

PRESENTED BY

LAND TYCOONS



1-877-277-7572

WWW.LANDTYCOONS.COM



Anise Golden Morper

Qualifying Broker

505-228-7884

anise@landtycoons.com



Rob Morper

Qualifying Broker

505-250-8315

rob@landtycoons.com

LICENSED IN NM, COLO & TX

OFFERED FOR SALE BY



LAND TYCOONS

877-277-7572

20



2013/10/02



LAND TYCOONS

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Strategically situated on a hard corner
at the intersection of Mountain Road (US 54)
and Business I-40 (Old Route 66- Tucumcari
Blvd.

High traffic count and residential neighbor-
hood nearby

Commercial venues across the street (K-Mart
& Rockin Y restuarant)

Within 1/2 mile of the Proposed Coronado
Partners Racino Site

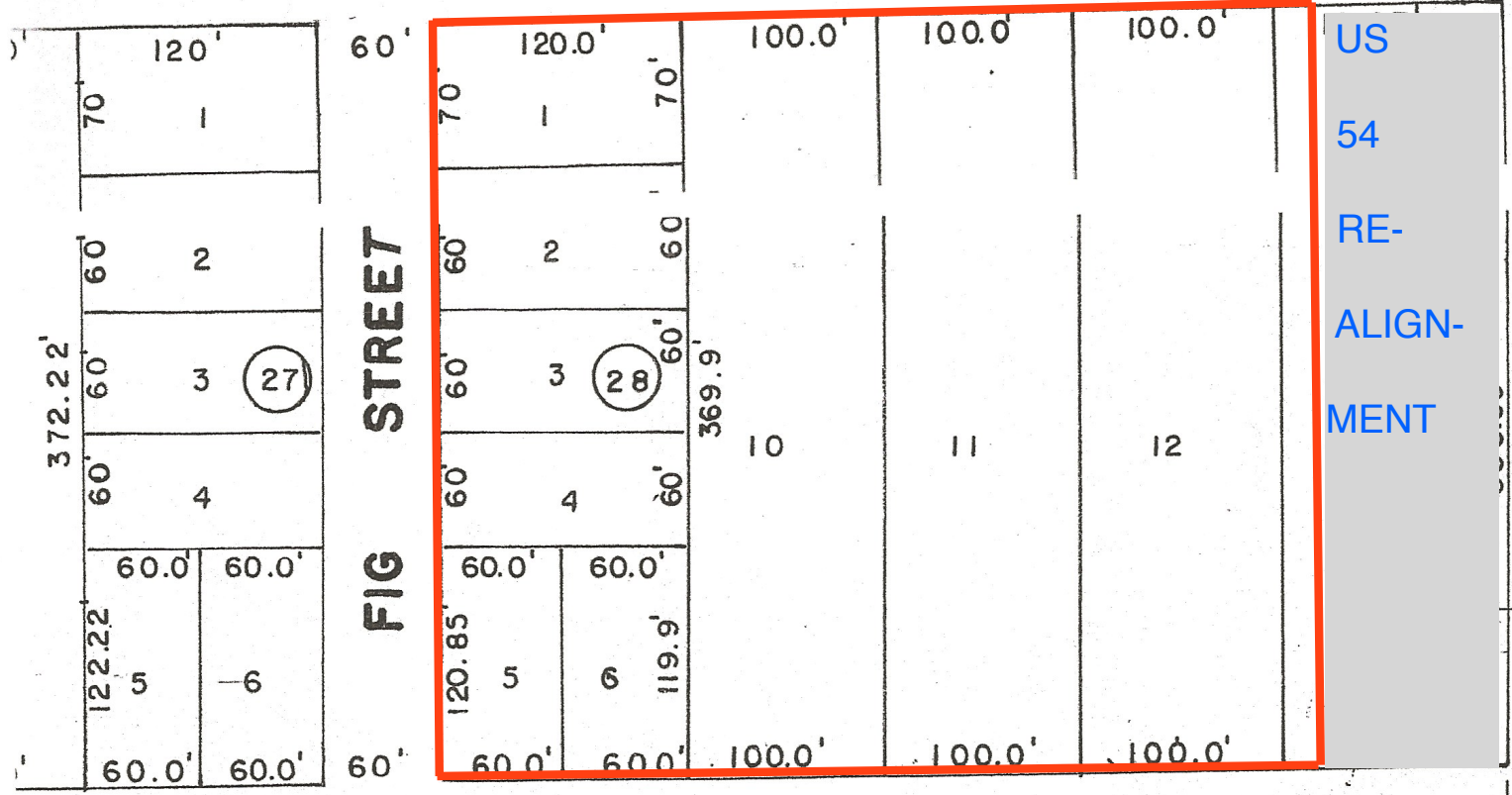
Offered At

\$ 500,000.00 US

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180.0' 40' 572.37'

