

For Sale

# Build-Ready Residential Lots



EASTLAND HILLS SUBDIVISION IN LOS LUNAS

SEQ Cypress Blvd. & Avenida Alamosa | Los Lunas, NM 87031



## SITE

- Land: ±24.0 Ac.
- Lots: 105

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### AVAILABLE

Land: ±24.0 Acres



### SALE PRICE

\$6,825,000

- 105 pre-engineered, ready-to-build sites with all underground utilities to each
- Lot sizes from ±0.14 to 0.25 Acres (Average: 53' x 100')
- Additional ±76 acres with 600 lots are also available

**NAI**SunVista

got space™

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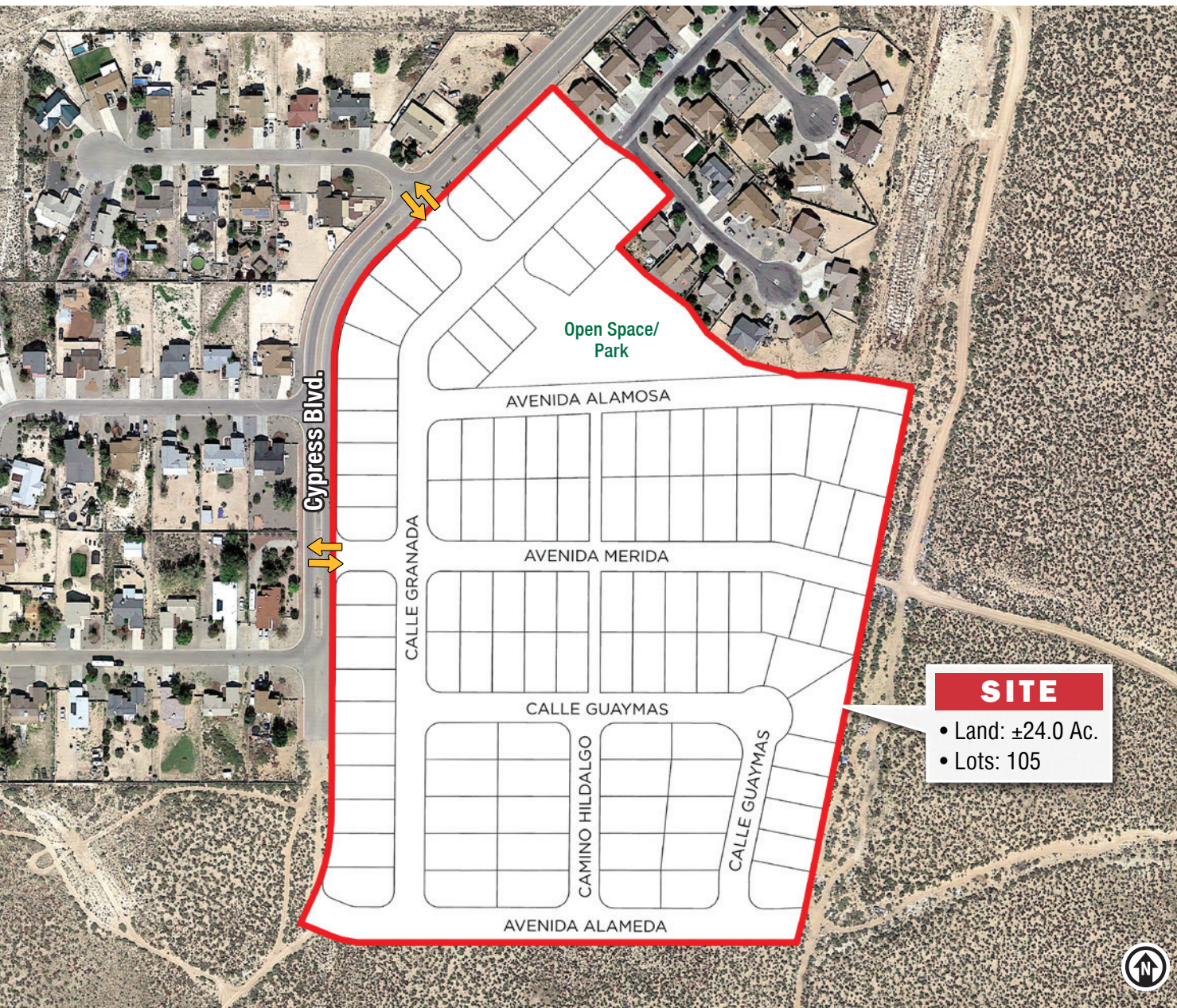
505 977 5094



# For Sale

## BUILD-READY RESIDENTIAL LOTS IN LOS LUNAS

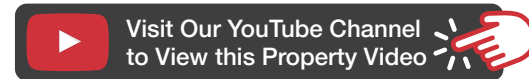
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### HIGHLIGHTS

