



## **BUSINESS PARK DEVELOPMENT**

- LOCATION:** State Road 14/I-25/Fire Place Road, Santa Fe, NM
- LAND SIZE:** 8.076 acres
- LOTS:** 8 lots ranging in size from 0.454 acres to 1.773 acres (see attached)
- PRICE:** \$1,500,000
- DEVELOPMENT COSTS:** Approximately \$400,000 as provided by Developer (see attached on development costs and income projections)
- SITE:** Relatively Flat
- ZONING:** Designated for Business Park by Santa Fe County
- ACCESS:** Fire Place Road (see attached location map)
- UTILITIES:** All Utilities close by and accessible
- TERMS:** Cash or such terms may be acceptable to seller, J.V. may be possible
- OTHER DETAILS:** High visibility, close to I-25, Highway 14 and new Rail Runner Train Stop

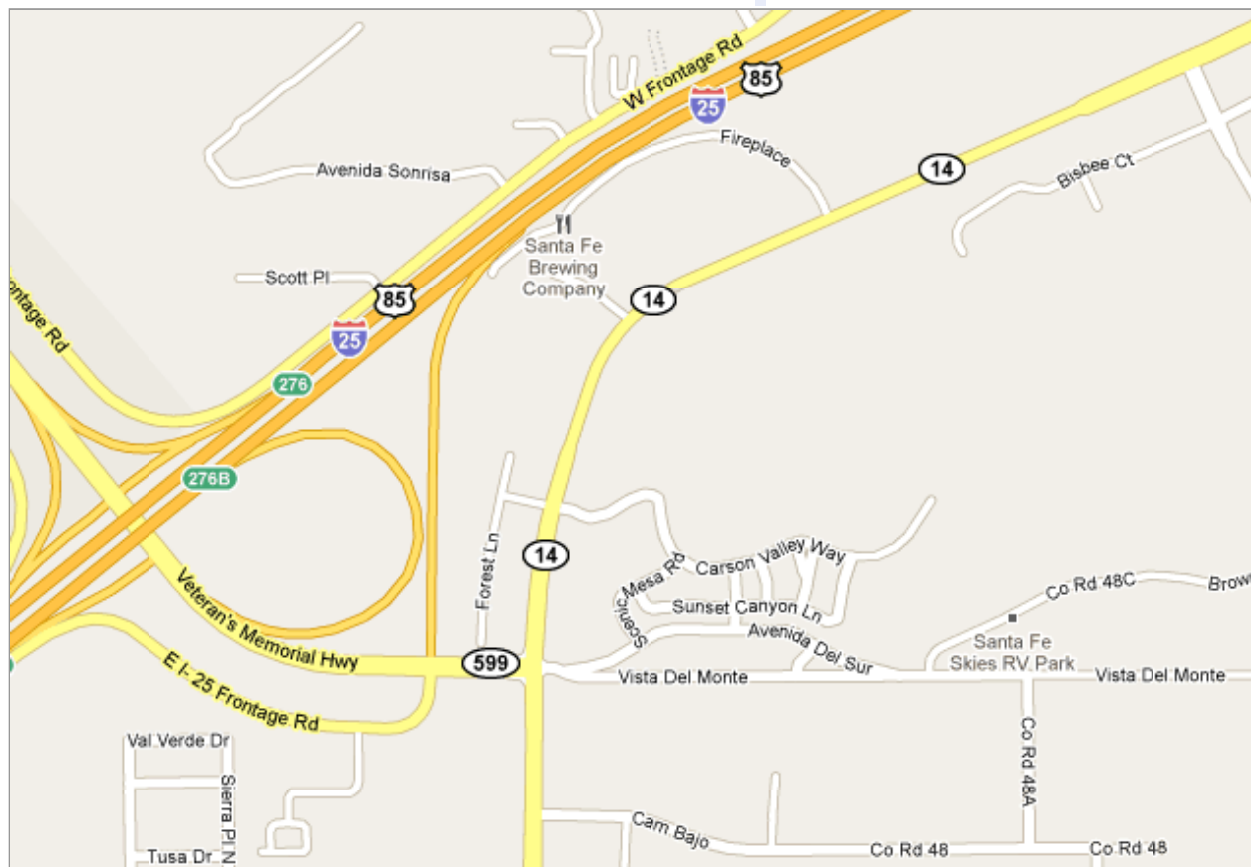
**COMMERCIAL PROPERTIES, INC.  
JAMES F. WHEELER, CCIM  
2019 GALISTEO ST., L-1  
SANTA FE, NM 87505  
505 988 8081**

This Information has been obtained from sources believed to be reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation for the property to determine to your satisfaction the suitability of the property for your needs and intended use. Property is subject to prior sale/lease/withdrawal without notice.

To see all the details that are visible on the screen, use the "Print" link next to the map.

