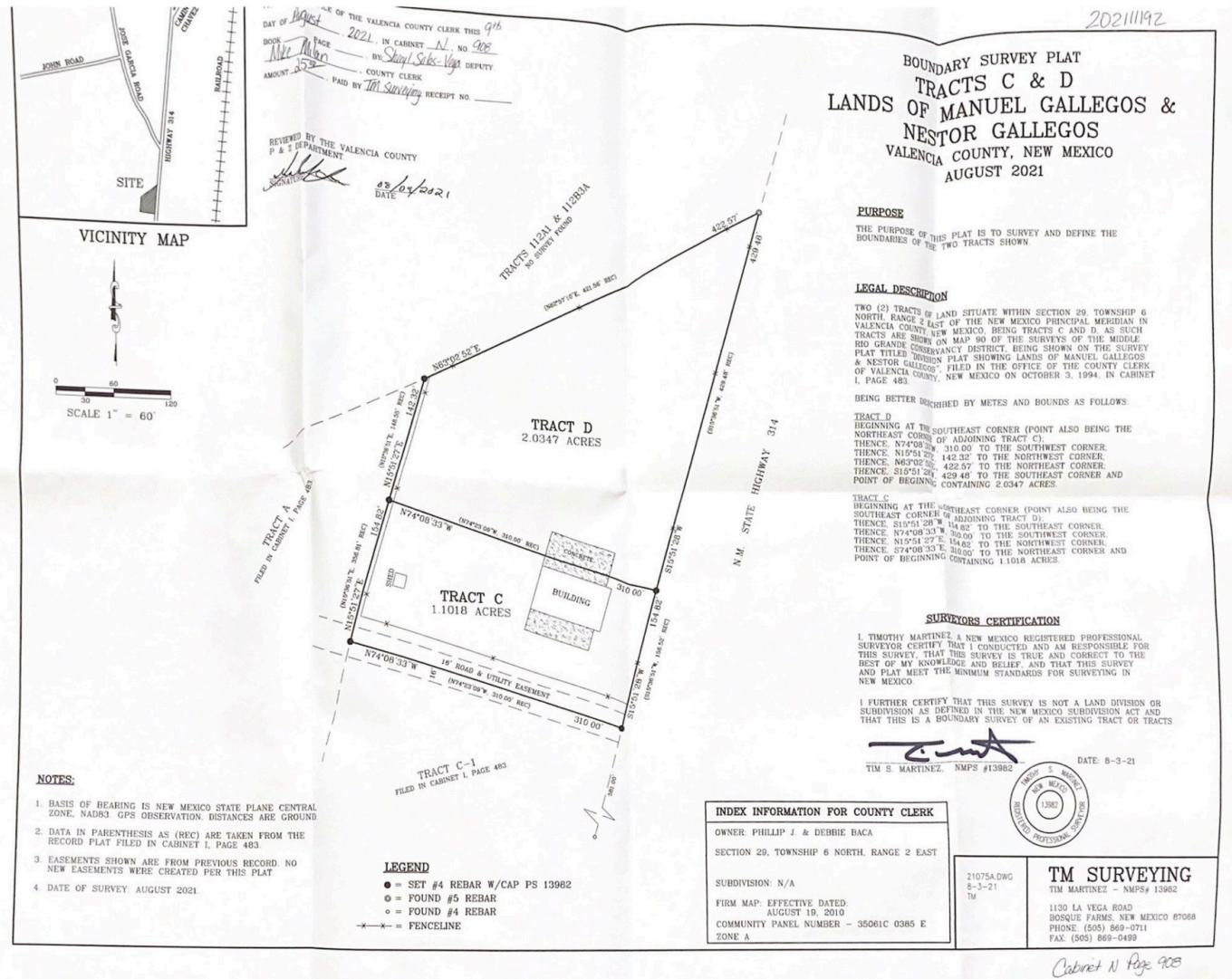


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BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE



Boundary Survey Plat, Tracts C & D, Lands of Manuel Gallegos & Nestor Gallegos — TM Surveying, Tim Martinez NMPS 13982, August 2021, Valencia County Clerk Cab. N Pg. 908. Tract C 1.0108 AC (offered) · Tract D 2.0347 AC (not included). FIRM panel and Zone A noted in the index block.

