



# PLACITAS COMMERCIAL DEVELOPMENT SITE

PLACITAS COMMERCIAL DISTRICT  
221 New Mexico 165 Placitas, NM 87043



**FOR SALE**

**AVAILABLE LAND**  
4.32 AC

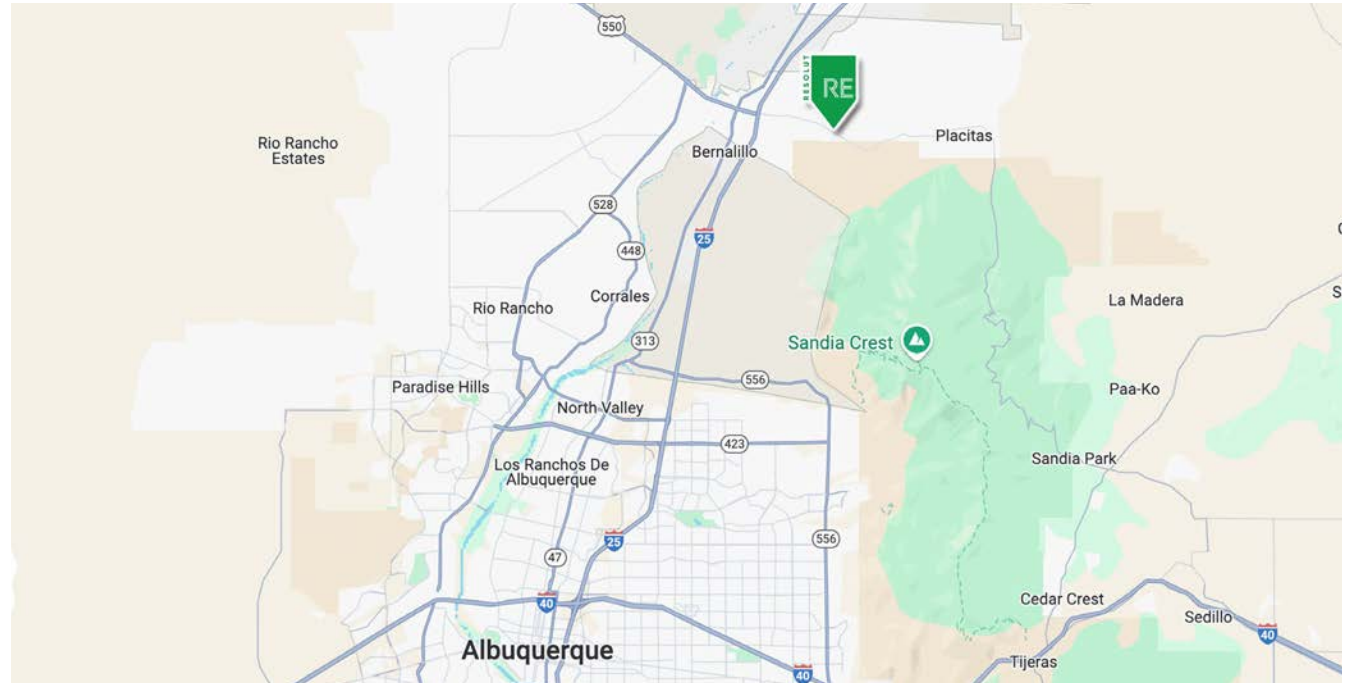
**PRICE**  
\$1,199,000

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**PROPERTY HIGHLIGHTS**

- Rare commercial development opportunity located within the only established commercial corridor in the Village of Placitas.
- Neighboring commercial center 100% full, zero vacancy in the area.
- Prime location directly adjacent to the area’s primary shopping center, providing strong visibility and consistent local traffic.
- Flat, graded, and development-ready parcel, significantly reducing upfront site preparation costs and accelerating project timelines.
- Excellent potential for retail, restaurant, office, medical, mixed-use, or service-oriented commercial development.
- Strategic frontage along Highway 165 with convenient access for both residents and commuters.
- Limited commercial inventory in Placitas makes this a unique long-term investment and owner-user opportunity.
- Positioned within a growing and affluent community with minimal competing commercial land available.
- Utilities and surrounding infrastructure already established in the immediate area.
- Ideal opportunity for developers or businesses seeking a highly visible presence in one of New Mexico’s most supply-constrained commercial markets.



**AREA TRAFFIC GENERATORS**





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**DEMOGRAPHIC SNAPSHOT 2026**

 **6,062**  
**POPULATION**  
3-MILE RADIUS

 **\$127,836.00**  
**AVG HH INCOME**  
3-MILE RADIUS

 **4,150**  
**DAYTIME POPULATION**  
3-MILE RADIUS

 **TRAFFIC COUNTS**  
NM-165: 5,705 VPD  
(Sites USA 2025)

**PROPERTY OVERVIEW**

Exceptional opportunity to acquire one of the few commercially zoned parcels in the heart of Placitas, New Mexico. Located at 221 Highway 165, this rare offering sits within the village’s primary commercial corridor and directly adjacent to the area’s established shopping center, making it one of the most visible and strategically positioned commercial sites in the community.

The property features flat, graded, and development-ready land, allowing for an efficient path toward construction and significantly reducing initial site work costs. With strong frontage along Highway 165 and easy accessibility, the site is ideally suited for a variety of commercial uses including retail, restaurant, office, medical, mixed-use, or neighborhood service businesses.

