

For Sale

Hard-Corner Pad Site with Coors Frontage

JUST SOUTH OF COORS BLVD. & PASEO DEL NORTE

SWC Coors Blvd. & Eagle Ranch Rd. NW | Albuquerque, NM 87120



AVAILABLE
Land: ±2.15 Acres



SALE PRICE
\$949,000

IDO ZONING

- MX-L

HIGHLIGHTS

- Excellent visibility
- More than 45,000 cars per day at the signalized intersection
- ±750 feet of Coors Blvd. frontage
- One of the last remaining sites with frontage on Coors Blvd.
- High-income area with an average household income of \$107,352 within a 1-mile radius
- Great access to the Westside
- Close proximity to the Cottonwood trade area
- Municipal water and sewer present in Eagle Ranch Rd. adjacent to the site

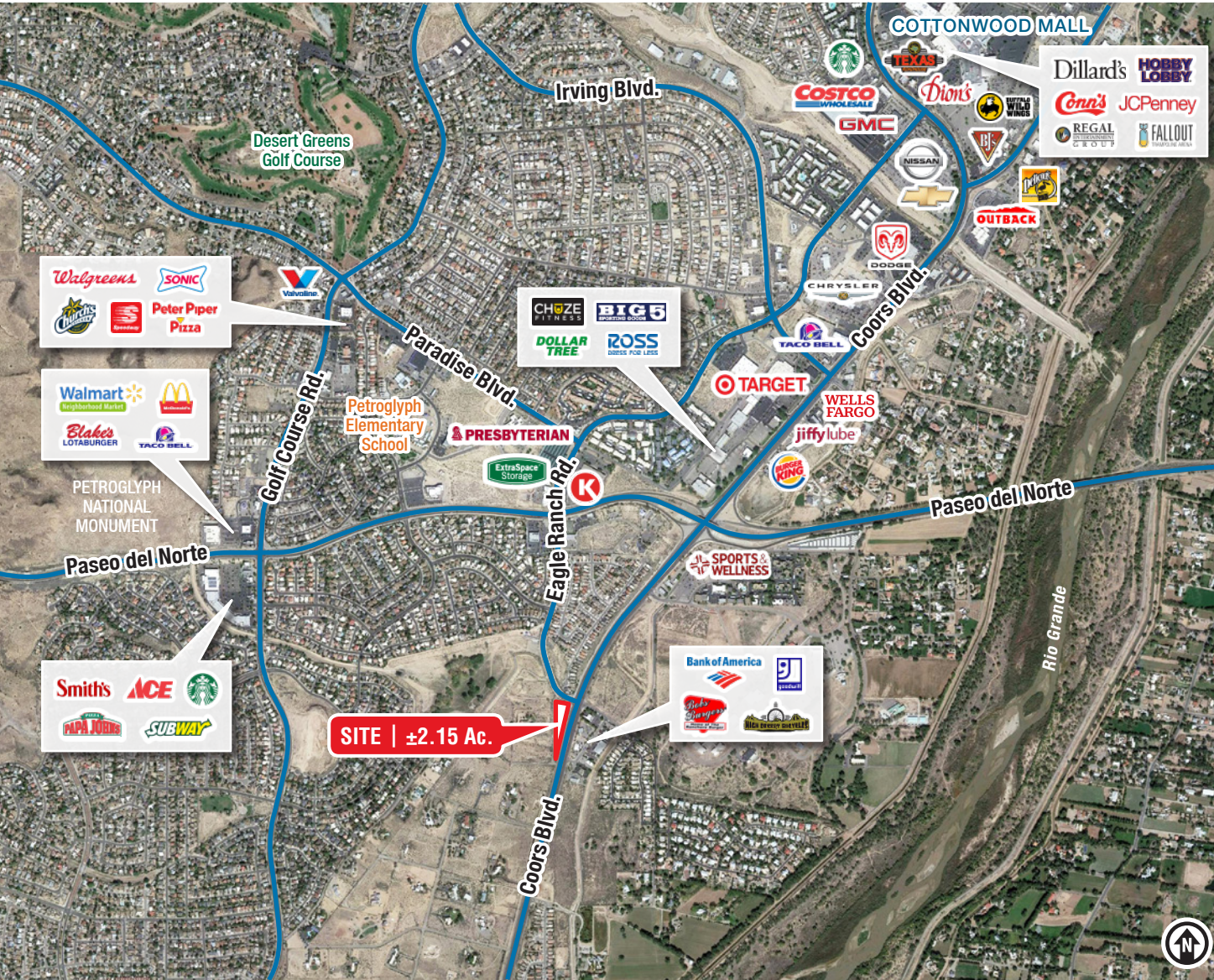
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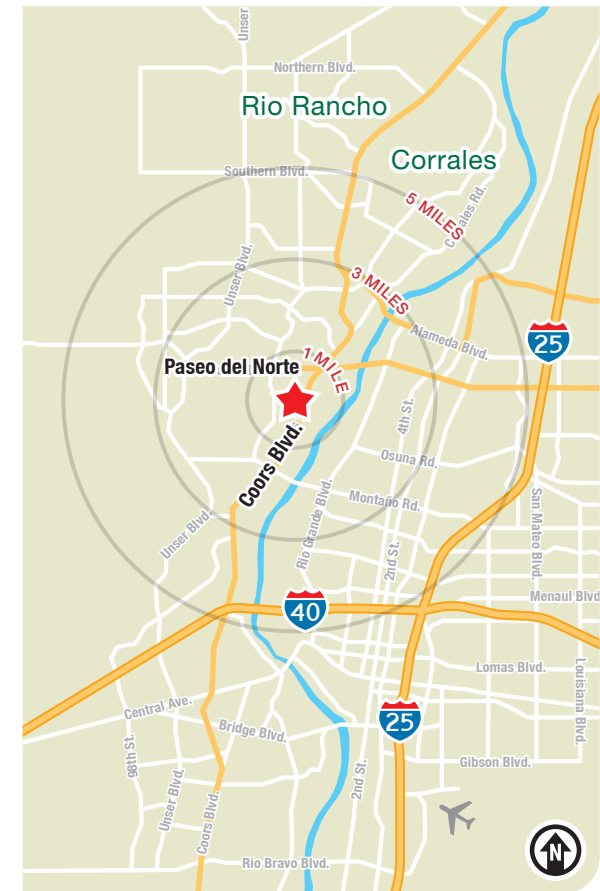
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LOCATION