[Get Directions](#) [My Maps](#)

[Print](#) [Send](#) [Link](#)



©2010 Google - Map data ©2010 Google -



SANTA FE BREWING COMPANY  
MESA VISTA BUSINESS PARK

LA PUERTA

RAIL RUNNER TRAIN STATION

FOREST SERVICE

PNM

TURQUOISE TRAIL BU

NEW BLM

85

599

I-25 Frontage Rd

Forest Ln

Vista Del Monte

Co Rd 48C

Co Rd 48A

Co Rd 48

© 2010 Google

Image U.S. Geological Survey

Google

Imagery Date: Apr 27, 2005

35°35'39.66" N 106°02'59.46" W elev 6326 ft

Eye alt 14430 ft



SANTA FE BREWING COMPANY

MESA VISTA BUSINESS PARK

LA PUERTA

© 2010 Google

Image U.S. Geological Survey

Imagery Date: Apr 27, 2005

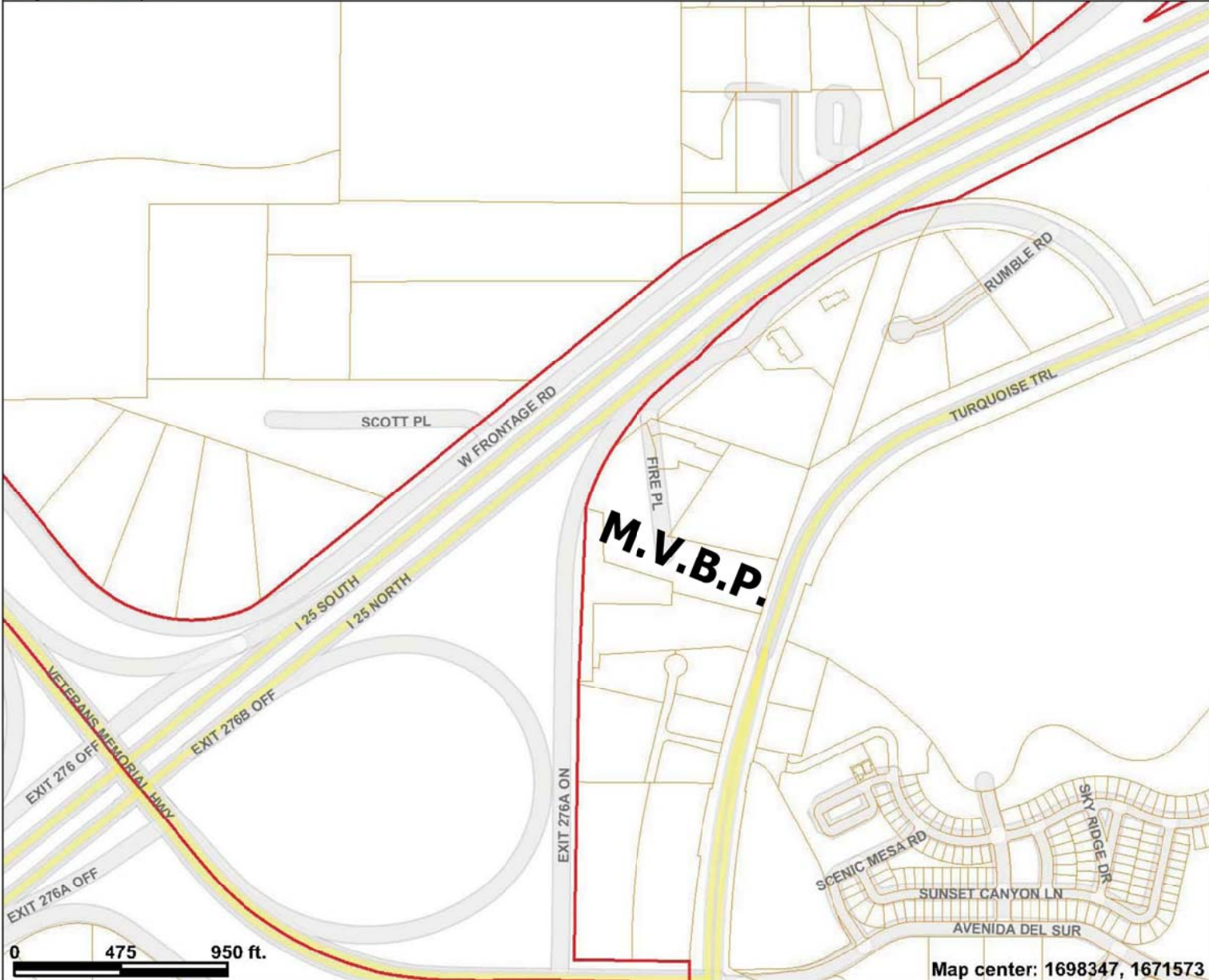
35°35'37.47" N 106°03'12.23" W elev 6289 ft

Eye alt 7811 ft

Google



# MESA VISTA BUSINESS PARK



### Legend

- City Limits
- Parcels
- Airport Clear Zones
- Major Roads and Highways
- Other Roads and Streets
- Santa Fe River

