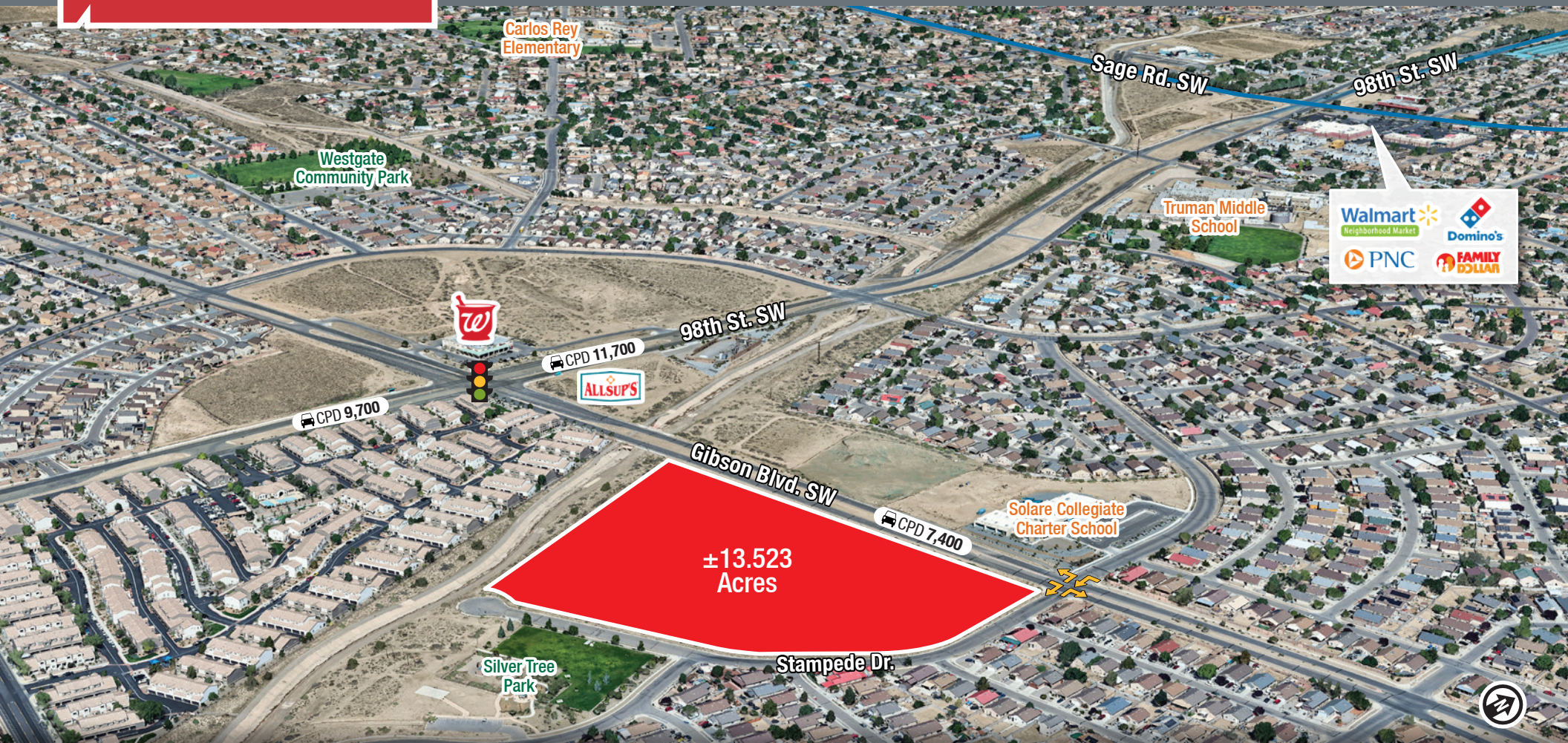


For Sale

Land Ready For Development

GREAT MULTIFAMILY, SENIOR HOUSING SITE



SWC Gibson Blvd. & Stampede Dr. SW | Albuquerque, NM 87110



AVAILABLE

Land: ±13.523 Acres



SALE PRICE

\$2,881,494
(\$4.90/SF)

- Flat and level site
- Located in a growing, underserved area near four newer schools
- Fantastic access and visibility from both streets

For Sale

LAND READY FOR DEVELOPMENT

SWC Gibson Blvd. & Stampede Dr. SW | Albuquerque, NM 87110

SITE

AVAILABLE

Land: ±13.523 Acres

IDO ZONING

▪ [MX-M](#)

HIGHLIGHTS

- Flat and level site
- Located near four newer schools:
 - Solare Collegiate Charter School
 - Atrisco Heritage High School
 - Rudolph Anaya Elementary
 - Truman Middle School
- Infill site with utilities located in Stampede Dr. and Gibson Blvd.
- Fantastic access and visibility from both streets
- City of Albuquerque jurisdiction
- Close proximity to national chain restaurants, shopping center, fitness and movie theater



