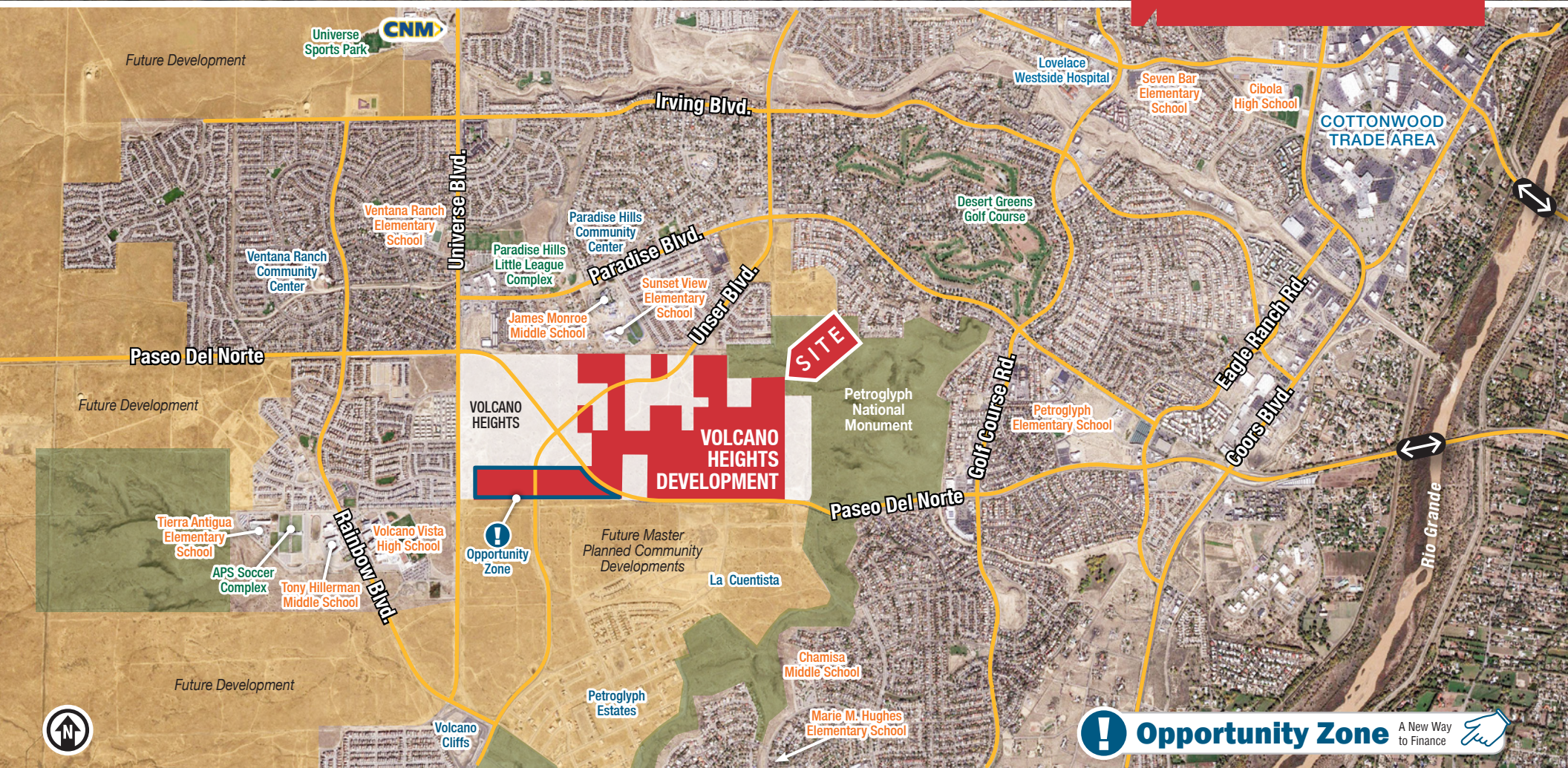


Volcano Heights Development

NEQ Unser Blvd. & Paseo Del Norte | Albuquerque, NM 87114

Land
For Sale



EXTRAORDINARY
INFILL DEVELOPMENT
OPPORTUNITY

AVAILABLE
±252 Acres
ZONING
Mixed Use

Volcano Heights Development is located in the highly-desirable Northwest quadrant of Albuquerque. It is a part of the Volcano Heights area of the city and has been approved for multiple uses with site plan review going straight to DRB. Key intersections, great demographics, centralized metro location, and great views make this land opportunity the ideal launching pad for Albuquerque's next big mixed-use development. Ask Advisors for pricing.