65'



HISTORIC ROUTE 66

TUCUMCARI BLVD. (BUSINESS I-40)

PLAT OF PART OF THE POWELL TION, TUCUMCARI, NEW MEXICO.

982 SCALE 1" = 100'

L PLAT ACCEPTED BY THE CITY COMMISSION OF THE
TUCUMCARI, NEW MEXICO SEPTEMBER 6, 1951.

D BY HOWARD A. SCHMIEDING 9-1-51

CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, THAT THIS REPLAT



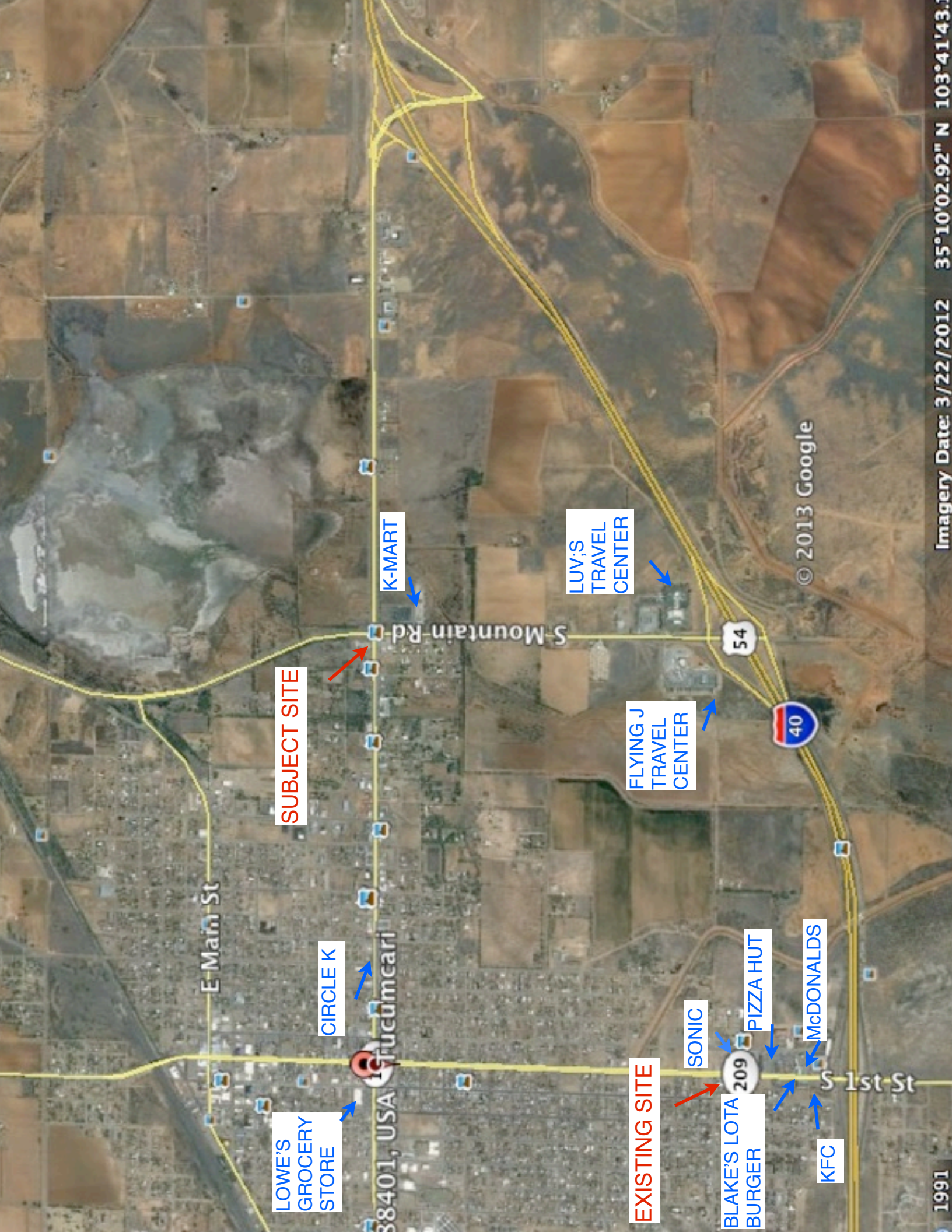
As of : 4/3/2013

New Mexico Department of Transportation
TIMS ROAD SEGMENTS BY POSTED ROUTE/POINT WITH AADT INFO
US, USX-ROUTES

Route	Traffic Sec id	Begin Mont	End I Mont	ECLS R	County Name	AADT			Year	H Terminus	%HC
						2012	2011	2010			
US-54-P	3247	240.532	242.751	B PRAR	GUADALUPE	1,453	1,419	1,423	2010	L	42
	3247	242.751	243.091	B		1,453	1,419	1,423	2010	L	42
	23194	303.099	303.232	B	QUAY	2,930	2,940	2,939	2007	L	62
	23195	303.232	304.322	B		2,350	2,359	2,357	2009	L	55
	23197	304.322	304.909	B		3,078	3,088	3,086	2009	L	57
	23200	304.909	305.074	P		1,339	1,343	1,342	2010	L	51
	23200	304.909	305.074	M		1,366	1,370	1,369	2010	L	51
	23200	305.074	305.278	B		2,705	2,713	2,711	2010	L	51
	23200	305.278	307.800	B		2,705	2,713	2,711	2010	L	51
	23200	307.800	325.556	B		2,705	2,713	2,711	2010	L	51
	3291	325.556	326.980	B		2,740	2,673	2,681	2010	L	51
	3291	326.980	327.317	B		2,740	2,673	2,681	2010	L	51
	3297	327.317	327.655	B		1,899	1,853	1,858	2010	L	58
