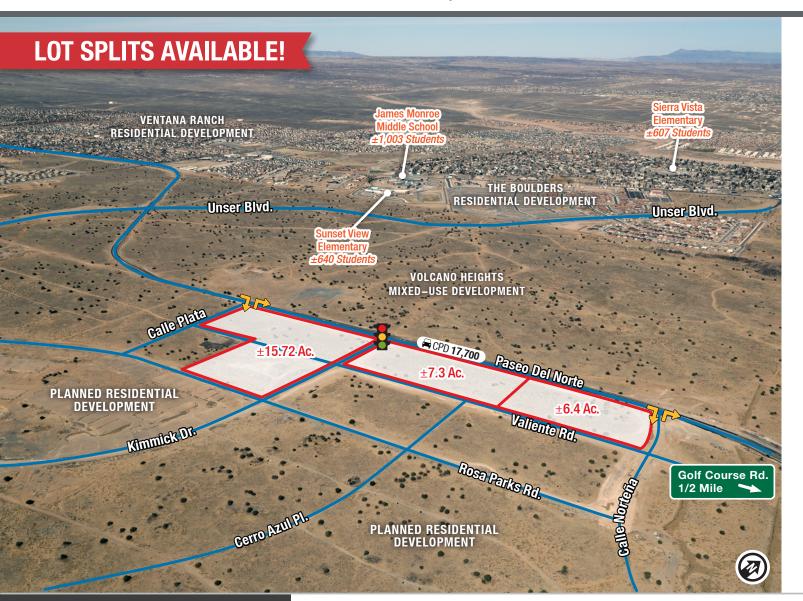
# For Sale

# Prime Land for Retail Development

DIRECT ACCESS TO PASEO DEL NORTE

SEC & SWC Paseo del Norte & Kimmick Dr. | Albuquerque, NM 87120





### AVAILABLE

±2.0 to ±29.0 Acres



#### **IDO ZONING**

MX-L

#### HIGHLIGHTS

- All infrastructure in place
- Ready for development
- All utilities to the site
- Signalized intersection
- Lot splits
- Off-site improvements are completed and included in price
- Impact fee credits available
- Centrally located to:
  - Public schools
  - Shopping
  - Residential developments





# For Sale

# Prime Land for Retail Development

DIRECT ACCESS TO PASEO DEL NORTE

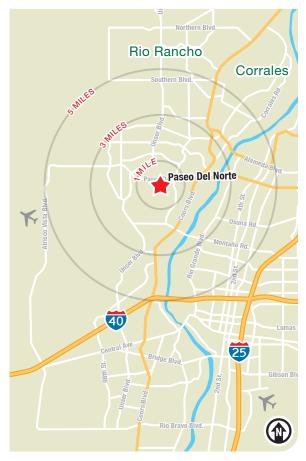
SEC & SWC Paseo del Norte & Kimmick Dr. | Albuquerque, NM 87120

## Little League VENTANA RANCH **BOULDERS** Paseo Del Norte PETROGLYPH **BLACK RANCH** VOLCANO HEIGHTS Paseo Del Norte Planned Residential Development Monument SITE | ±29.0 Ac. LA CUENTISTA **VOLCANO CLIFFS** Future Development PETROGLYPH **ESTATES** MONTECITO

## LOCATION

Demographics		1 mile	3 mile	5 mile
8	Total Population	5,376	88,550	164,826
(3)	Average HH Income	\$128,114	\$109,434	\$104,942
	Daytime Employment	407	12,306	46,876

2022 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.



Albuguergue Metro

Population



Farmington

#### ALBUQUERQUE BY THE NUMBERS (ESRI 2022 Demographics)















## 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**



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.

Las Cruces



#### 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 guadrant 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 quarantee, 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

Clovis

Carlsbad