! Opportunity Zone A New Way to Finance

NA SunVista

got space™

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Land For Sale

VOLCANO HEIGHTS DEVELOPMENT


NEQ Unser Blvd. & Paseo Del Norte | Albuquerque, NM 87114

SITE DEMOGRAPHICS & AREA HIGHLIGHTS

 Zoned High Rise, MultiFamily

 Adjacent to transportation

 Key intersections planned for the Unser and Paseo del Norte Corridor

 Great demographics to support development

WESTSIDE STRENGTHS

-  A Business-Friendly Location
-  Low Crime Rates
-  Excellent Public Education System
-  Diverse Housing Options
-  Growing List of Quality-of-Life Amenities

30% TO 42% 

Of Albuquerque single-family housing permits were issued in the city's Westside over the last 10 years.

Source: Housing Digest, Jan DeMaggio

WESTSIDE STORY

 **194,551**
West Side Population

 **\$102,132**
Avg. Household Income

 **48,944**
Total Employees

The **87114, 87120 & 87124** zip codes are among the highest employment and income areas in the Albuquerque/Rio Rancho metro area.

ALBUQUERQUE BY THE NUMBERS

 **936,582**
Metro Population

 **654,217**
City Population


 **\$77,810**
Avg. HH Income


 **23,491**
Total Businesses

 **332,805**
Total Employees


It's Hard To Beat Albuquerque's West Side

 **GROWTH**
The Westside is the fastest growing sector of the city. Large tracts of developable land are available to support an expanding population and future growth.

 **POPULATION**
39% of the Albuquerque MSA population lives west of the Rio Grande and that number continues to climb each year.




 **TRANSPORTATION**
The Westside is well integrated into the mass transit system with multiple bus routes throughout the area and development plans for future transit connections.

 **DEVELOPMENT**
The Westside boasts consistent housing development, new infrastructure endeavors, including vital connections and ongoing commercial and educational facilities.

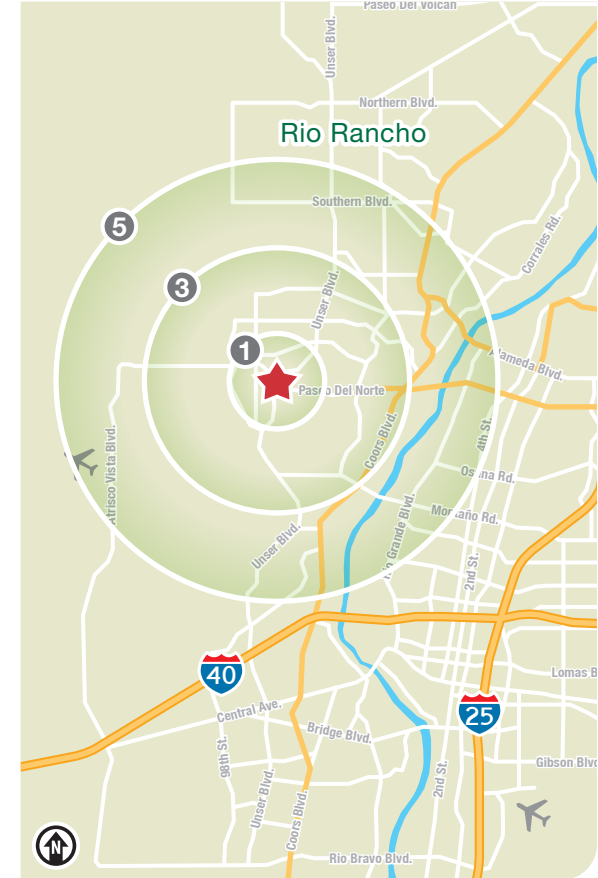
 **HOUSING**
The Westside is one of the fastest growing areas in the City, with continued master-planned developments of new housing.

 **OPPORTUNITY**
As an underserved and growing area, investors can bridge the gap of jobs and services on the Westside.

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Total Population 	5,167	83,464	156,208
Average HH Income 	\$108,275	\$109,121	\$105,550
Daytime Emplmt. 	449	10,617	42,339

