

Long-Term Government-Lease Investment

NEW CONSTRUCTION | INVESTMENT WITH CREDIT TENANT

Offering
Memorandum]



804 S Halagueno St. | Carlsbad, NM 88220

NASunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

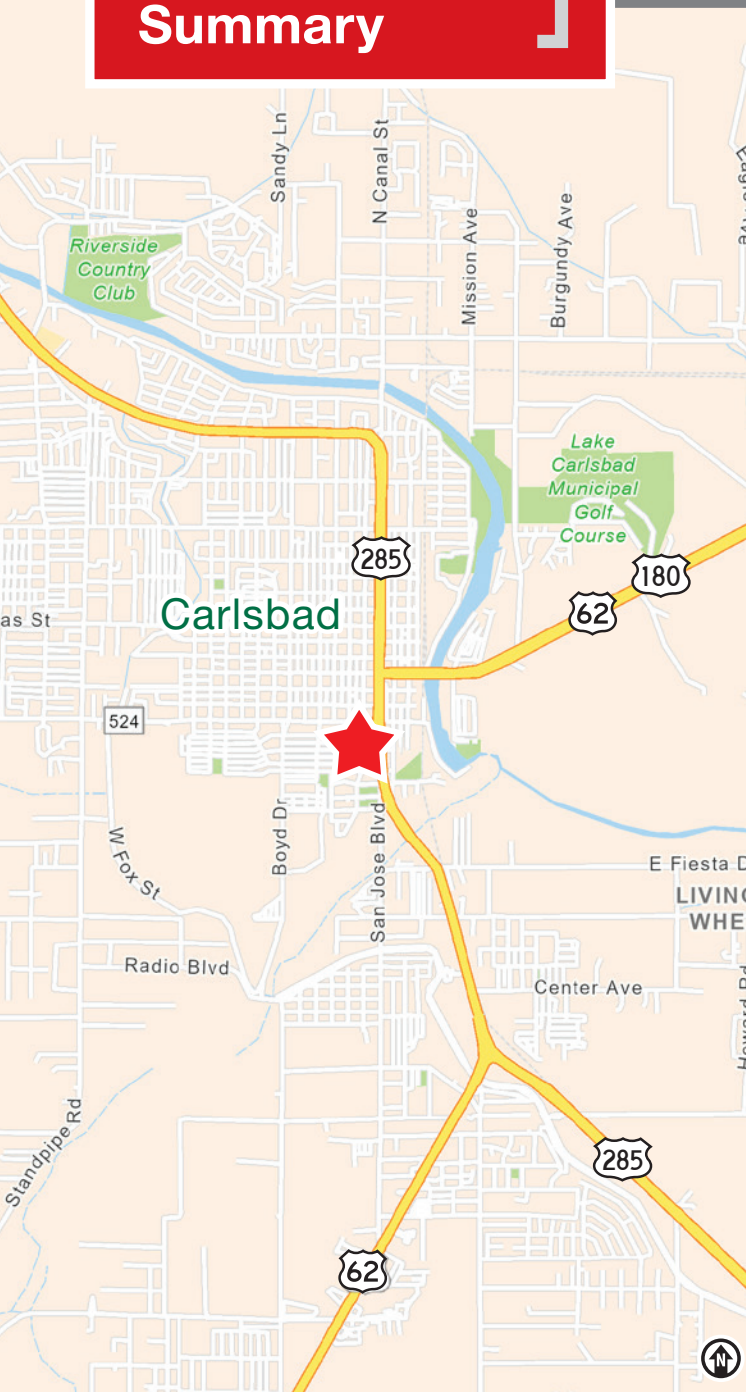
±3,165 SF on ±0.41 Ac.

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Pricing

Sale Price	\$1,649,000
CAP Rate	7.13%
Net Operating Income	\$117,635

Location

804 S Halagueno St.
Carlsbad, NM 88220

NWQ US Hwy. 285
& Pompa St.

BUILDING SIZE
±3,165 SF

LAND SIZE
±0.41 Acres

ZONING C-2

Highlights

- New Mexico Government tenant
- New construction, build-to-suit facility
- 10-year initial lease with renewal options through 2046
- Occupied April 2026
- Mission-critical use
- Annual operating cost escalations
- Lease protection clause that includes reimbursement if tenant terminates
- 20 dedicated parking spaces

New Mexico Corrections Department

Adult Probation & Parole Division
Serving Eddy County

The New Mexico Corrections Department (NMCD) is responsible for public safety through prison operations, probation and parole supervision, offender rehabilitation, and community reintegration programs.

- NMCD has over 2,400 employees statewide -
The largest state agency
- Oversees more than 6,800 incarcerated offenders
- Supervises more than 18,000 offenders in New Mexico communities
- Adult Probation & Parole offices are a core operational component of the department's mission

The tenant is funded through annual appropriations of the State of New Mexico, approved through the state budget process. NMCD is a cabinet-level state agency responsible for prisons, probation, parole, and offender supervision.

The tenant is **NOT** funded by private grants, non-profit funding, federal contracts or temporary programs.





