

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
\$2,356,247.52
(\$4.00/SF)

IDO ZONING MX-M

HIGHLIGHTS

- Flat and level site
- Located near 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



This property is in a HUB Zone
For Small Companies in Historically Underutilized Business Zones



For Sale

LAND READY FOR DEVELOPMENT

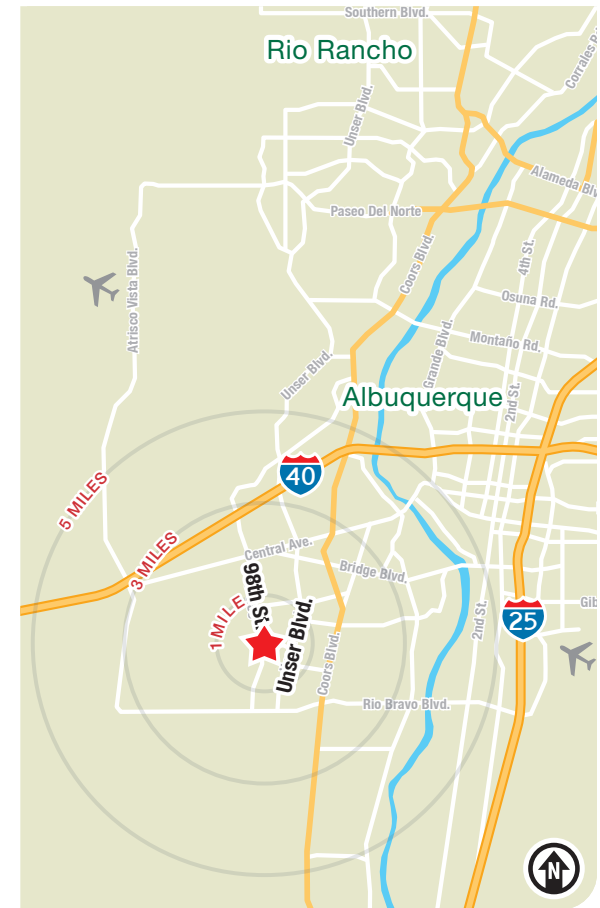
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LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	23,300	85,541	154,316
Average HH Income	\$63,743	\$67,895	\$72,424
Daytime Employment	808	9,404	24,246

2022 Forecasted by Esri



NAI SunVista

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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 | 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.**

SOUTHWEST MESA DEMOGRAPHICS

Total Population	118,412
Average HH Income	\$67,216
Daytime Employment	17,533