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BIRD'S-EYE · SURVEY OVERLAY

19562 Highway 314, Belen, NM 87002 | 7



BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE



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X-RAY VIEW • FLOOR PLAN ON THE ROOF

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BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE



X-RAY VIEW • MAIN-LEVEL FLOOR PLAN SCALED TO THE ROOF

Plan as provided in prior marketing (main level 86 × 50 FT; ±7,000 SF over two levels) — schematic, not an as-built. Rooms 11–20 (second level) not shown. Drone imagery ~Nov 2025. Dimensions approximate — field verify.

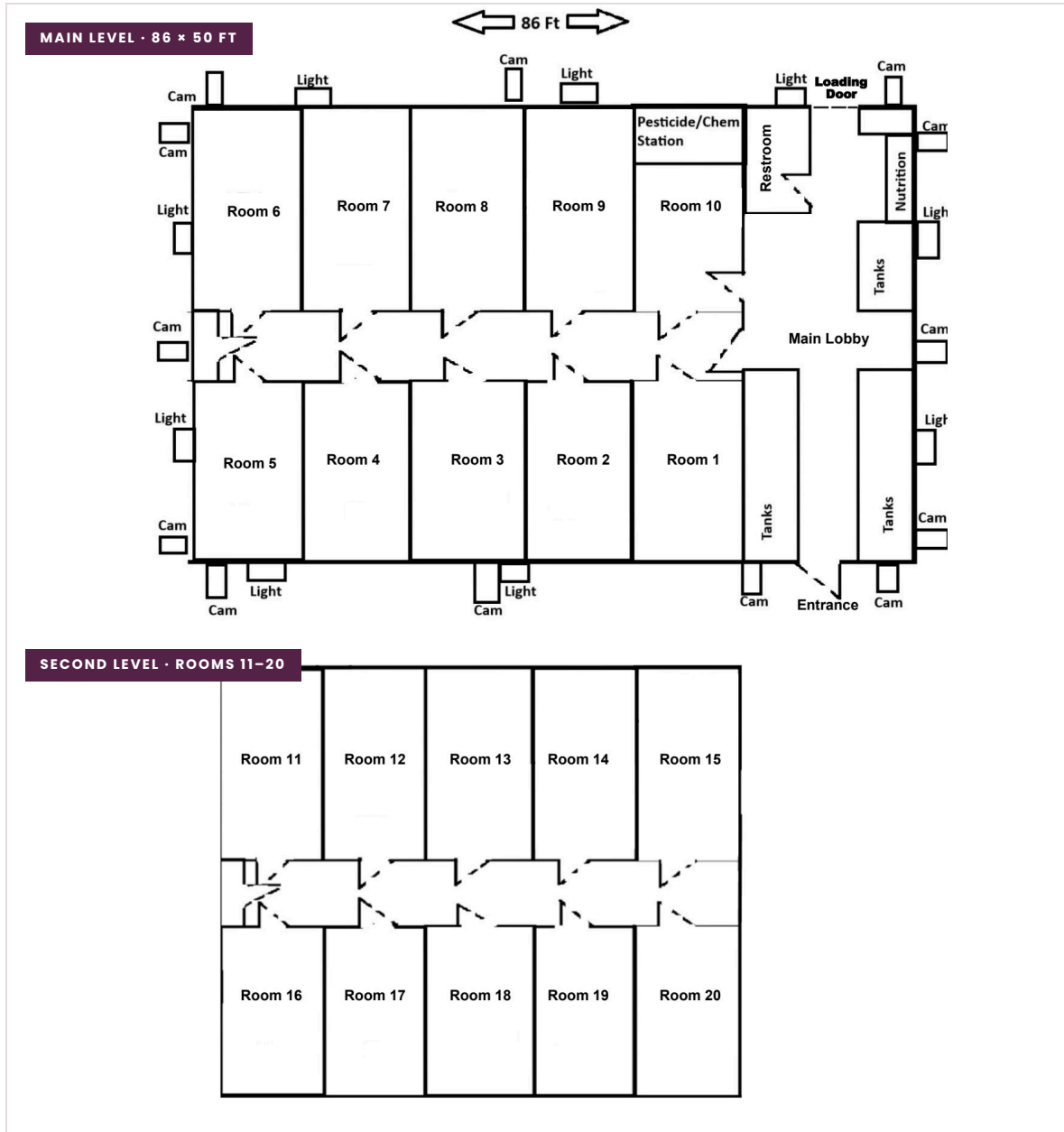
±7,000 SF
TWO LEVELS • 20 ROOMS

FLOOR PLAN

19562 Highway 314, Belen, NM 87002 | 9



BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE



20

conditioned rooms

86 × 50

FT main level (4,300 SF)