Location

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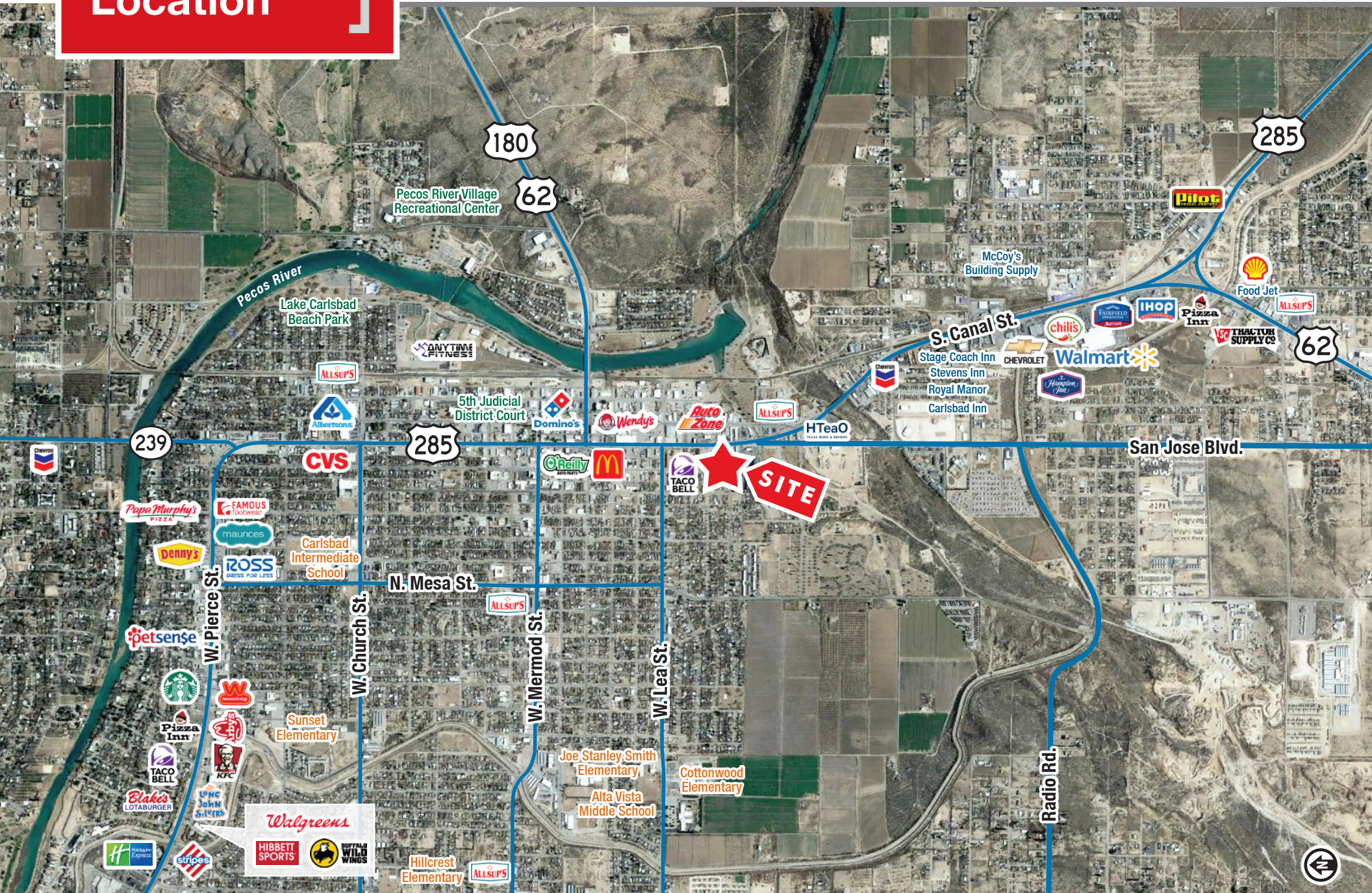