	3300	327.655	328.155	B		2,163	2,112	2,117	2008	L	39
	3300	328.155	351.734	B		2,163	2,112	2,117	2008	L	39
	3312	351.734	352.121	P		418	475	485	2011	L	74
	3312	351.734	352.121	M		682	775	785	2011	L	74
	3312	352.121	356.176	B		1,100	1,250	1,270	2011	L	74
	3316	0.000	0.087	P MNAR	COLFAX	1,158	911	990	2012	C	18
	3316	0.000	0.087	M		1,063	1,310	1,107	2012	C	18
	3318	0.087	0.240	B		1,942	2,200	2,312	2012	C	14
	19557	0.240	0.316	B		1,936	2,283	2,434	2012	C	17
	21349	0.316	0.390	B		2,372	2,371	2,338	2009	L	20
	21349	0.390	0.415	B		2,372	2,371	2,338	2009	L	20
	21350	0.415	0.534	B		2,012	767	2,037	2012	C	17
	21351	0.534	0.677	B		586	586	1,665	2011	L	25
	34761	0.677	0.741	B		813	770	773	2012	A	41
	34761	0.741	19.719	B		813	770	773	2012	A	41
	3322	19.719	31.690	B		395	395	492	2011	L	35
	23631	31.690	33.688	B		455	455	490	2011	L	30
	23631	33.688	43.688	B	UNION	455	455	490	2011	L	30
	3329	43.688	54.040	B		436	436	498	2011	L	30
	25048	54.040	81.646	B		696	695	678	2011	L	37
	3337	81.646	82.102	B		880	880	801	2011	L	34

Run Date : 4/3/2013

TIMS ROAD SEGMENTS BY POSTED ROUTE/POINT WITH AADT INFO



SUBJECT SITE

K-MART

LUV'S TRAVEL CENTER

FLYING J TRAVEL CENTER

LOWE'S GROCERY STORE

CIRCLE K

EXISTING SITE

SONIC

BLAKE'S LOTA BURGER

PIZZA HUT

McDONALDS

KFC

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