Map center: 1698347, 1671573

Scale: 1:8,255

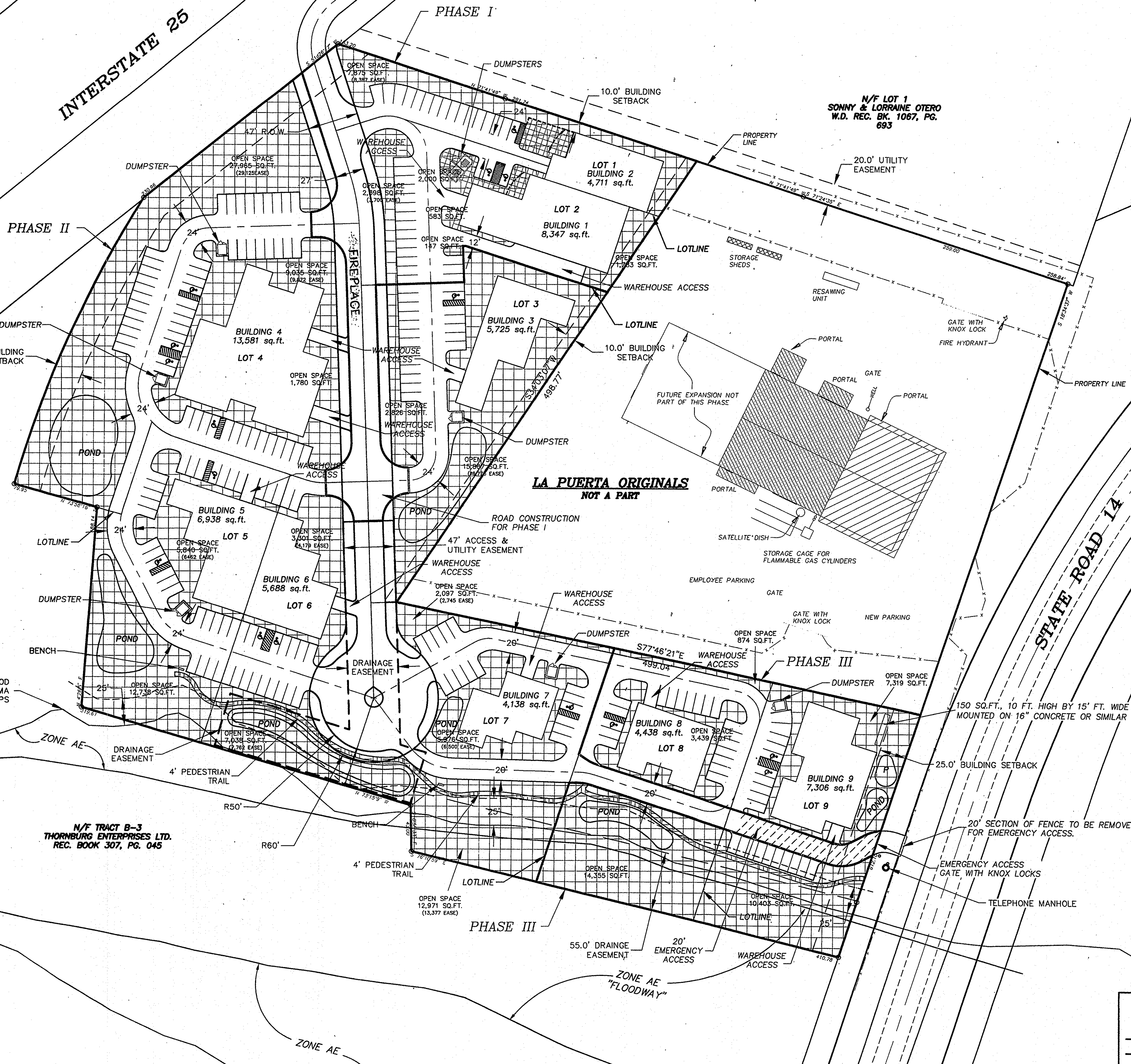
This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

INTERSTATE 25

S.F. BREWING  
THORNBURG  
6700043

N/F LOT 1  
SONNY & LORRAINE OTERO  
W.D. REC. BK. 1067, PG. 693

N/F  
THORNBURG ENTERPRISES  
REC. BK. 307, PG. 045



LA PUERTA ORIGINALS  
NOT A PART

**SITE DATA:**

LOT SIZE: 8.07 AC±  
BUILDING AREA: 60,871 SQ.FT.  
TOTAL OPEN SPACE: 177,370 SQ.FT. (4.07 AC±)  
REQUIRED OPEN SPACE: 175,764 SQ.FT.

