

For Sale

Prime Land in a High-Growth Area

HIGH-VISIBILITY LOCATION AT I-40 & ARROYO VISTA/98TH ST.

SWQ Ladera Dr. & Arroyo Vista Blvd. | Albuquerque, NM 87120



AVAILABLE
Land: ±20.426 Acres



SALE PRICE
\$8.00/SF

ZONING

- A-1, Bernalillo County

HIGHLIGHTS

- Motivated seller
- Surrounded by major residential and commercial development
- Great visibility to westbound I-40 traffic
- Located within a high-growth area
- Wet utilities in the immediate area
- Long-term family holding – will work with buyer through the entitlement process

For Sale

PRIME LAND IN A HIGH-GROWTH AREA

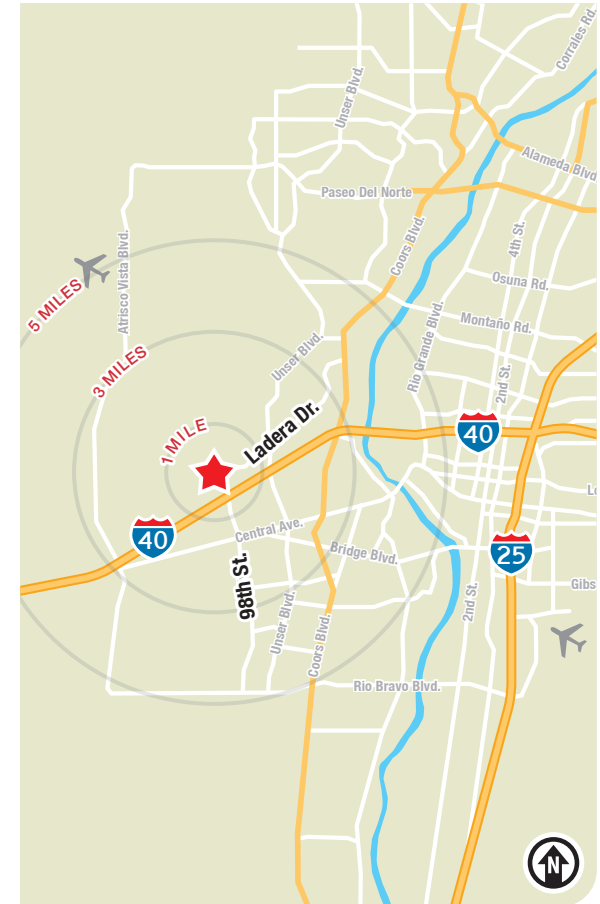
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LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	8,562	67,927	156,807
Average HH Income	\$117,043	\$83,455	\$84,282
Daytime Employment	298	11,099	28,644