Demographics	1 mile	3 mile	5 mile
Total Population	8,942	73,893	184,440
Average HH Income	\$119,346	\$111,563	\$102,621
Daytime Employment	2,276	24,186	100,830

2022 Forecasted by Esri



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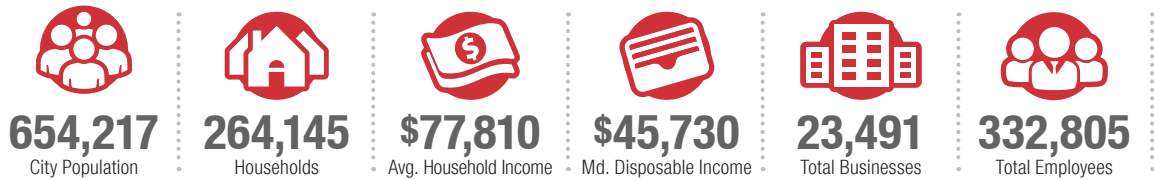
Albuquerque

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.

ALBUQUERQUE BY THE NUMBERS (ESRI 2022 Demographics)



936,582
Albuquerque Metro Population




The Largest
City in the State

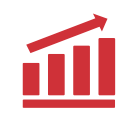


In the News

- Ranked 6th in America's favorite cities list - *Travel + Leisure*
- Ranks among America's best cities for global trade - *Global Trade Magazine*
- The 5th most cost-friendly city to do business in the U.S. - *KPMG*

IT'S HARD TO BEAT ALBUQUERQUE'S WEST SIDE

-  A Business-Friendly Location
-  Low Crime Rates
-  Excellent Public Education System
-  Diverse Housing Options
-  Growing List of Quality-of-Life Amenities



WESTSIDE GROWTH
The Westside of Albuquerque is the fastest growing sector of the city. Large tracts of developable land are available to support an expanding population and future growth.



WESTSIDE DEVELOPMENT
Albuquerque's Westside boasts consistent housing development, new infrastructure endeavors, including vital connections and ongoing commercial and educational facility developments.



WESTSIDE HOUSING
The Westside is the fastest growing area in the city with many planned housing developments. 30% to 42% of single-family housing permits were issued in the city's Northwest quadrant over the last 10 years.



The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.

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