LOT #	LOT SQ.FT.	MIN. SQ.FT.	MAX. SQ.FT.	FAR
1	19,174 SQ.FT.	4,711 SQ.FT.	4,711 SQ.FT.	0.25
2	30,022 SQ.FT.	8,347 SQ.FT.	8,347 SQ.FT.	0.28
3	40,313 SQ.FT.	5,725 SQ.FT.	5,725 SQ.FT.	0.15
4	82,268 SQ.FT.	13,581 SQ.FT.	13,581 SQ.FT.	0.17
5	36,855 SQ.FT.	6,938 SQ.FT.	6,938 SQ.FT.	0.19
6	31,554 SQ.FT.	5,688 SQ.FT.	5,688 SQ.FT.	0.19
7	43,344 SQ.FT.	4,138 SQ.FT.	4,138 SQ.FT.	0.10
8	34,862 SQ.FT.	4,438 SQ.FT.	4,438 SQ.FT.	0.13
9	33,027 SQ.FT.	7,306 SQ.FT.	7,306 SQ.FT.	0.23
TOTAL:	351,418 SQ.FT.	60,871 SQ.FT.	60,871 SQ.FT.	

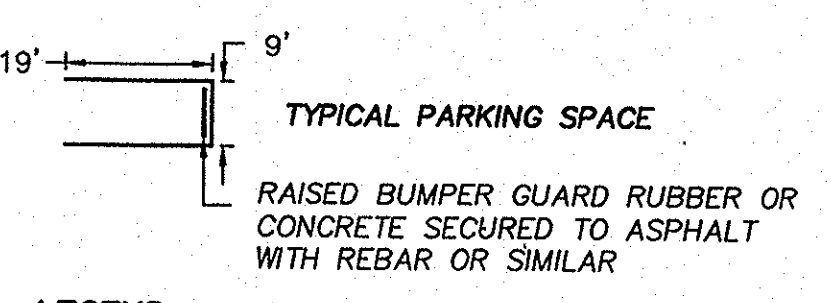
PARK: .506 AC. ±

**PARKING:**

**PARKING REQUIRED:**  
CALCULATION: 60,871 X 0.2 = OFFICE / 250 = 49 SPACES  
60,871 X 0.8 = WAREHOUSE / 500 = 97 SPACES  
TOTAL = 146 SPACES

**PARKING PROVIDED:**  
STANDARD 199 SPACES (9' x 19')  
HANDICAP 16 SPACES (8' x 20')  
TOTAL: 215 SPACES

**DETAIL:**



**LEGEND:**

□ DENOTES OPEN SPACE

**PHASING SCHEDULE:**

PHASE	LOTS	CONSTRUCTION:	OPEN SPACE:
PHASE I:	LOTS 1 & 2	2007-2009	16,931 SQ.FT.
PHASE II:	LOTS 3 TO 7	2009-2012	120,235 SQ.FT.
PHASE III:	LOTS 8 & 9	2012-2015	40,204 SQ.FT.

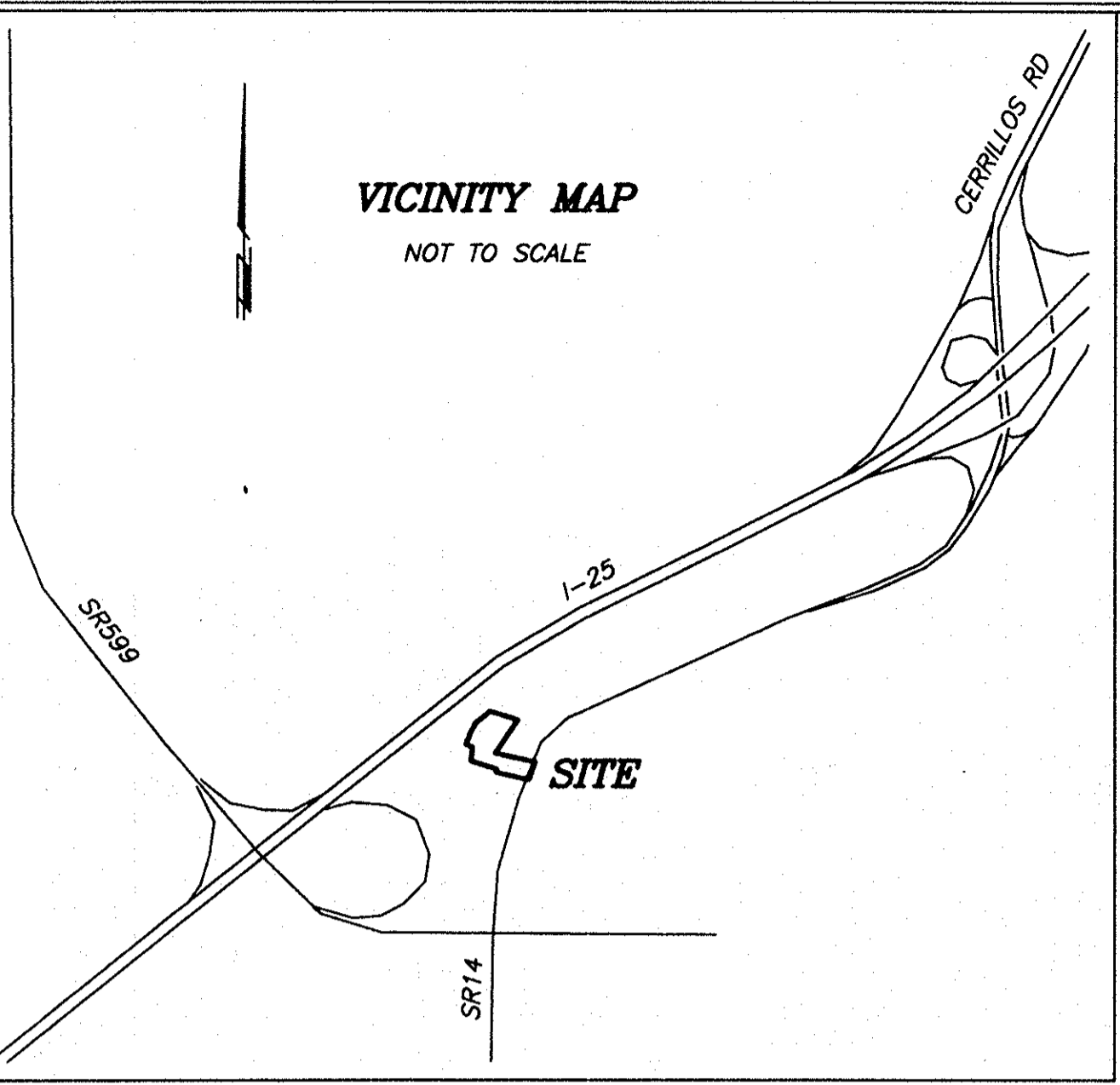
**JAMES W. SIEBERT**  
AND ASSOCIATES, INC.  
915 MERCER STREET • SANTA FE NEW MEXICO 87505  
(505) 983-5588 FAX (505) 989-7313