As commercial land opportunities in Placitas remain extremely limited, this property presents a unique chance for developers, investors, or owner-users to establish a presence in one of New Mexico’s most desirable and underserved commercial markets.

**LOCATION OVERVIEW**

Situated in the scenic Village of Placitas between Albuquerque and Santa Fe, 221 Highway 165 benefits from a highly desirable location within the community’s only concentrated commercial district. The property is positioned directly next to the village shopping center and along the main thoroughfare serving local residents, providing excellent visibility and convenient access.

Placitas is known for its affluent residential base, strong sense of community, and limited commercial development, creating consistent demand for local services and retail amenities. The property also offers convenient access to Interstate 25, allowing for easy connectivity to Albuquerque, Bernalillo, Rio Rancho, and Santa Fe while maintaining the character and charm of a rural New Mexico community.

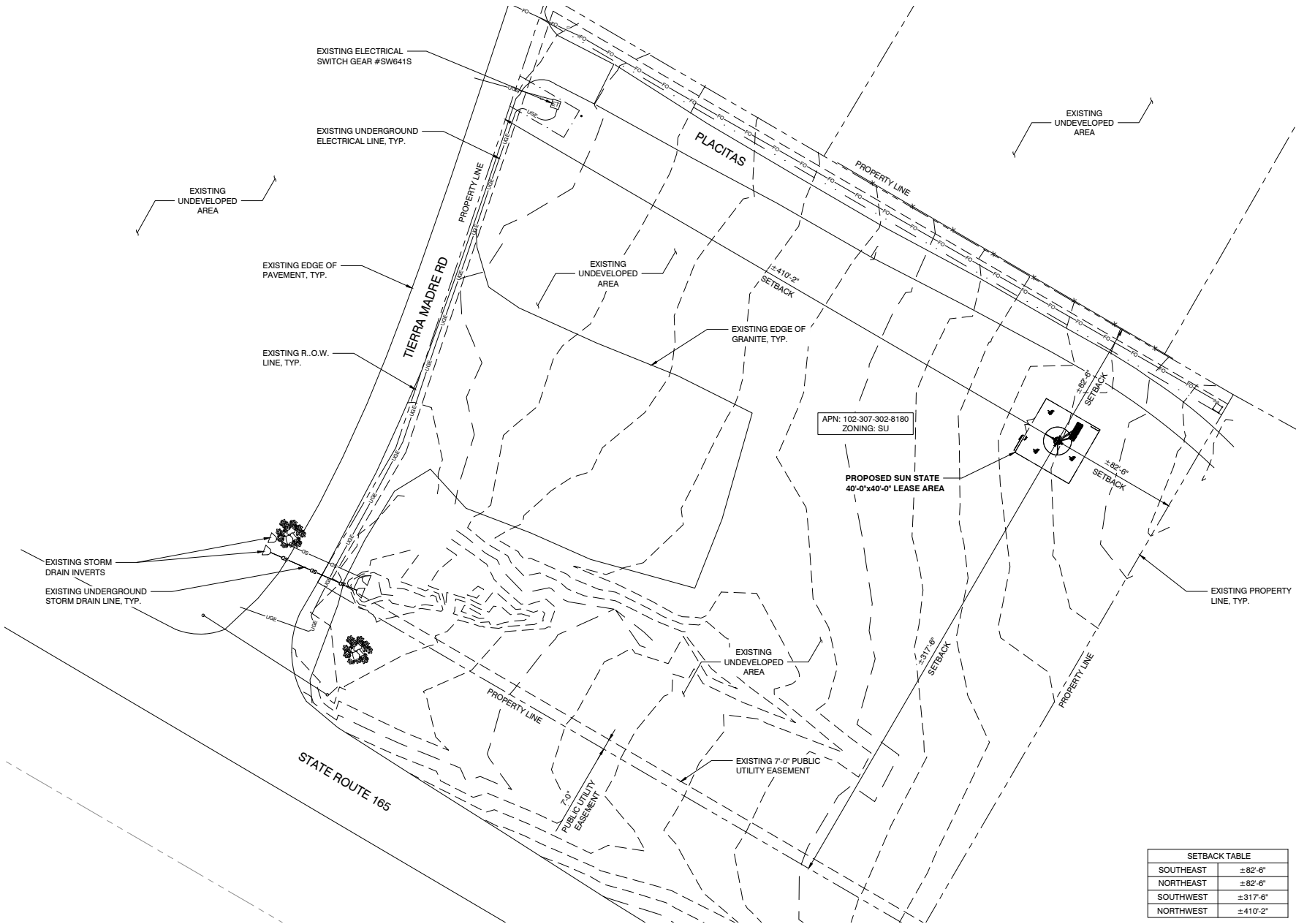


**PROPERTY OVERVIEW**

Price:	\$1,199,000
Available Land:	4.32 AC



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APN: 102-307-302-8180  
ZONING: SU

PROPOSED SUN STATE  
40'-0"x40'-0" LEASE AREA

SETBACK TABLE	
SOUTHEAST	±82'-6"
NORTHEAST	±82'-6"
SOUTHWEST	±317'-6"
NORTHWEST	±410'-2"

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