



**Sale Price:**     **\$450,000**

**Land Size:**     **+/- 5 Acres**

**Features:**

- Easy access from US 333/Route 66 and I-40
- Less than 5 miles from downtown Moriarty.
- Flat land
- Zoned C-2
- Well on property
- Ideal for a variety of industrial applications
- One of best areas in the country for solar tracking projects

**Easily Accessible 5-Acre C-2 Lot in Moriarty  
Torrance County**

Absolute Investment Realty | 131 Madison NE Albuquerque, NM 87108 | 505-346-6006 | [info@go-absolute.net](mailto:info@go-absolute.net)

Barbara Kline  
505-720-6593

[barbara@go-absolute.net](mailto:barbara@go-absolute.net)

Consuelo DeYoung  
505-730-7395

[consuelo@go-absolute.net](mailto:consuelo@go-absolute.net)



## Site Close Up & Location Description



### Property and Location Description

Absolute Investment Realty has been selected to exclusively represent the owner in selling 5 acres of land in Torrance County. Less than 5 miles from downtown Moriarty with easy access to US 333/Route 66 and I-40, this flat lot has its own well and septic. Gas and electricity are easily accessible at the property line. Located in prime area for solar tracking device testing the property can support a variety of industrial activities. The seller is an expert in the design and implementation of Solar Tracking Control System, industrial PV trackers and solar research support who initially bought this land to build a solar tracking testing facility.

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# Area Map



This property sits in a development corridor less than 5 miles from downtown Moriarty. The land is located within the Albuquerque MSA and is roughly 1 hour from Sunport, the Albuquerque International Airport. Its position makes it uniquely adaptable for solar tracking and testing facilities.

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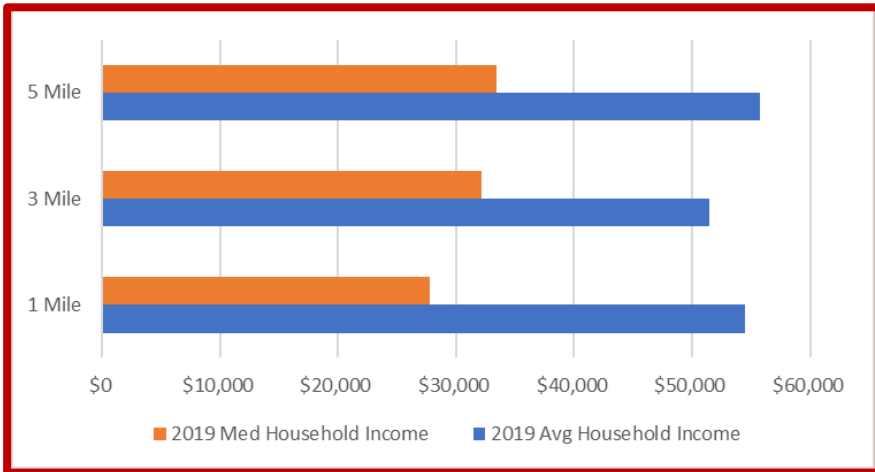
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# Area Demographics

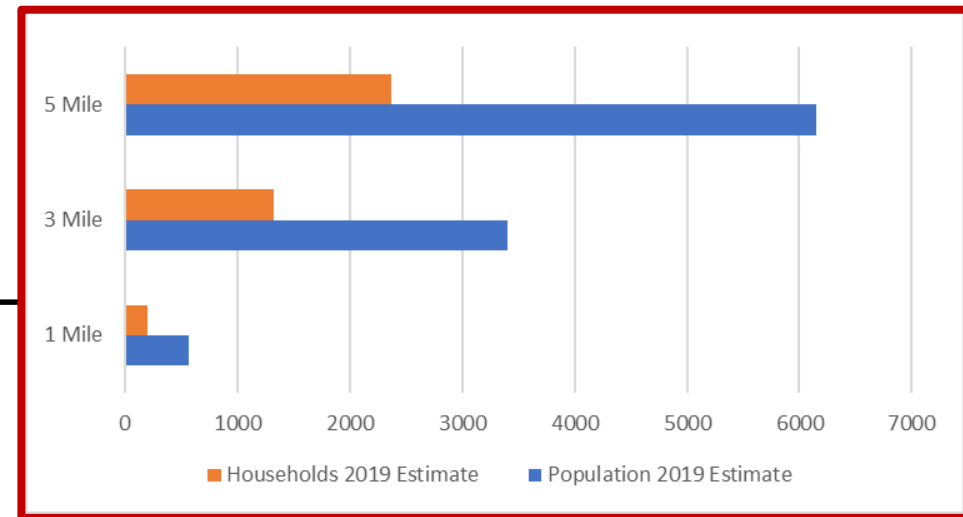
## Major Commercial Activity, 5-mile radius



## Average and Median Household Income

[consuelo@go-absolute.net](mailto:consuelo@go-absolute.net)

## Number of Households



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## Site Photos

Level terrain



Located in industrial area

Easy access from US 333/Route 66



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# Absolute Investment Realty

## Meet the Brokers



Barbara Kline  
Associate Broker  
Business Broker

Barbara is a Certified Business Broker and commercial Realtor. Barbara has been founder or co-founder of seven businesses as well as business and marketing consultant to several hundred businesses on three continents ranging from startups to multi-million-dollar corporations. Barbara's experience allows her to provide business acquisition and disposition services second-to-none in the New Mexico market. Barbara has over 30 years of experience as a real estate investor and specializes in industrial and office real estate. Barbara has been involved in community and business development in New Mexico for more than 15 years in both Bernalillo and Sandoval Counties and is affiliated with CREW and Corrales Mainstreet and sits on the boards of two local non-profits.



Some of Barbara's Recent Transactions



Consuelo DeYoung  
Vice President

Consuelo Gallegos DeYoung is a native New Mexican. Consuelo has been a Realtor in New Mexico for 20 years. Consuelo started her career as a Residential Realtor. During that time she was a Qualifying Broker and has previously owned her own company. In 2015, Consuelo decided to specialize in commercial real estate and joined Absolute Investment Realty. Consuelo has knowledge, creativity and experience in marketing properties. Consuelo has an extensive background in contract analysis. Consuelo has a degree in Accounting and has worked for international companies in this field.



Some of Consuelo's Recent Transactions

## Who We Are

[Absolute Investment Realty](#) is an investment oriented commercial real estate brokerage firm focused on helping our clients meet their commercial real estate investment goals. Our clients range from private local investors to multi-national REITs. We have closed transactions throughout the United States and have clients from around the world. No job is too small or too large for our dedicated team of professionals. We are experts on current market conditions and can advise our clients on the best pricing and buying or selling strategies. We have industry wide connections and make it a policy to work hand in hand with our peers, principals and institutions to get the deal done. We are second to none in our ability to identify, sell or lease investment quality real estate.

## Our Mission

Absolute Investment Realty's mission is to help our clients achieve their commercial real estate goals.

Our firm excels because we execute with attention to detail, exceptional financial analysis capabilities, second to none market knowledge, and the highest level of customer service.

We start by understanding our client's needs and working closely with them to develop a customized acquisition, disposition, leasing or development plan specifically designed to help our clients reach their goals as expeditiously as possible.

Absolute Investment Realty has achieved the coveted Costar Power Broker Award, which is awarded to the top 5 brokerage firms in NM, every year we've been in business.



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