

For Sale or Exchange

Commercial/Retail/Office
Hobbs, New Mexico

\$312,000



Explosive growth area — Hobbs is the home of Zia Park Racetrack and Black Gold Casino, 23 miles north of the new National Enrichment Center, with a vibrant oil, gas and energy economy, supported by agriculture. Great opportunity for retail development. The property has cross-access agreement with Home Depot allowing connectivity with their parking lot.

Also available adjacent to this parcel is a skating rink - 16,000 sf steel frame building which is currently leased, and is situated on .72 ac. The Skating Rink could easily be converted to a retail center.

These properties may be purchased together or individually.

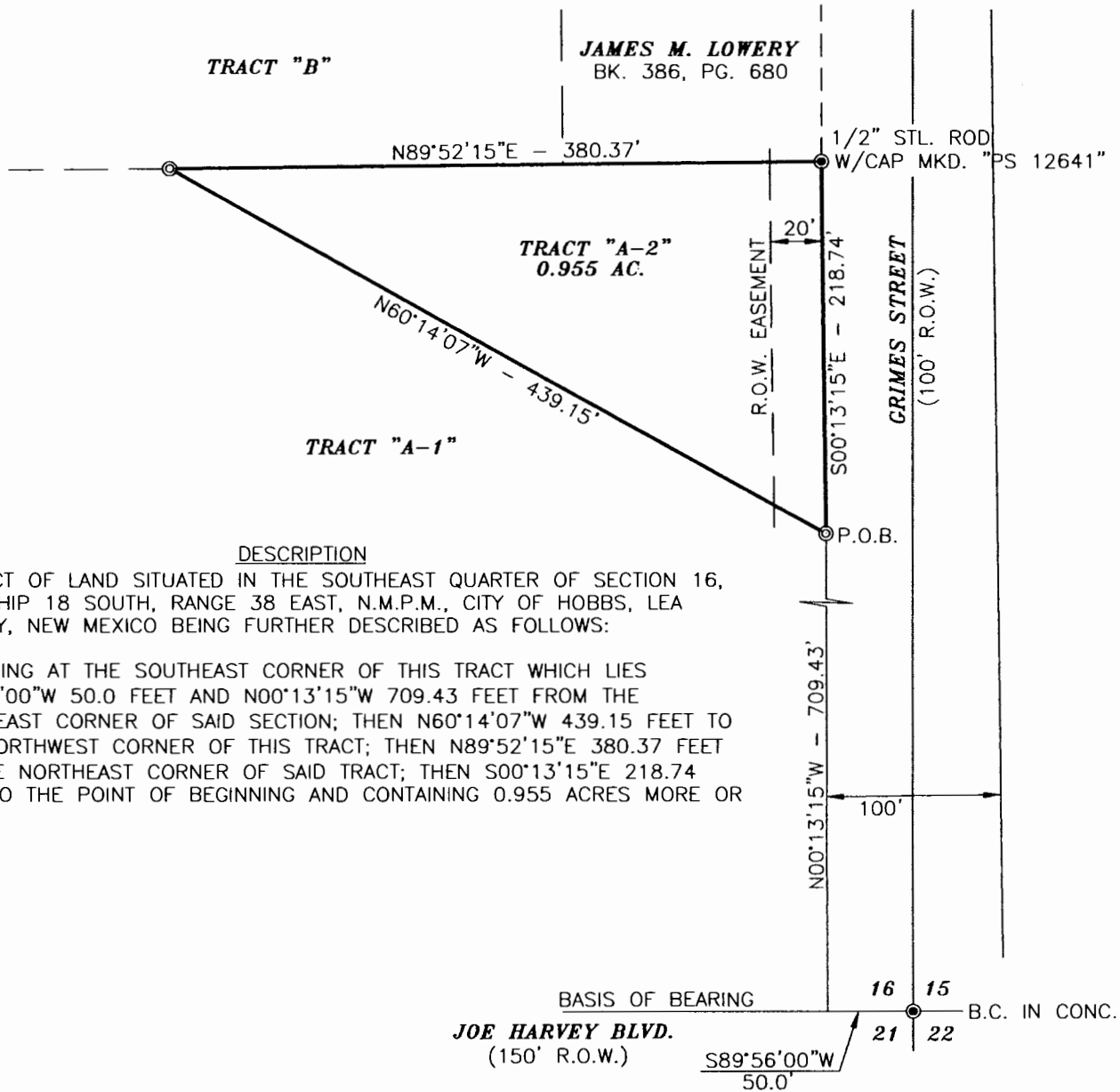
- Size: .955 ac
- Infill Site
- Cross-Access with Home Depot

Contact Mark Blanton



8108 Old Hixon Road, Tampa, FL, 33626 Tel: 813-920-1031 Fax: 813-920-6492

NO WARRANTY, EXPRESSED OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS.

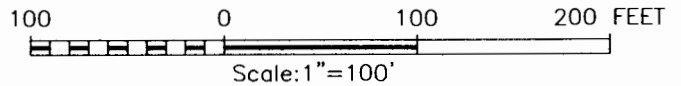


DESCRIPTION

A TRACT OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 18 SOUTH, RANGE 38 EAST, N.M.P.M., CITY OF HOBBS, LEA COUNTY, NEW MEXICO BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THIS TRACT WHICH LIES S89°56'00"W 50.0 FEET AND N00°13'15"W 709.43 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION; THEN N60°14'07"W 439.15 FEET TO THE NORTHWEST CORNER OF THIS TRACT; THEN N89°52'15"E 380.37 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THEN S00°13'15"E 218.74 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.955 ACRES MORE OR LESS.

- LEGEND**
- - DENOTES FOUND MONUMENT AS NOTED
 - ⊙ - DENOTES SET 1/2 STL. ROD W/PVC CAP MKD. "PS 12641"



I HEREBY CERTIFY THAT I DIRECTED AND AM RESPONSIBLE FOR THIS SURVEY, THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THIS SURVEY AND PLAT MEET THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO.

Gary G. Edson 9/1/04
GARY G. EDSON N.M. P.S. No. 12641

PROVIDING SURVEYING SERVICES
SINCE 1946
JOHN WEST SURVEYING COMPANY
412 N. DAL PASO
HOBBS, N.M. 88240
(505) 393-3117

PLAINS DEVELOPMENT CO.

SURVEY TO MONUMENT TRACT A-2 IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 18 SOUTH, RANGE 38 EAST, N.M.P.M., CITY OF HOBBS, LEA COUNTY, NEW MEXICO

Survey Date: 8/27/04	Sheet 1 of 1 Sheets
W.O. Number: 04.11.1021	Drawn By: L.A.
Date: 8/30/04	DISK: CD#3
	04111021

EXHIBIT A

LEGAL DESCRIPTION

HOME DEPOT LOT

A tract of land situated in the southeast quarter of Section 16, Township 18 South, Range 38 East, N.M.P.M., City of Hobbs, Lea County, New Mexico being further described as follows:

Beginning at the southeast corner of this tract which lies S89°56'00"W 50.0 feet and N00°13'15"W 709.43 feet from the southeast corner of said section; then N60°14'07"W 439.15 feet to the northwest corner of this tract; then N89°52'15"E 380.37 feet to the northeast corner of said tract; then S00°13'15"E 218.74 feet to the point of beginning and containing 0.955 acres more or less.