2024 Forecasted by Esri



NAI SunVista

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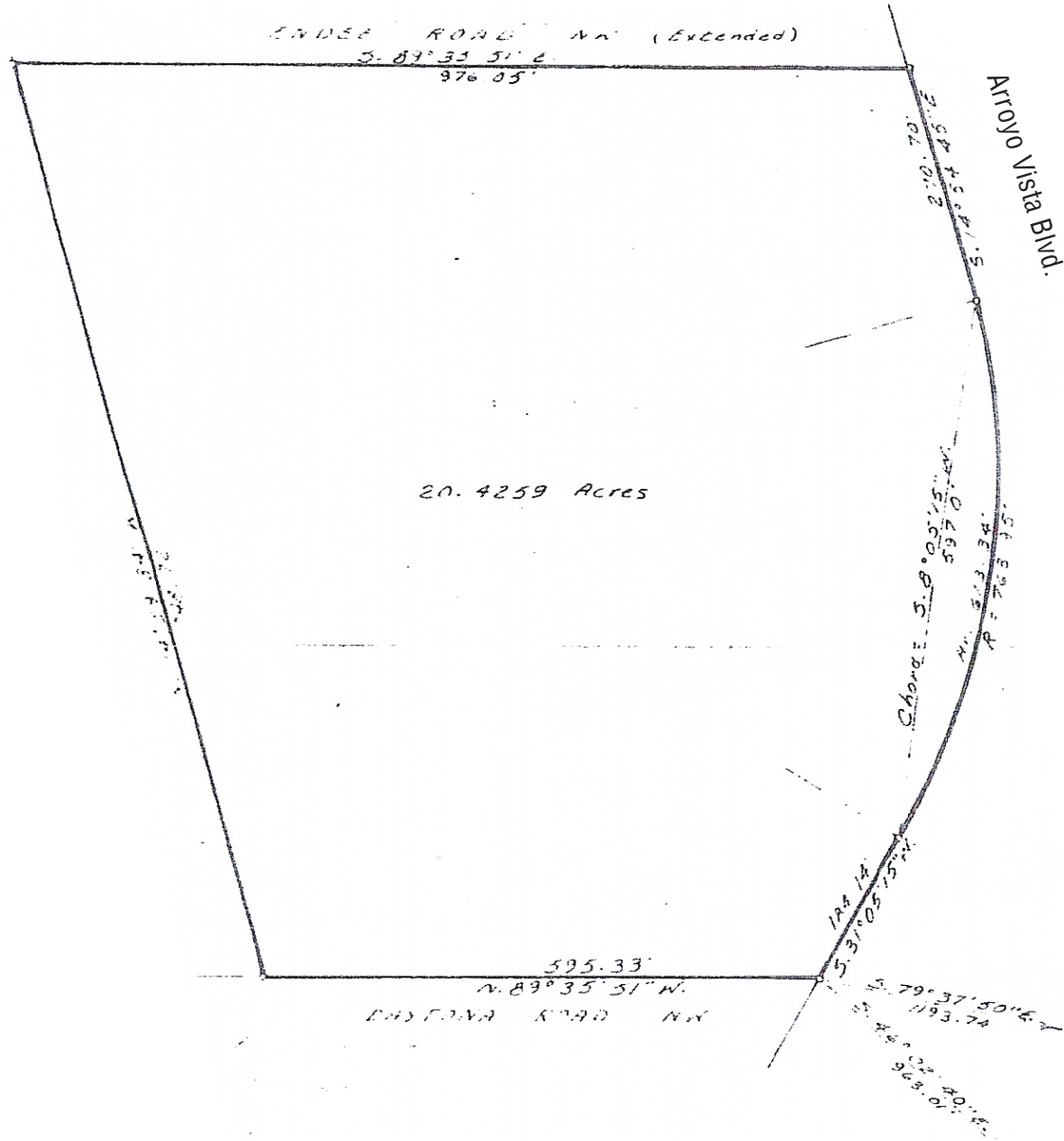
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SITE SURVEY

±20.426 Acres



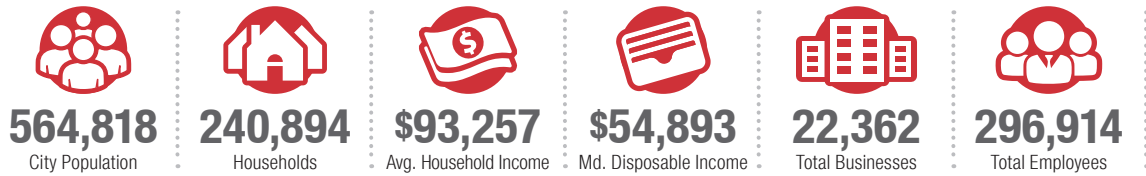
Albuquerque

TRADE AREA ANALYSIS

ALBUQUERQUE | WESTSIDE

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.

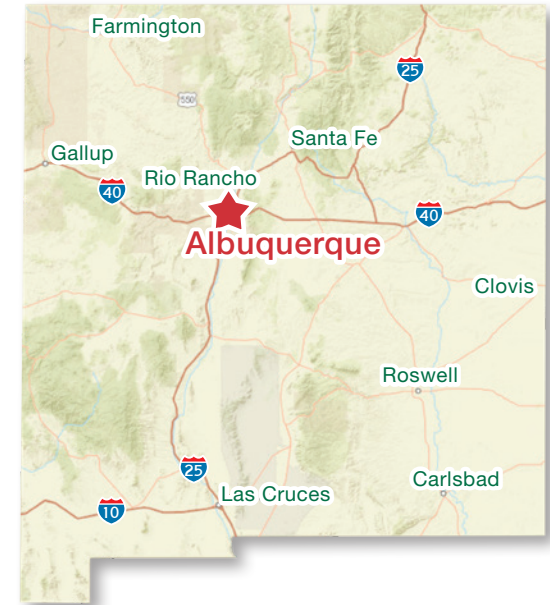
ALBUQUERQUE BY THE NUMBERS (ESRI 2024 Demographics)



926,835
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 WESTSIDE

-  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.