**MESA VISTA BUSINESS PARK**  
**AMENDED MASTER PLAN & PHASING PLAN**

SCALE: 1" = 50'  
DATE: OCT 2006  
DRAWN BY: PST/HF  
CHECKED BY: JWS  
REVISED: 00/00/00  
WORKED ON: 00/00/00

FILE NAME: 98021 10-06 021-MSPJ-P1  
SHEET: P-4

Z:\1999\98021\2007\5-07\021-MSPJ-5.dwg



- REFERENCE DOCUMENTS**
- SUBDIVISION PLAT PREPARED BY THORNBURG ENTERPRISES, LTD., AND RANCHO VIEJO DE SANTA FE INC., OF "TUROUISE TRAIL BUSINESS PARK" RECORDED IN BOOK 358, PAGE 032, AMENDED AND RERECORDED IN BOOK 371, PAGE 001.
  - NEW MEXICO STATE HIGHWAY COMMISSION RIGHT-OF-WAY MAP 1-025-5(36)272.
  - THORNBURG LOT SPLIT, PLAT RECORDED IN BOOK 154, PAGE 023.
  - REPLAT OF THORNBURG LOT SPLIT, PLAT RECORDED IN BOOK 159, PAGE 023.
  - BOUNDARY SURVEY RECORDED IN BOOK 577, PAGE 005.
  - REPLAT RECORDED IN BOOK 436, PAGE 022

CURVE TABLE				
CURVE	DELTA	RADIUS	ARC	CHD BRG
C1	35°52'21"	35.00'	21.91'	N89°58'00"W
C2	15°54'11"	200.00'	55.51'	N09°57'05"W

LINE TABLE		
LINE	BEARING	DIST
L1	S72°05'49"W	39.90'
L2	N17°58'10"E	14.69'
L3	S02°03'54"E	31.80'

**DEDICATION AND AFFIDAVIT**

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) HAVE CAUSED TO BE REPLATED AND DIVIDED THOSE LANDS SHOWN HEREON FOR THE PURPOSE OF ADJUSTING THE EXISTING LOT LINES AND TO CREATE TWO LOTS: THE SAID REPLAT AND DIVISION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER(S). UTILITY COMPANIES ARE GRANTED EASEMENTS SHOWN AND TO EXISTING UTILITIES NOT SHOWN. OTHER EASEMENTS ARE GRANTED AS SHOWN. THIS REPLAT CONTAINS 8.07 ACRES, MORE OR LESS. DENNIS ROAD IS DEDICATED TO THE PUBLIC, TO BE MAINTAINED BY THE MESA VISTA LOT OWNERS ASSOCIATION. THIS REPLAT LIES WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE COUNTY OF SANTA FE, N.M.