2022 Demographics Forecasted by ESRI



Land For Sale

VOLCANO HEIGHTS DEVELOPMENT

NEQ Unser Blvd. & Paseo Del Norte | Albuquerque, NM 87114

IDEAL BUSINESS FOR VOLCANO HEIGHTS DEVELOPMENT

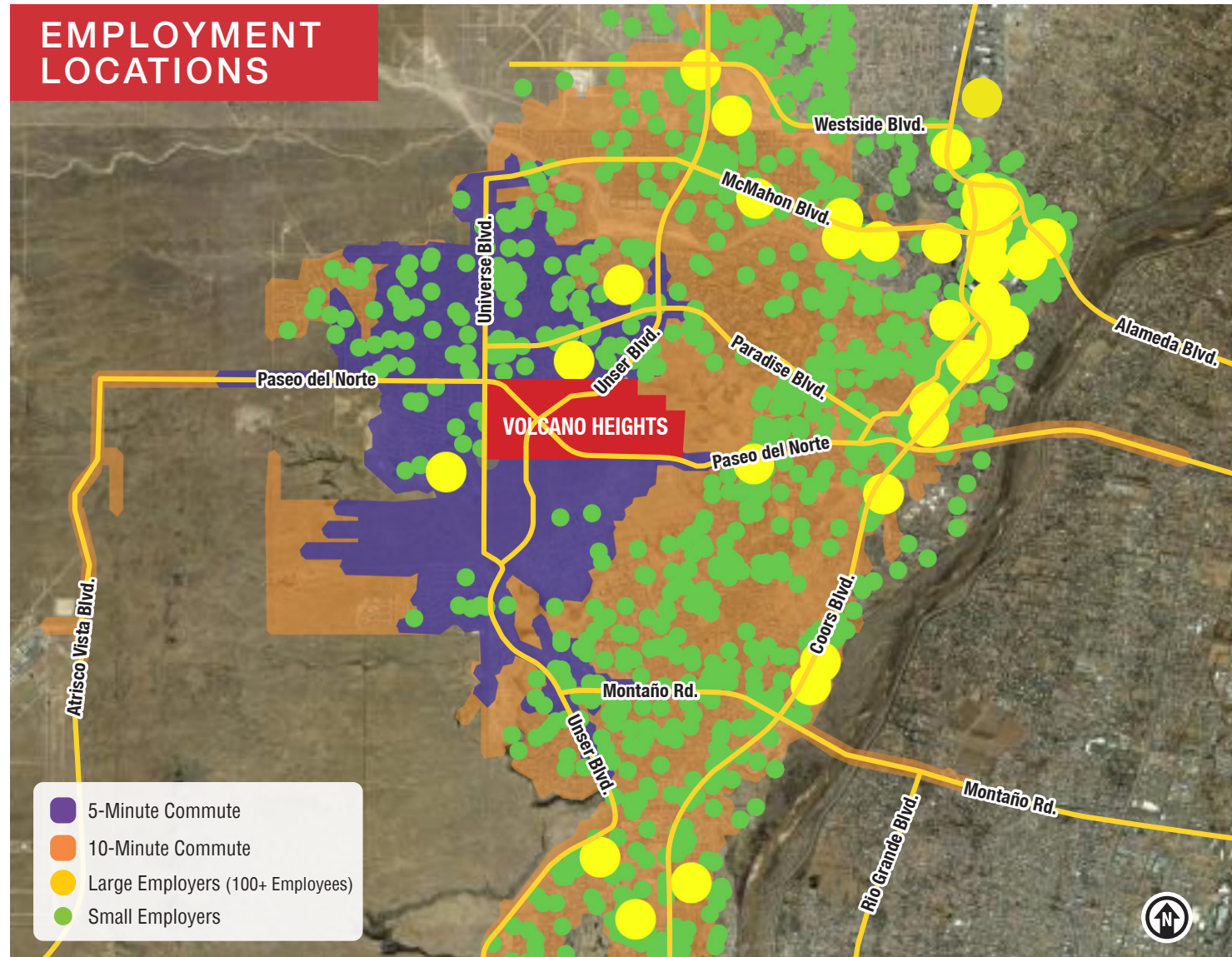
LOCATION

- Call Centers
- Industrial Park Uses
- Office Use
- Multi-family Housing
- Retail

Join Existing Successful Westside Large Industrial/ Office and Tech Companies:



