

FOR SALE / DEVELOPMENT OPPORTUNITY

65 ACRES

YAH-TA-HEY, NEW MEXICO

U.S. 491 & Highway 264 | North of Gallup

HOUSING POTENTIAL. COMMERCIAL FLEXIBILITY.

50,000

GALLONS OF WATER / DAY*

300+ FT

HIGHWAY 264 FRONTAGE*

65 ACRES

DEVELOPMENT SCALE*

A WATER ADVANTAGE FOR YOUR NEXT PROJECT

50,000 gallons of guaranteed water per day from the City of Gallup, supplied at commercial rates.*
Combine a substantial water allocation with highway exposure and acreage suited to evaluating a residential or commercial development.

PROPERTY HIGHLIGHTS

Highway exposure

More than 300 feet of Highway 264 frontage near U.S. 491.*

Flexible zoning

Zoning allows homes or commercial uses, per owner; buyer to verify permitted uses.*

20,000+ HOMES NEEDED

Across the Navajo Nation. NHA reported a study identifying a need for 30,000 new homes in 2024.[1] A regional housing opportunity serving Gallup and surrounding Navajo communities.

NEW EMPLOYMENT & EXPANSION IN GALLUP

Convall Energy: Proposed manufacturing campus projects approximately **900 permanent jobs** and more than **1,000 construction jobs**.[2]

Southwest Indian Foundation: Gallup facility expansion projects up to **50 full-time positions** plus approximately **30 contractor jobs**.[3]

GARY BERNIER

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*Property details provided by owner. Buyer to verify acreage, frontage, water agreement, rates, capacity, zoning and development approvals. Information believed reliable. Announced jobs are projections; timing and completion are not guaranteed.