

Coal Basin Road & N 9th Street Gallup, New Mexico 87301

4.681 Acre Industrial Zoned Lot

\$1,202,256

\$5.90 Per Square Foot

Parcel # R207961

UPC 2-106-089-368-115

35.541052, -108.754917

- Utilities onsite
- Water, wastewater, and electric utilities provided by the City of Gallup
- Internet service provided by Comcast, Sacred Winds, and Lumen
- Natural Gas provided by New Mexico Gas Company



Features include:

This parcel is strategically located in the heart of a commercial/industrial neighborhood. Additionally, this parcel has road frontage on N. 9th Street. This parcel has multiple access points to US Highway 491. The street frontage will provide exceptional ease regarding future ingress and egress to the parcel and significantly increase its development possibilities. The subject has all the publicly maintained roadways, and availability of utilities and amenities consistent with its location in the northbound side of N. 9th Street, including the paved access road, curb and gutter, and streetlights.



GALLUP

LAND PARTNERS, LLC

For more information, please contact:

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