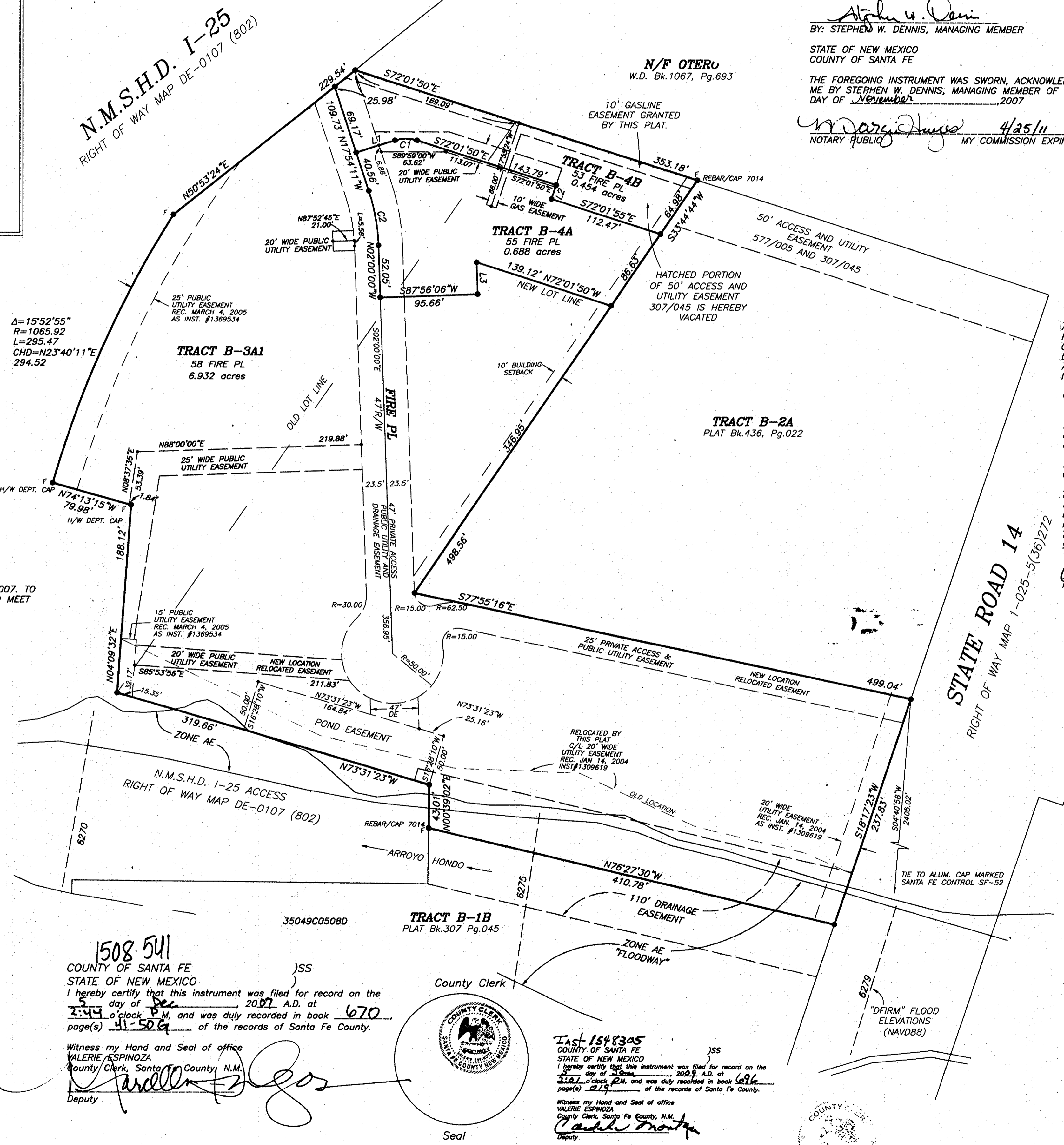
OWNER(S) MESA VISTA, LLC.  
 BY: Stephen W. Dennis  
 STATE OF NEW MEXICO  
 COUNTY OF SANTA FE  
 THE FOREGOING INSTRUMENT WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY STEPHEN W. DENNIS, MANAGING MEMBER OF MESA VISTA, LLC. THIS DAY OF November, 2007.  
My Commission Expires 4/25/11  
 NOTARY PUBLIC

**APPROVALS:**  
 BY Shelley Chan 5700046 12-5-2007  
 FOR: LAND USE ADMINISTRATOR DATE  
 COUNTY DEVELOPMENT PERMIT NO. 06-5200  
Mike Salsman 11-17-07 6900019  
 RURAL ADDRESSING DATE  
Bud Pitts 11-6-07  
 FIRE MARSHAL DATE  
Robert Manning 11-27-07  
 SANTA FE COUNTY PUBLIC WORKS DATE

APPROVED BY THE COMMUNITY COLLEGE DEVELOPMENT REVIEW COMMITTEE AT THEIR MEETING OF JUNE 1st, 2006  
SEE COVER PAGE  
 APPROVED BY THE BOARD OF COUNTY COMMISSIONERS AT ITS MEETING OF JUNE 11th, 2006  
Valerie Espinoza 12-5-07  
 ATTEST: SANTA FE COUNTY CLERK DATE