SITE

Building: $\pm 3,165$ SF
Land: ± 0.41 Acres

Location

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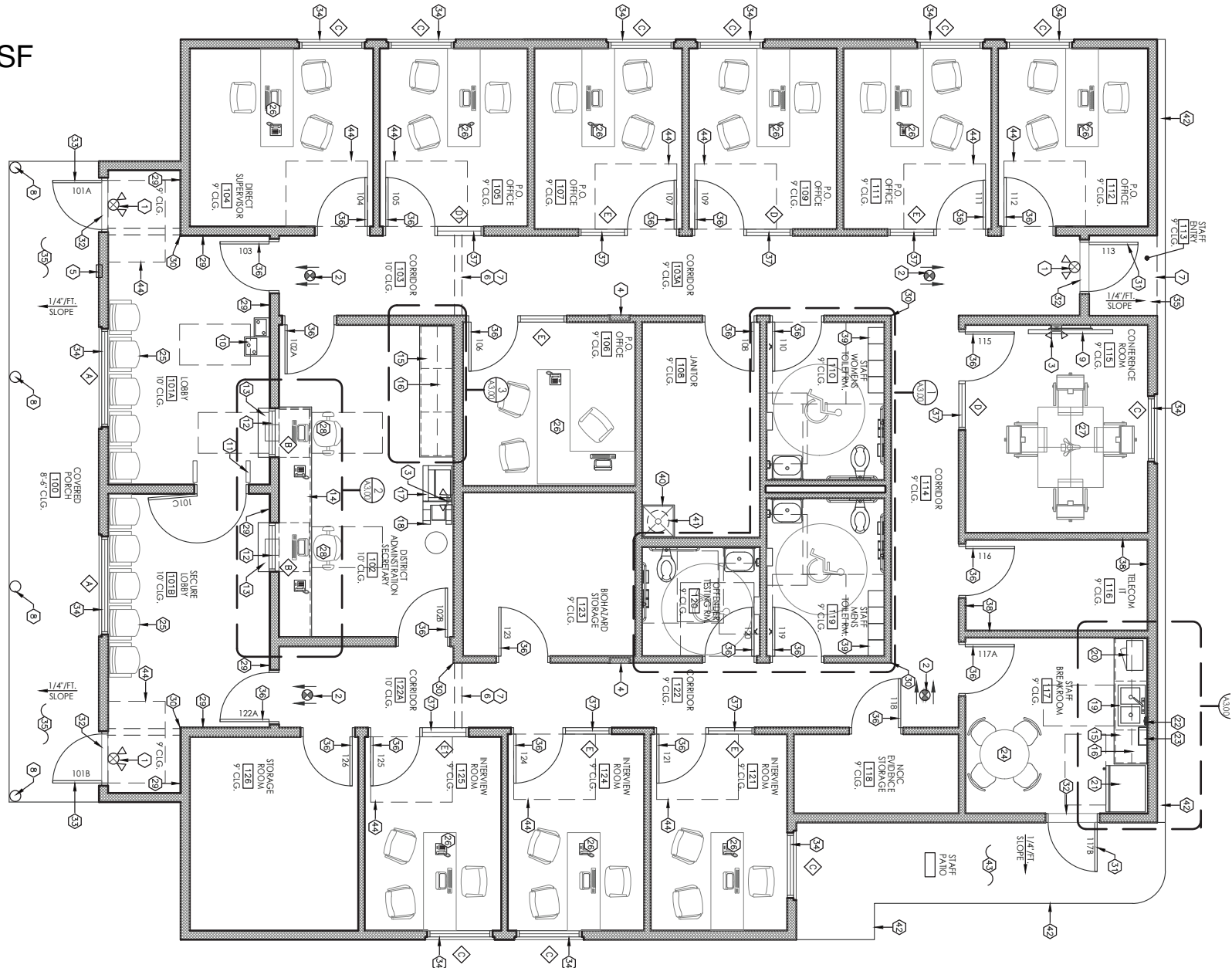


Floor Plan

804 S Halagueno St. | Carlsbad, NM 88220

±3,165 SF

MAIN
ENTRANCE



1

±3,165 SF on ±0.41 Acres



Trade Area Analysis

804 S Halagueno St. | Carlsbad, NM 88220

CARLSBAD | NEW MEXICO

Most of Carlsbad's development was due to irrigation water. Early on, Local cattlemen recognized the value of diverting water from the Pecos River to the grazing lands on Eddy's Halagueno Ranch. The economy of the Carlsbad area is based primarily on the mineral extraction sector. The city overlies the rich oil and gas-producing formations of the Permian Basin and produces more potash than any other location in the United States. Carlsbad is home to the DOE's Waste Isolation Pilot Plant that safely stores the transuranic nuclear wastes from the nation's defense sites. Tourism is a major factor with Carlsbad Caverns National Park, Guadalupe Mountains, Lincoln National Forest, the Living Desert Zoo and Gardens State Park and the annual Christmas on the Pecos Light Show. All are located within fifty miles of the city.



64,397

Carlsbad/Artesia
CBSA
Population



CARLSBAD BY THE NUMBERS (ESRI 2025 Demographics)



33,331

City Population



12,241

Households



\$92,064

Avg. Household Income



\$57,232

Md. Disposable Income



1,201

Total Businesses



13,982

Total Employees

Carlsbad is a Hub for Potash Mining, Petroleum Production & Tourism

LARGEST EMPLOYERS IN CARLSBAD

- Waste Isolation Pilot Plant
- Intrepid Potash
- Carlsbad Municipal Schools
- Mosaic Potash
- Carlsbad Medical Center
- Walmart
- Eddy County
- Constructors, Inc.
- Devon Energy



Tens of thousands of bats live in Carlsbad Caverns. The largest chamber is more than 10 football fields long and about 22 stories high.



Energized Industry



Carlsbad is home to the DOE's Carlsbad Field Office which operates the Waste Isolation Pilot Plant (WIPP) to safely store the transuranic nuclear wastes from the nation's defense sites.



OFFERED EXCLUSIVELY BY:



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