±7,000

SF over two levels

Rooms 1-5

Main level, south row — conditioned rooms (≈20 × 12 FT each*)

Rooms 6-10

Main level, north row — conditioned rooms

Rooms 11-20

Second level — ten conditioned rooms off a central corridor (stair at the west end of the main corridor)

Main lobby

High-bay at the east end — nutrient tanks (IBC totes) plumbed both sides, LED lighting, loading door

Nutrition · tanks

Tank rooms flanking the lobby; nutrition room at the northeast

Pesticide / chem station

Northeast, adjacent to the restroom

Restroom

East end, off the lobby

Entrance · loading door

Man door at the southeast; loading door at the northeast; overhead doors on both long elevations

READ OF THE PLAN

Entry at the southeast man door into the high-bay lobby; a single insulated corridor runs the length of the building with five rooms on each side and a stair to the second level at the west end. Loading at the northeast door onto the north pad; overhead doors on both long elevations open individual bays to the aprons. Mechanical: mini-split heads per room, condensers on the north wall, tank plumbing in the lobby.

*Room dimensions and ±7,000 SF per prior marketing; the plan is a schematic (not an as-built) — dimensions approximate, field verify.

PROPERTY PHOTOS

19562 Highway 314, Belen, NM 87002 | 10



BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE



South elevation — four overhead doors and man door, concrete apron



East gable — two-level core with windows; north pad at right



Looking east across the fenced compound to NM 314



Looking east — north pad, storage shed, NM 314 beyond the east fence



Nadir — roof, aprons north and south, RV hookup



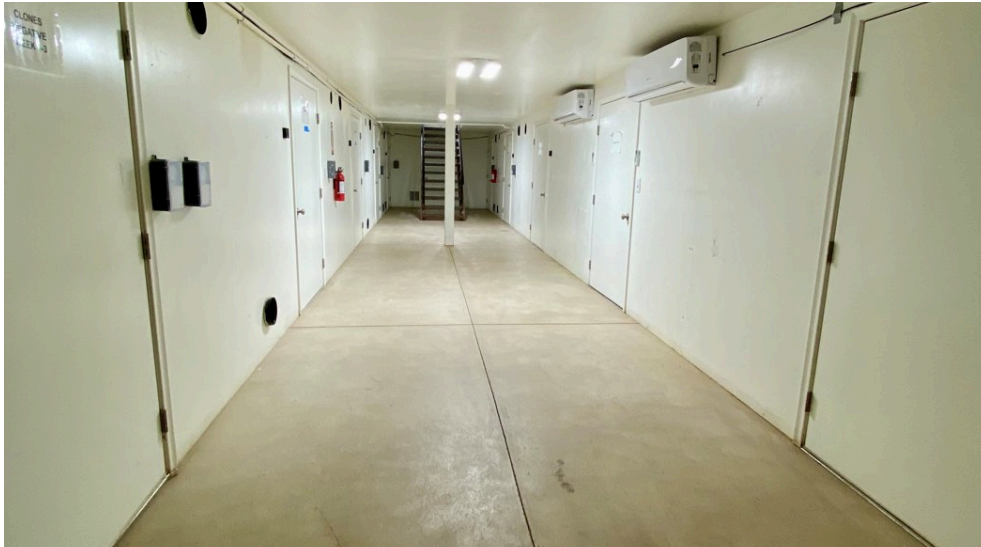
Looking east — north pad, storage shed, loop drive

PROPERTY PHOTOS & AERIALS

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BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE



Central insulated corridor — ten conditioned rooms per level, mini-split heads, stair at the end



High-bay lobby — nutrient-tank plumbing, LED lighting, loading door



Mid aerial — Tract C (white) and Tract D (dashed); Desert Greens Equipment (John Deere) to the south



Wide aerial — Los Chavez, NM 314, BNSF main line and the Rio Grande bosque

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LOCATION MAP

19562 Highway 314, Belen, NM 87002 | 12



BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE



3.5 mi

to I-25 at Belen (NM 314 junction)