For Sale

LAND READY FOR DEVELOPMENT

SWC Gibson Blvd. & Stampede Dr. SW | Albuquerque, NM 87110

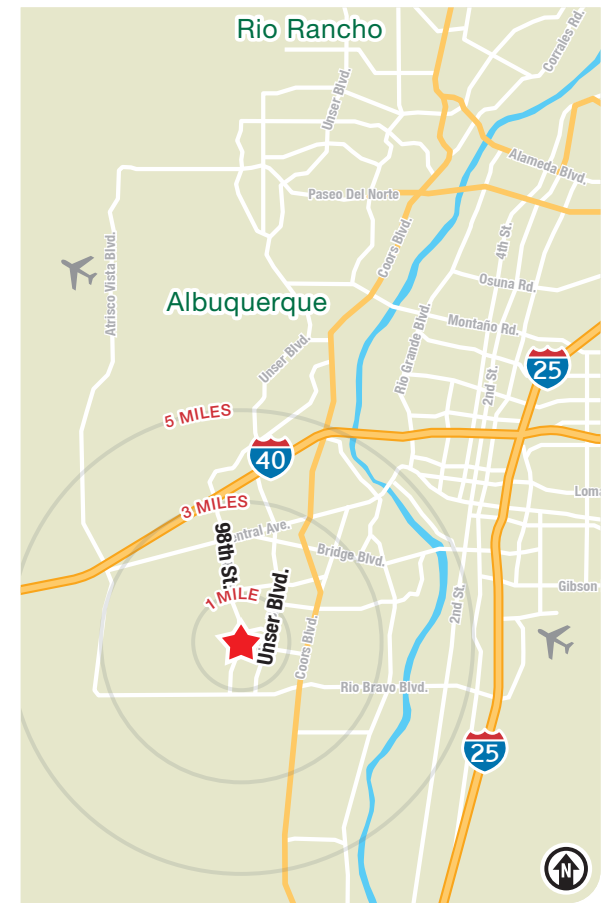
DEMOGRAPHICS | 1, 3 & 5 MILE

	1 Mile		3 Mile		5 Mile	
Summary	2024		2024		2024	
Population	23,126		85,608		153,941	
Households	7,033		27,604		53,557	
Families	5,496		20,411		36,967	
Average Household Size	3.29		3.10		2.86	
Owner Occupied Housing Units	5,648		22,309		41,400	
Renter Occupied Housing Units	1,385		5,295		12,157	
Median Age	30.9		33.0		35.4	
Trends: 2024-2029 Annual Rate	State		State		State	
Population	0.22%		0.22%		0.22%	
Households	0.64%		0.64%		0.64%	
Families	0.37%		0.37%		0.37%	
Owner HHs	1.13%		1.13%		1.13%	
Median Household Income	3.49%		3.49%		3.49%	
Households by Income	2024		2024		2024	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	793	11.3%	2,964	10.7%	5,784	10.8%
\$15,000 - \$24,999	470	6.7%	2,546	9.2%	4,934	9.2%
\$25,000 - \$34,999	510	7.3%	2,490	9.0%	4,862	9.1%
\$35,000 - \$49,999	1,286	18.3%	3,972	14.4%	7,122	13.3%
\$50,000 - \$74,999	1,430	20.3%	5,027	18.2%	9,076	16.9%
\$75,000 - \$99,999	1,128	16.0%	4,359	15.8%	8,318	15.5%
\$100,000 - \$149,999	1,172	16.7%	4,505	16.3%	8,849	16.5%
\$150,000 - \$199,999	124	1.8%	999	3.6%	2,652	5.0%
\$200,000+	119	1.7%	742	2.7%	1,961	3.7%
Median Household Income	\$55,872		\$56,948		\$58,967	
Average Household Income	\$68,214		\$72,128		\$76,637	
Per Capita Income	\$20,941		\$23,280		\$26,691	

DEMO SNAP SHOT

Demographics	1 mile	3 mile	5 mile
Total Population	23,126	85,608	153,941
Average HH Income	\$68,214	\$72,128	\$76,637
Daytime Employment	897	10,152	26,250

2024 Forecasted by Esri



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.









926,835
Albuquerque Metro Population



The Largest
City in the State

ALBUQUERQUE BY THE NUMBERS (ESRI 2024 Demographics)

					
564,818	240,894	\$93,257	\$54,893	22,362	296,914
City Population	Households	Avg. Household Income	Md. Disposable Income	Total Businesses	Total Employees

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 within a five-mile radius of the site is **\$76,637**.

SOUTHWEST MESA DEMOGRAPHICS

 Total Population	117,682
 Average HH Income	\$70,556
 Daytime Employment	18,256

2024 Forecasted by Esri