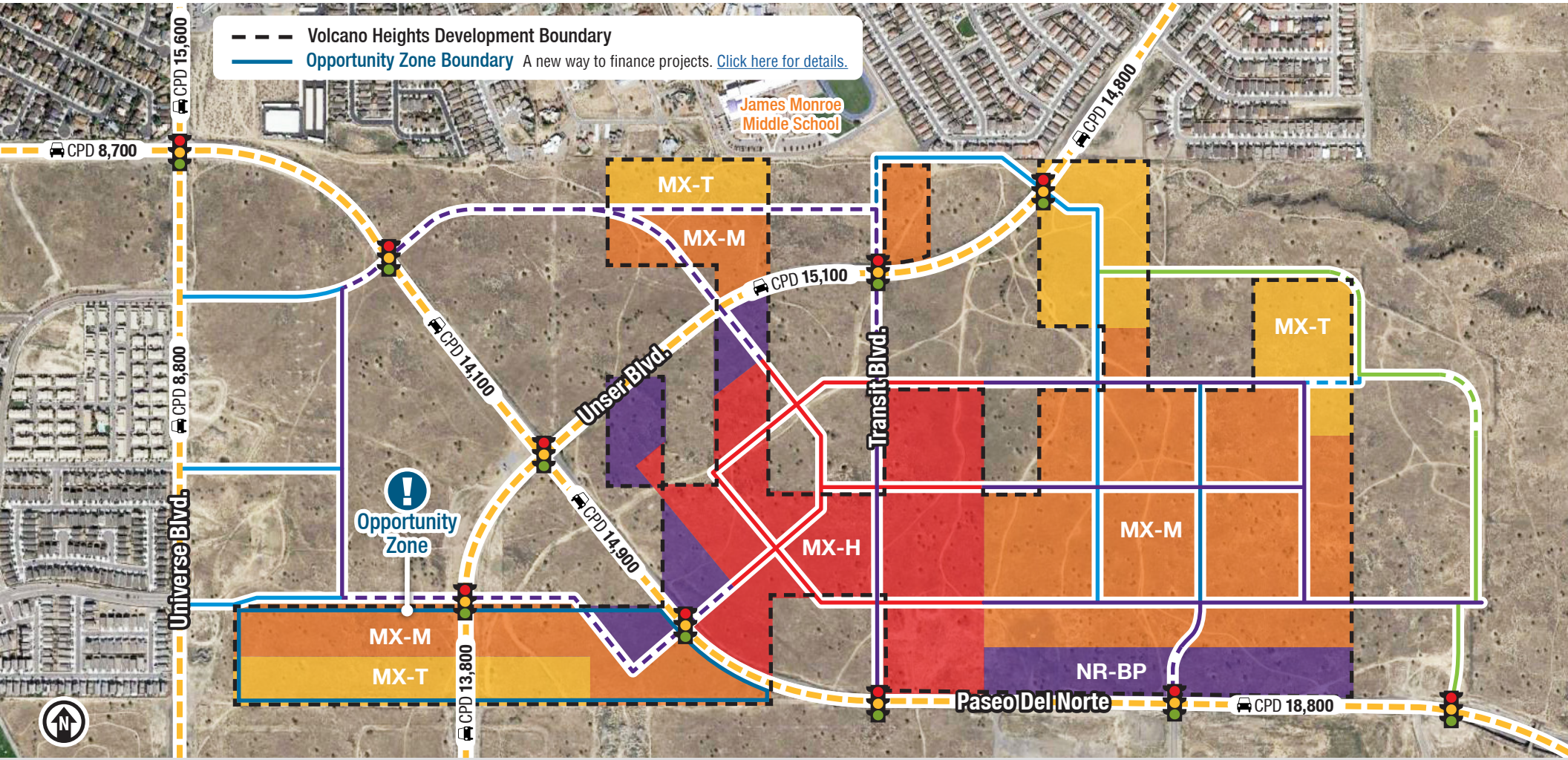
EMPLOYMENT LOCATIONS



- 5-Minute Commute
- 10-Minute Commute
- Large Employers (100+ Employees)
- Small Employers

SECTOR DEVELOPMENT PLAN

LOCATION



--- Volcano Heights Development Boundary
 — Opportunity Zone Boundary A new way to finance projects. [Click here for details.](#)

James Monroe Middle School

! Opportunity Zone

- | | | | | |
|---|--|---|---|--|
| ■ MX-H (Town Center) | ■ MX-M (Mixed Use) | Regional Principal Artery | Park Edge Street | "A" Street |
| ■ NR-BP (Regional Center) | ■ MX-T (Neighborhood Transition) | Town Center Street | Neighborhood Street | "B" Street |
| | | Connector Street | | |

PROPOSED TRANSIT PLAN

TRANSIT



- Proposed BRT #1 NW MESA
- Proposed Park & Ride
- Volcano Heights Development

PROPOSED TRANSIT PLAN

TRANSIT

Transit Blvd. - Volcano Heights



This illustration highlights the proposed alignment for the Transit Boulevard that will connect Paseo del Norte to Unser through the Volcano Heights Town Center. The alignment includes a complete street concept with robust facilities for walking, bicycling, transit usage, and auto mobility.

Park-And-Ride Features



Median-Running BRT Station @ Mid-Block



Side-Running BRT Station

Paseo Del Norte & Eagle Ranch Rd.



This illustration highlights the proposed alignment along Paseo del Norte at the intersection with Eagle Ranch. The proposed BRT guideway would run within its own right-of-way parallel to Paseo del Norte. The BRT station will feature safe pedestrian crossings and a parking and ride lot.



Park-and-Ride Station



Median-Running BRT Station at Intersection

WATER LINE AVAILABILITY

UTILITIES