3.4 mi

Belen Rail Runner Express station

7 mi

Los Lunas — Meta, Amazon, new county hospital, Walmart / Lowe's

24 mi

Albuquerque International Sunport

NEARBY — BY PROXIMITY

1	Desert Greens Equipment (John Deere)	0.1 mi
2	Dennis Chavez Elementary (rebuild 2026)	1.1 mi
3	Dollar General · Los Chavez	1.6 mi
4	Belen High School	3.3 mi
5	UNM—Valencia Campus	3.4 mi
6	Belen Rail Runner Station	3.4 mi
7	I-25 / NM 314 junction (Belen)	3.5 mi
8	Presbyterian Medical Group Belen	4.1 mi
9	Walmart Supercenter · Belen / I-25 Exit 195	4.6 mi
10	Belen Alexander Airport	5.9 mi
11	Los Lunas Rail Runner Station	6.2 mi
12	Valencia County Offices · Los Lunas	6.4 mi
13	Walmart / Lowe's · Los Lunas	7.3 mi
14	Meta Data Center Campus	7.9 mi
15	Amazon Fulfillment Center	8.4 mi
16	Albuquerque Sunport	24.0 mi

Distances are straight-line from the site (ArcGIS World Geocoder). NM 314 is a state highway maintained by NMDOT; the BNSF main line and the Rio Grande bosque lie immediately east. Los Chavez is unincorporated Valencia County.

Transit: NM Rail Runner Express — Belen station (southern terminus) 3.4 mi; Los Lunas station 6.2 mi. Rio Metro regional routes serve Belen and Los Lunas.

