

COTTONWOOD MALL AREA PAD

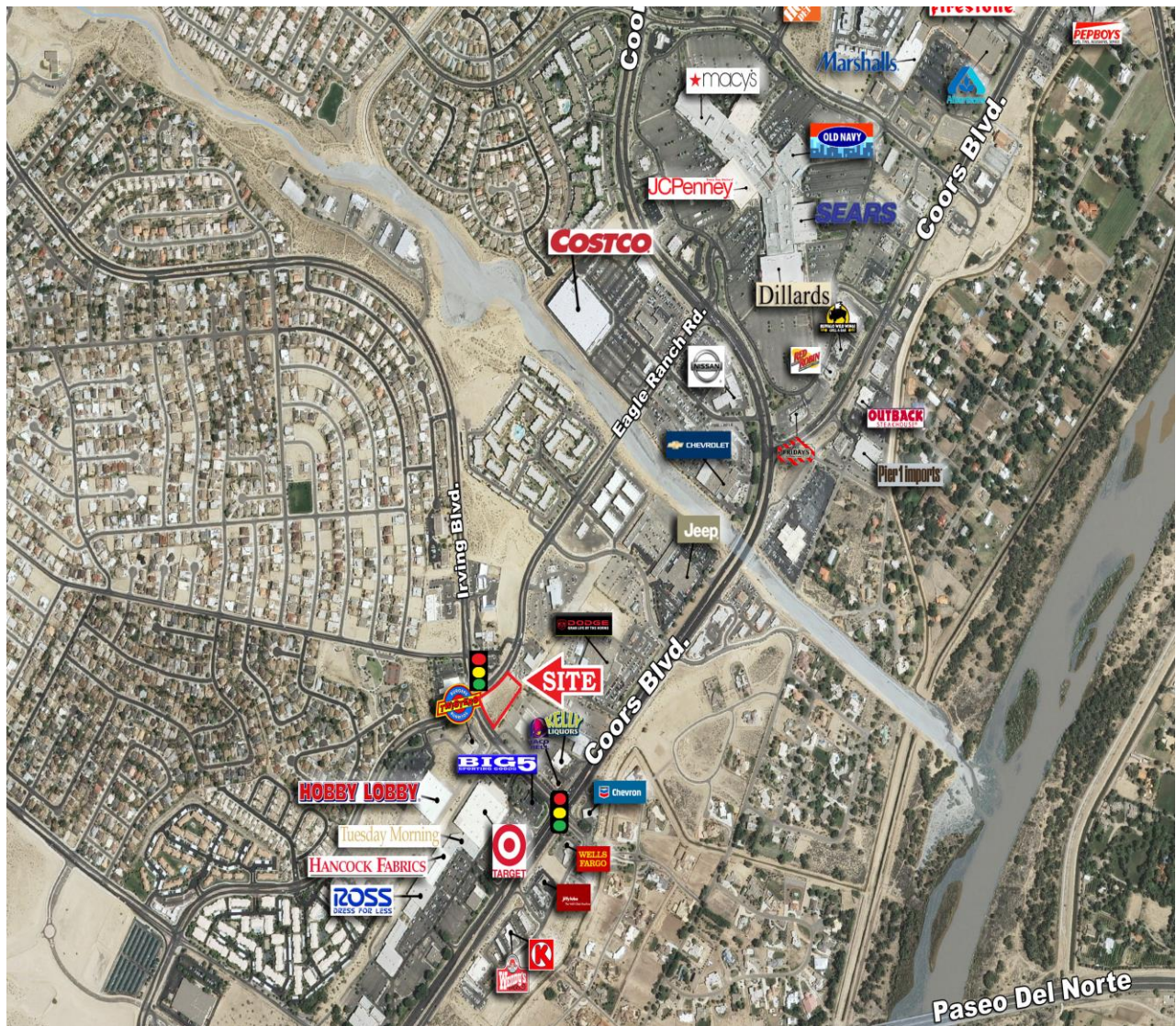
1.5765 AC, C-2 SITE

Signalized Hard Corner of Irving & Eagle Ranch



- One of the Last Remaining Hard Corner Sites in Mall Area
- Double Going Home Side of Irving Blvd & Eagle Ranch
- 325'+ of Eagle Ranch Frontage & 225'+ of Irving Frontage
- 18,900 Cars/Day along Irving – 13,500 CPD on Eagle Ranch
- C-2 Zoning Allows for a Variety of Pad Uses Ranging from Retail to Fast Food to Convenience Store/Gas Station
- Large Retail Activity Generators in the Immediate Area Include Target, Costco, Hobby Lobby
- Attractively Priced @ \$756,000

COTTONWOOD MALL AREA AERIAL



Contact:
Mark Edwards



Leasing ♦ Brokerage ♦ Development

Executive West Bldg. 2929 Coors Blvd. NW Ste, #202
Albuquerque, NM 87120
505-998-7298 Cell 505-350-8211 Fax 505-998-7299
Mark.Edwards@EdwardsCommercialRealty.com

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