**SANTA FE COUNTY APPROVAL, NOTES AND CONDITIONS**

- THE APPROVAL OF THIS PLAT DOES NOT CONSTITUTE THE APPROVAL OF ANY FURTHER DEVELOPMENT, INCLUDING BUILDING PERMITS.
- LANDS SHOWN HEREON LIE PARTIALLY INSIDE THE 100 YEAR FLOOD PLAIN IN ZONE "AE" ACCORDING TO THE PRELIMINARY "DFIRM" FEDERAL FLOOD INSURANCE RATE MAP PANEL 508 OF 1100, MAP#35049C0508D, DATED 2005.
- EXISTING NATURAL DRAINAGE WAYS WILL NOT BE MODIFIED OR IMPEDED WITHOUT THE WRITTEN APPROVAL OF THE LAND USE ADMINISTRATOR OR COUNTY HYDROLOGIST DEVELOPMENT SHALL NOT IMPEDE HISTORIC FLOW RATES OR PATTERNS TO OR FROM THESE LOTS.
- SANTA FE COUNTY'S APPROVAL OF THIS SURVEY PLAT DOES NOT INCLUDE THE CONSTRUCTION OF THE PRIVATE EASEMENT(S) OR ROAD(S) AS SHOWN. PRIOR TO THE CONSTRUCTION OF SAID PRIVATE EASEMENT(S) OR ROAD(S), IT IS REQUIRED THAT AN ADDITIONAL DEVELOPMENT PERMIT BE APPLIED FOR AND THEN APPROVED BY THE SANTA FE COUNTY LAND USE ADMINISTRATOR.
- THE PARCELS AS PLATTED HEREON ARE SUBJECT TO ARTICLE VII, SECTION 3 OF THE SANTA FE COUNTY TERRAIN MANAGEMENT REGULATIONS AT THE TIME OF ANY DEVELOPMENT.
- EMERGENCY ACCESS FROM STATE ROAD 14 IS SUBJECT TO REVIEW BY THE NMDOT.
- THESE LOTS ARE SUBJECT TO SANTA FE COUNTY FIRE AND RESCUE IMPACT FEES AT THE TIME OF APPLICATION FOR BUILDING PERMIT.
- THIS DEVELOPMENT IS SUBJECT TO THE LAND USE STANDARDS OF THE COMMUNITY COLLEGE DISTRICT FOR SANTA FE COUNTY.
- ALL LOTS SHALL CONNECT TO THE PRIVATE SEWER LINES WITHIN THIS SUBDIVISION.



**LEGEND:**  
 BEARINGS ARE NM CENTRAL ZONE, DERIVED FROM GPS OBSERVATIONS. DISTANCES ARE GROUND, GROUND TO GRID SCALE FACTOR = 0.999584. FLOOD ELEVATIONS ARE NAVD88.

- F DENOTES REBAR, OR AS SHOWN, FOUND
- DENOTES REBAR PLS 7014 OR AS SHOWN SET
- DENOTES S.F. COUNTY CONTROL MONUMENT
- DENOTES CALCULATED POINT NOT SET
- DE DENOTES DRAINAGE EASEMENT

THIS PLAT IS SUBJECT TO RESTRICTIONS, COVENANTS AND EASEMENTS OF RECORD.

**WATER**  
 TRACT B-3A1 IS SERVED BY THE SANGRE DE CRISTO WATER COMPANY.

**SURVEYORS CERTIFICATE**  
 I HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY COMPLETED UNDER MY PERSONAL SUPERVISION ON THE 20th DAY OF JUNE, 2007. TO THE BEST OF MY KNOWLEDGE THE SURVEY AND PLAT ARE CORRECT, TRUE AND MEET THE MINIMUM STANDARDS FOR SURVEYS IN NEW MEXICO.

GARY E. DAWSON, NMPS#7014  
 GARY E. DAWSON, PROFESSIONAL SURVEYOR  
 STATE OF NEW MEXICO

**UTILITIES**  
 IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLATS, REPLATS OR OTHER DOCUMENTS WHICH ARE NOT SHOWN ON THIS PLAT.

Mesa Lopez Nov 6 2007  
 PUBLIC SERVICE CO. OF NEW MEXICO DATE  
Mesa Lopez Nov 6 2007  
 PNM GAS SERVICES DATE

**QUEST DISCLAIMER:**  
 THIS PLAT HAS BEEN APPROVED FOR EASEMENT PURPOSES ONLY THE SIGNING OF THIS PLAT DOES NOT IN ANY WAY GUARANTEE TELEPHONE SERVICES TO THE SUBDIVISION.