- 105 superior, pre-engineered pad sites that exceed compaction testing. This will allow a builder to “go vertical” with NO dirt removal.
- All underground utilities have been brought to each lot:
  - New Mexico Water & Sewer
  - New Mexico Gas
  - PNM Electric
  - Comcast & Plateau High-Speed Internet
- Lots sizes range from ±0.14 to 0.25 Acres
- Average size of each lot is 53' x 100'
- Essential shopping is less than 10 minutes away
- I-25 is only 10 minutes away
- Albuquerque International Airport is just 20 minutes away
- I-40 is just 35 minutes away
- Nearby schools:
  - Anne Parish Elementary: 2 miles
  - Desert View Elementary: 6.5 miles
  - Valencia Middle School: 7 miles
  - Valencia High School: 7.5 miles
- An additional ±76 acres with 600 lots is also available

**ZONING** Valencia County



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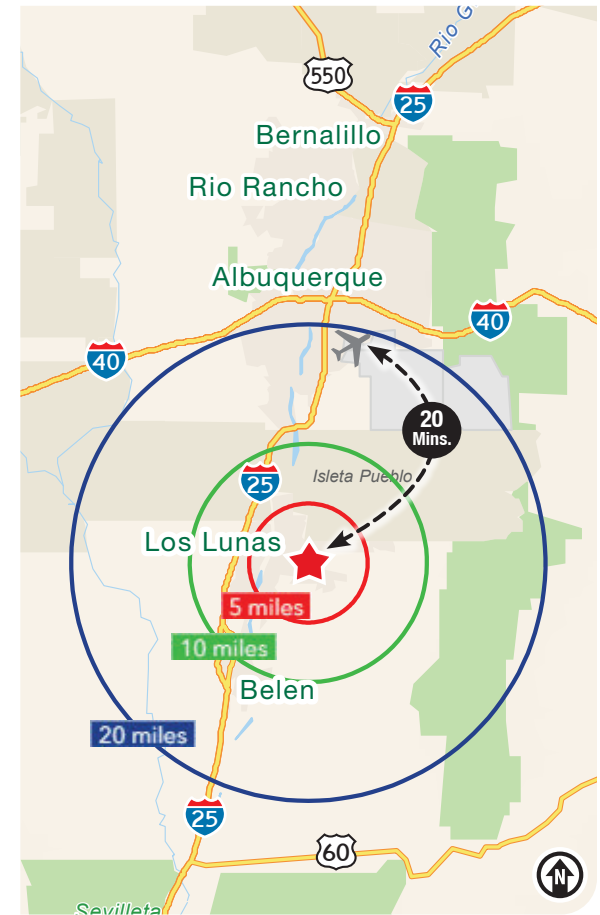
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### LOCATION

Demographics	5 mile	10 mile	20 mile
Total Population	30,355	62,602	210,717
Average HH Income	\$66,943	\$72,986	\$70,995
Daytime Employment	5,436	12,6582	53,196

2023 Forecasted by Esri



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## LOS LUNAS | NEW MEXICO

Over the past 40 years, Los Lunas has had a population increase of more than a thousand percent making it one of the fastest-growing communities in New Mexico. This is due in part to the ease of doing business. Not only do they offer competitive incentives, but proudly boast a fast, 2-4-week maximum approval process for commercial and residential plans as well as building permits. Just ask Facebook, Amazon, Niagara Bottling, Wall Colmonoy, Accurate Machine & Tool or any of our other economic-base companies and national retailers. Los Lunas is a small community but with more than 2,000 acres of available commercial land across three business parks with direct access to two major interstates, there are big possibilities on the horizon.



**2nd Fastest**  
Growing City in New Mexico



### LOS LUNAS BY THE NUMBERS (ESRI 2023 Demographics)



**18,133**  
City Population



**6,797**  
Households



**\$76,086**  
Avg. Household Income



**\$49,250**  
Md. Disposable Income



**573**  
Total Businesses



**6,513**  
Total Employees

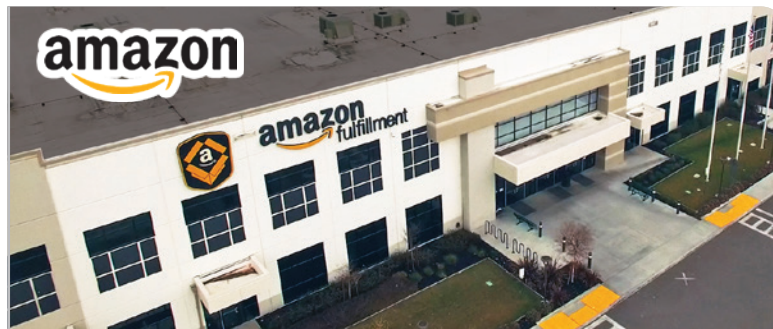
**Los Lunas' population has grown 47.8% since 2000.**

### CHALLENGES

Los Lunas experiences a significant level of retail leakage of approx. **\$155 million** into the City of Albuquerque.

### OPPORTUNITIES

Investors can bridge the gap of needs and retail services of a rapidly-growing Los Lunas.



Amazon is building a 1 million SF fulfillment facility just west of Los Lunas. It will employ more than 600 people when completed.



### Facebook is Expanding

- The first phase of Facebook's server farm in Los Lunas was completed in 2019.
- The latest \$800 million expansion of the project was announced in October 2021 and will push Facebook's investment into Los Lunas to nearly \$2 billion.
- New houses, stores, businesses and restaurants have come to the area and more are to follow.