REFERENCE NUMBER: VLNM-0116

LOCATION & SIZE

The subject property is a 10 acre parcel situated south of Highway 6 and just west of where the 6 meets the I-25 in Los Lunas.

Located just west of the Amazon fulfilment center, Meta data facility and all the residential development being built up around them, the subject property is uniquely situated in the path of both broad commercial and residential development as well as the appreciating property values that result from both. Additionally, because of its location in a region the County defines as “Outland District” that means the property is not subject to the same strict development rules. This makes it ideal for custom home sites, mobile and modular builds, livestock, ranching operations, as well as the types of structures difficult to get permitted elsewhere.

County, State:	Valencia County, New Mexico
Lot Size:	10 Acres
Nearest Town:	Los Lunas
Street Address:	Not Designated
Zip Code:	87031
Latitude & Longitude:	Center 34.80540,-106.85910
	NW 34.80620,-106.86020
	NE 34.80630,-106.8580
	SW 34.80440,-106.86020
	SE 34.80440,-106.8580

LEGAL INFORMATION

Legal Description:	Section 29, Township 7 North, Range 1 East, Lot 29
Parcel Number:	1002038297297000000
Account Number:	R067363

Annual Taxes:	$165.00

ACCESS & UTILITIES

Roads & Access: The subject property is a corner lot located where Duarte Road meets Lluvia Road. Both roads are well-maintained dirt roads which should be easy to navigate in any vehicle type. Additionally, because of the property's location just under a mile from the paved State Road (NM 6) you'll have easy access into nearby Los Lunas.

Power & Utilities: The subject property features both residential power lines as well as underground utilities. In addition, there are a number of developed home sites nearby. Because of this it should be both easier and more affordable to get power connected to whatever you decide to build on the land. Anyone looking to investigate the costs associated with getting power extended to the subject property is encouraged to contact PNM, the utility company servicing this region.

Wells & Water Service: As with most of the rural land we list, city water service does not exist in this region and anyone electing to develop the land will need to either utilize holding tanks or install a well. Applications for well drilling permits and water rights are handled by the Office of the State Engineer. Anyone curious to learn more about this process is encouraged to visit their website here. Anyone looking to investigate the water table depth common to this region is encouraged to contact well drillers local to the area.

Legal Access:	Yes
Access Road:	Duarte Road and Lluvia Lane
Access Condition:	Well-Maintained Dirt Roads
Access Frontage:	Undefined
Power:	At The Lot Line
Phone:	Underground Utilities At The Lot Line
Water:	By Well or Holding Tank
Sewer:	By Septic/Alternative

ZONING & RESTRICTIONS

Zoning: The subject property is part of a region zoned as Outland District, a designation which allows for "low-density residential development and ranching activities" with a variety of conditional uses

permitted as well. Anyone curious to learn more about the Outland District zoning regulations is encouraged to review the PDF linked here.

Zoning, Cont'd: For those who consider the above-linked Outland District zoning PDF to be lite on detail, you'll be glad to know that we've also included information for the Rural Residential (RR) zoning designation here. While the subject property does not strictly fall under this designation, the two are thought to be interchangeable with little substantive difference between them. As such, we are providing this as a guide to better understand what may and may not be allowed in this otherwise permissive designation. Anyone with additional questions about building standards, conditional uses and permitting is encouraged to contact the Valencia County Planning and Zoning office.

No HOA: The subject property is not part of a formal subdivision. Because of this, there is no HOA and there are no annual dues associated with land ownership here.

Covenants, Conditions & Restrictions: Because the subject property is not part of a formal subdivision there are also no covenants, conditions or restrictions on file with the County.

RV Use: As with most land in Valencia County, RVs can be used here for up to 30 days a time or longer with a building permit.

Zoning:	Outland District (Click Here)
HOA:	None
Covenants, Conditions & Restrictions:	None
Annual Dues:	None
Time Limit On Building:	None

TITLE INFO

Title:	Free & Clear
Liens and Encumbrances:	None
Mineral Rights:	None
Recent Survey:	None
Title Insurance:	None
Conveyance Document:	Special Warranty Deed

Suggested Type Of Closing: Title/Escrow

Doc Prep Fee: Waived

HELPFUL LINKS

Valencia County Assessor's Office (505) 866-2065 (Click Here)

Valencia County Planning & Zoning (505) 866-2050 (Click Here)

PNM (888) 342-5766 (Click Here)

New Mexico State Engineer (505) 827-6091 (Click Here)

Well Drilling Info (Click Here)

Well Drilling Permit Application (Click Here)

MISCELLANEOUS

Topography: The subject property consists of a level terrain which should make it easy to park, camp and build on.

Survey Pins & Boundary Markers: It should be noted that survey pins and boundary stakes mark the corners of this property (see photos in the gallery at the top of this page). The presence of these markers may help to dictate property boundaries and eliminate the need for a costly survey.

Los Lunas Employment Corridor: As noted, the subject property sits just west of the burgeoning tech and industrial corridor which includes an Amazon fulfillment center, Meta data facility and Walmart Distribution Center, among others. In addition, because of the buildup of good paying jobs in this region, a number of high-end housing developments have been sprouting up here as well. Both of these factors, combined with the presence of schools, medical facilities and easy access to the I-25 have caused this are to be one of the fastest growing within the County. In accordance, it's also caused property values to rise quickly. That makes this listing an ideal investment opportunity for anyone looking to take advantage of the growth sure to come to this area over the next few years.

State Road 6 (NM 6): As noted, the subject property sits less than a mile south of State Road 6. This will not only provide easy access into Los Lunas and the I-25, but for anyone driving east it will allow you a faster route to the I-40 as well as Grants and eventually Gallup. It should also be noted that this east bound drive along the 6 is one of the most scenic in the state and will take you through the Laguna Pueblo, an idyllic and picturesque region seemingly untouched by the 20th Century.

El Cerro De Los Lunas Preserve: It should be noted that the subject property also sits within close proximity — just a little bit west — of the El Cerro De Los Lunas Preserve, a 1,400+ acre natural open space overlooking Los Lunas and offering well-marked trails, wildlife viewing and panoramic views of the Rio Grande Valley.

NEARBY TOWNS

Nearby Towns & Resources: Located just outside of Los Lunas, the subject property has easy access to groceries and supplies as well as big box stores such as Walmart and Home Depot. Additionally, plenty of fast food restaurants, gas stations, post offices, banks, medical facilities and other daily necessities can be found within easy driving distance of this region. Furthermore, Albuquerque, the largest city in the state, is just a quick twenty minute drive north along the I-25 and is likely to have whatever product or service you can't procure in Los Lunas or nearby Belen

Los Lunas: 11 miles (20 min)

Belen: 20 miles (30 min)

Albuquerque: 31 miles (38 min)

NEARBY ATTRACTIONS

Elephant Butte Lake: Located roughly two hours south you'll find Elephant Butte Lake, the largest body of water in New Mexico. This state park boasts campgrounds, picnic areas, RV stations and a 36,000 acre lake which can accommodate watercraft as diverse as kayaks, jet skis, pontoons, sailboats, ski boats, cruisers and houseboats.

Things To Do In Albuquerque (Click Here)

Rio Metro (Click Here)

Abo Canyon (Click Here)

Alexander Municipal Airport (Click Here)

Bosque Del Apache National Wildlife Refuge (Click Here)

Manzano Mountains State Park (Click Here)

Rio Salado River (Click Here)

Salinas Pueblo Missions National Monument (Click Here)