Mel Austin 11/2/07  
 QUEST DATE  
Ann R. Olin 11-8-07  
 COMCAST DATE  
Antonia Sankle 11-6-07  
 SANGRE DE CRISTO WATER CO. DATE

1508-541  
 COUNTY OF SANTA FE  
 STATE OF NEW MEXICO  
 I hereby certify that this instrument was filed for record on the day of Nov, 2007 A.D. at 2:44 o'clock P.M. and was duly recorded in book 696 page(s) 41-509 of the records of Santa Fe County.

Witness my Hand and Seal of office  
Valerie Espinoza  
 County Clerk, Santa Fe County, N.M.  
Carroll Gos  
 Deputy

1548305  
 COUNTY OF SANTA FE  
 STATE OF NEW MEXICO  
 I hereby certify that this instrument was filed for record on the day of Nov, 2007 A.D. at 2:44 o'clock P.M. and was duly recorded in book 696 page(s) 41-509 of the records of Santa Fe County.

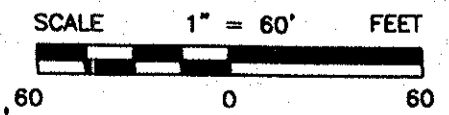
Witness my Hand and Seal of office  
Valerie Espinoza  
 County Clerk, Santa Fe County, N.M.  
Carroll Gos  
 Deputy

INTERIOR FIRE SUPPRESSION (SPRINKLER SYSTEM) SATISFYING NFPA 13 STANDARDS ARE REQUIRED.  
 HOT WATER RECIRCULATING SYSTEMS ARE REQUIRED PER ORDINANCE 2006-8.  
 DEVELOPMENT PERMITS FOR BUILDING CONSTRUCTION WILL NOT BE ISSUED UNTIL REQUIRED IMPROVEMENTS FOR ROADS, FIRE PROTECTION AND DRAINAGE ARE COMPLETE AND APPROVED BY STAFF.

LOTS WILL NOT BE SOLD AND BUILDING PERMITS WILL NOT BE ISSUED WITHOUT A LETTER OF CREDIT OR COMPLETION OF THE IMPROVEMENTS

**REPLAT AND DIVISION**  
 PREPARED FOR  
**MESA VISTA, LLC.**  
 LOT LINE ADJUSTMENT AND DIVISION  
 TRACT B-3A, RECORDED IN PLAT BOOK 357 PAGE 023, AND TRACT B-4, RECORDED IN PLAT BOOK 307 PAGE 045.  
 WITHIN  
 SECTIONS 25 AND 26, T.16N., R.8E., N.M.P.M.  
 SANTA FE COUNTY, NEW MEXICO

PURPOSE: THIS PLAT IS TO AMEND EXISTING LOT BOUNDARIES, CREATE TWO COMMERCIAL LOTS FOR DEVELOPMENT, AND VACATE A PORTION OF ACCESS AND UTILITY EASEMENT.



DAWSON SURVEYS INC.  
 PROFESSIONAL LAND SURVEYORS  
 2502B CANINO ENTRADA  
 SANTA FE, N.M. 87507  
 FILE# 7590\LLA-DIV DATE: 10\31\07

07/28/2010

## MESA VISTA BUSINESS PARK

LOT	ACRES	SQ.FT.	\$/SQ.FT.	VALUE	\$/SQ.FT.	VALUE	\$/SQ.FT.	VALUE
B-4A	0.688	29,969.28	\$6.00	\$179,816	\$6.50	\$194,800	\$7.00	\$209,785
B-4B	0.454	19,776.24	\$6.00	\$118,657	\$6.50	\$128,546	\$7.00	\$138,434
1	0.914	39,813.84	\$6.00	\$238,883	\$6.50	\$258,790	\$7.00	\$278,697
2	1.693	73,747.08	\$6.00	\$442,482	\$6.50	\$479,356	\$7.00	\$516,230
3	1.773	77,231.88	\$6.00	\$463,391	\$6.50	\$502,007	\$7.00	\$540,623
4	0.993	43,255.08	\$6.00	\$259,530	\$6.50	\$281,158	\$7.00	\$302,786
5	0.802	34,935.12	\$6.00	\$209,611	\$6.50	\$227,078	\$7.00	\$244,546
<u>6</u>	<u>0.759</u>	<u>33,062.04</u>	<u>\$6.00</u>	<u>\$198,372</u>	<u>\$6.50</u>	<u>\$214,903</u>	<u>\$7.00</u>	<u>\$231,434</u>
TOTALS	8.076	351,790.56		\$2,110,743		\$2,286,639		\$2,462,534
ASKING PRICE OF LAND				(\$1,500,000)		(\$1,500,000)		(\$1,500,000)
PROJECTED DEVELOPMENT COSTS				(\$400,000)		(\$400,000)		(\$400,000)
NET				\$210,743		\$386,639		\$562,534

This Information has been obtained from sources believed to be reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation for the property to determine to your satisfaction the suitability of the property for your needs and intended use. Property is subject to prior sale, lease or withdrawal without notice