

For Sale

±25 Acres with I-40 Frontage

SOUTH SIDE OF I-40 AT THE RIO PUERCO

SEQ I-40 & Rio Puerco Rd. | Albuquerque, NM 87121



AVAILABLE

- 3 Lots: ±8.33 Acres Each
- ±25 Acres Total



SALE PRICE

- \$190,757 per ±8.33-acre lot
- \$572,271 for all three lots

ZONING

- MH, Bernalillo County

HIGHLIGHTS

- Exceptional I-40 visibility on small parcels at the western entrance to the Albuquerque metro area
- Great site for RV park, motel or other opportunities requiring interstate visibility once paved access is created to the site
- Immediately east of Route 66 Casino and the Rio Puerco



This property is in a **HUB Zone**

For Small Companies in Historically Underutilized Business Zones



NAI SunVista

got space™

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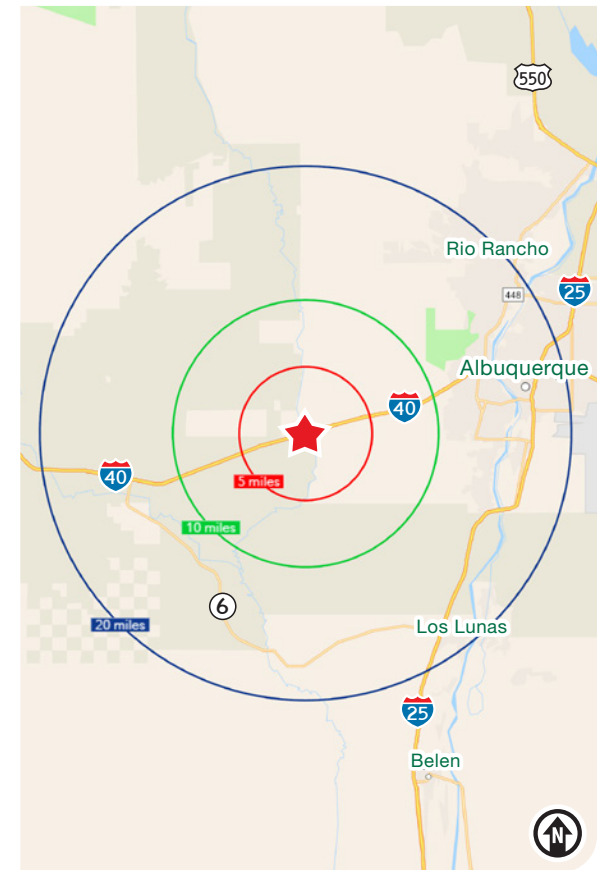
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LOCATION



Demographics	5 mile	10 mile	20 mile
Total Population	3,149	5,520	414,242
Average HH Income	\$83,715	\$64,571	\$74,632
Daytime Employment	1,304	1,732	188,150

2021 Forecasted by Esri



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PHOTOS



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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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