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REGIONAL MAP

19562 Highway 314, Belen, NM 87002 | 13



BERKSHIRE HATHAWAY NM COMMERCIAL REAL ESTATE

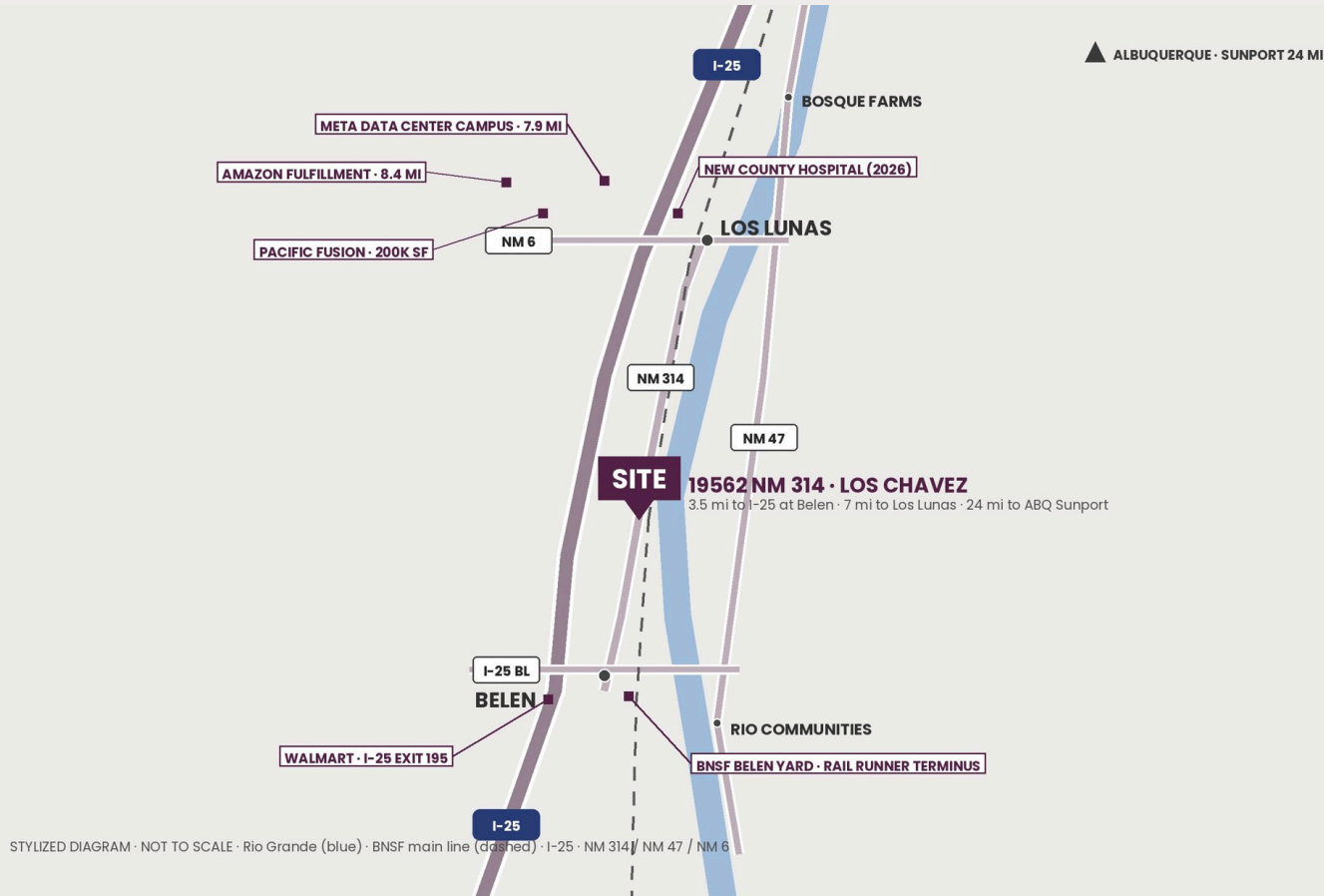
DISTANCES

Belen (I-25 / NM 314, Rail Runner, BNSF yard)	3.5 mi
Los Lunas (Meta, Amazon, Pacific Fusion, county seat)	6–8 mi
Bosque Farms	10 mi
Albuquerque · Sunport	24 mi
Santa Fe (via I-25)	≈85 mi

POSITION

Los Chavez sits on the NM 314 spine of the Rio Grande valley between Belen and Los Lunas — the two Valencia County growth poles. Valencia County grew 7.6% from 2020 to 2025 (76,205 → 82,013); Meta's 3.8M SF Los Lunas campus, Amazon's 1.0M SF fulfillment center (2024), Pacific Fusion's 200K SF plant (Dec 2025), the \$50M county hospital (opening end-2026) and the \$169M Los Lunas I-25 interchange / east-west corridor (broke ground Aug 2025) anchor the north; Belen adds the BNSF yard, the Rail Runner terminus, LGI's 200-lot Jardin de Belen and a 300-unit mixed-use PAD. One mile north, Dennis Chavez Elementary is being rebuilt (Aug 2026).

Stylized diagram — not to scale. Sources: Census QuickFacts; Valencia County News-Bulletin; KRQE; Village of Los Lunas.



DEMOGRAPHICS & TRAFFIC

19562 Highway 314, Belen, NM 87002 | 14



BERKSHIRE HATHAWAY

NM COMMERCIAL REAL ESTATE

10,486 VPD

NM 314 at Tijeras Rd S (2026 count, 0.16 mi) · NMDOT 2024 AADT 9,170–11,722 on the Los Chavez segments

2.1% / yr

Population growth 2020–2025 within 2 miles (1.7% at 5 mi, 1.5% at 10 mi)

\$101,730

Average household income within 2 miles · 186 households above \$200K

14,389

Daytime employees within 10 miles · 1,783 businesses

Radius	2 miles	5 miles	10 miles
Population	3,831	23,314	70,751
2030 projection	4,053	24,580	74,468
Annual growth 2020–2025	2.1%	1.7%	1.5%
Annual growth 2025–2030 (proj.)	1.2%	1.1%	1.0%
Median age	43.9	43.0	41.6
Bachelor's degree or higher	22%	20%	19%
Average household income	\$101,730	\$76,051	\$75,223
Median household income	\$67,921	\$53,012	\$56,023
Households \$100K+	527	2,178	6,534
Daytime employees	1,253	5,017	14,389
Businesses	90	583	1,783
Education & health employees	241	1,673	4,182
Trade, transportation & utilities employees	700	1,068	2,855

Source: third-party demographic report (2025 estimates, 2030 projections); daytime employment and income tables attached to the listing file. Households \$100K+ summed from the income distribution.

TRAFFIC

NM 314 carries **10,486 vehicles per day** at Tijeras Road S, 0.16 mile from the site (2026 count), and 10,848 VPD at Los Chavez Loop NW, 0.46 mile. NMDOT's 2024 HPMS data show 9,170–11,722 AADT on the Los Chavez segments with 2044 forecasts above 10,000. NM 314 is the valley's north-south collector between Belen's I-25 interchanges and Los Lunas.

TRADE-AREA READ

The two-mile ring is small but affluent for the county — average household income of \$101,730 against \$76,051 at five miles — and it is growing at 2.1% a year, faster than the wider rings. Education and health is the largest daytime-employment sector at every radius (4,182 employees within ten miles), and trade/transportation/utilities is the second (2,855). Median age of 43.9 within two miles points to established households and owner-operators rather than a young renter base. The right buyer here is an operator or owner-user, not a speculative retail developer.