

For Sale

Prime Vacant Land

CORNER LOT LOCATED AT SIGNALIZED INTERSECTION

NEC Coors & Bridge Blvds. SW | Albuquerque, NM 87121



AVAILABLE
±5.6214 Acres



SALE PRICE
\$950,000

IDO ZONING

- [MX-T Low Intensity](#) 

PROPERTY HIGHLIGHTS

- Great opportunity for commercial, office or retail development
- Great visibility along a major commuter route
- 33,600 cars per day at intersection
- Underserved market development opportunity
- Located close to Alamosa Community Center and Park

INCENTIVE PROGRAMS:

- FTZ Zones
- IRB Eligible
- LEDA Act
- New Market Tax Credit
- NM Collateral Assistance Program
- See Advisors for details

NASunVista

got space™

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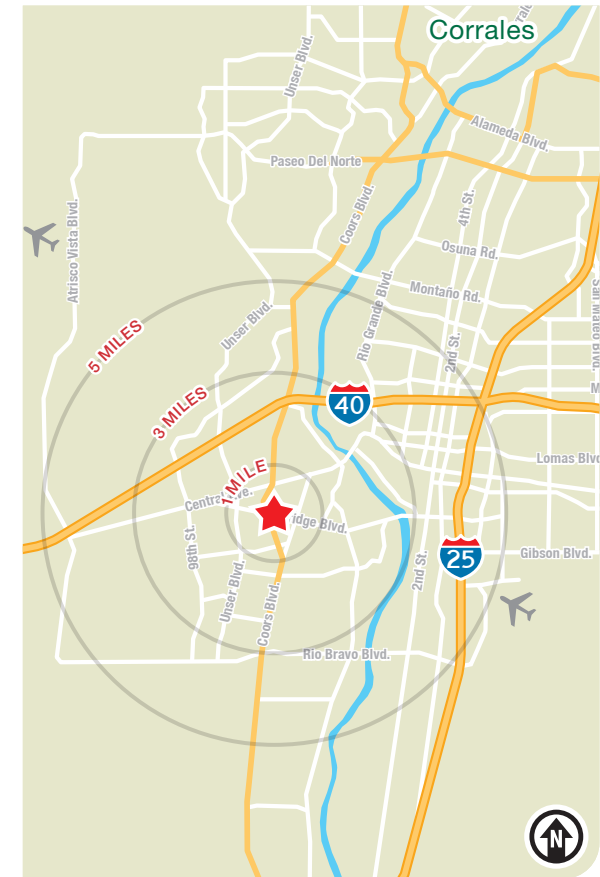
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LOCATION



Demographics	1 mile	3 mile	5 mile
Total Population	14,339	120,780	207,712
Average HH Income	\$56,855	\$61,355	\$64,006
Daytime Employment	2,726	19,614	87,161

2021 Forecasted by Esri



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PHOTOS



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Albuquerque

TRADE AREA ANALYSIS

ALBUQUERQUE | NEW MEXICO

Located near the geographic center of New Mexico at the intersection of I-25 and I-40 and resting at the foot of the Sandia Mountains, Albuquerque is the state's most populous city and one of the most livable in the U.S. The city serves as a major transportation and shipping hub for the Southwest, with BNSF Railway, air cargo from Albuquerque International Airport (Sunport), and a commuter train running from Belen to Santa Fe. Albuquerque is home to the International Balloon Fiesta, the world's largest gathering of hot-air balloons. A talented workforce, a business-friendly environment, a community rooted in history and a high quality of life make Albuquerque hard to beat.



936,582
Albuquerque Metro Population



The Largest
City in the State

ALBUQUERQUE BY THE NUMBERS (ESRI 2022 Demographics)



654,217
City Population



264,145
Households



\$77,810
Avg. Household Income



\$45,730
Md. Disposable Income



23,491
Total Businesses



332,805
Total Employees

SOUTHWEST MESA DEMOGRAPHICS



Total Population
118,412

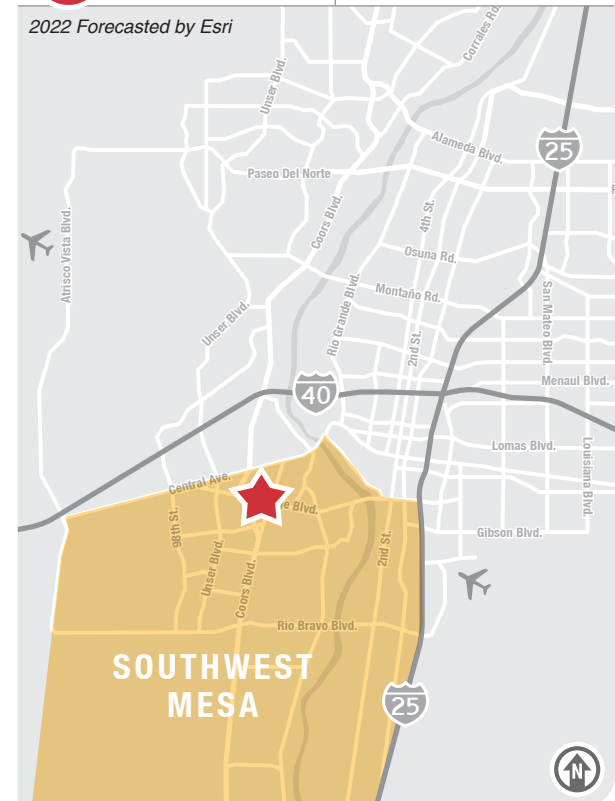


Average HH Income
\$67,216



Daytime Employment
17,533

2022 Forecasted by Esri



SOUTHWEST MESA | ALBUQUERQUE

The Southwest Mesa is the **MOST UNDERSERVED** Trade Area in the Albuquerque Market



Home ownership within the area is **13.5%** higher than the National average, creating more expendable income.



The Southwest Mesa has **9 SF of Retail/Capita** compared to the city average of 45 SF.



The Southwest Mesa is the **Fastest Growing** segment of the Albuquerque MSA.



The average household income in the Southwest Mesa trade area is **\$67,216.**