

For Sale

West Mesa Residential Land

DENSE INFILL SITE IN AN ESTABLISHED RESIDENTIAL AREA



±3.58 Ac.

SWC Fortuna Rd. & Quailbrush Dr. NW | Albuquerque, NM 87121



AVAILABLE

Land: ±3.58 Acres



SALE PRICE

\$620,294
(\$4.00/SF)

- Well located across from West Mesa High School
- Less than one mile from I-40
- Ideal for a residential subdivision

NA SunVista

got space™

Alex Pulliam
alex@sunvista.com
505 350 5729

Genieve Posen
genieve@sunvista.com
505 998 1568

Jim Wible, CCIM
jimw@sunvista.com
505 400 6857

Keith Meyer, CCIM, SIOR
keithmeyer@sunvista.com
505 715 3228

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SITE

AVAILABLE

Land: ±3.58 Acres





IDO ZONING

▪ R-1B 

HIGHLIGHTS

- Dense infill site in an established residential area
- Well located across from West Mesa High School
- Less than one mile from I-40
- Streets and sidewalks in place
- Nearby utilities located in street
- Ideal for a residential subdivision

UTILITIES LEGEND

-  Natural Gas Line/Main
-  Water Main
-  Sewer Main
-  Electrical Main

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505 878 0001 | sunvista.com

2424 Louisiana Blvd. NE | Suite 100
Albuquerque, NM 87110

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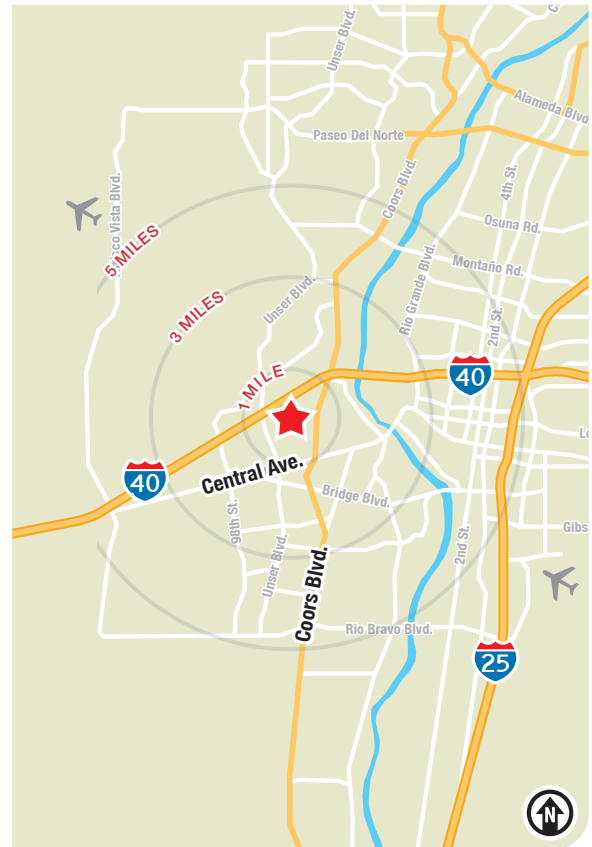


LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	13,200	95,982	210,752
Average HH Income	\$76,694	\$84,646	\$81,937
Daytime Employment	5,908	22,389	85,273

2024 Forecasted by Esri

Opportunity Zone [MORE INFO](#)



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Albuquerque

TRADE AREA ANALYSIS

ALBUQUERQUE | WESTSIDE

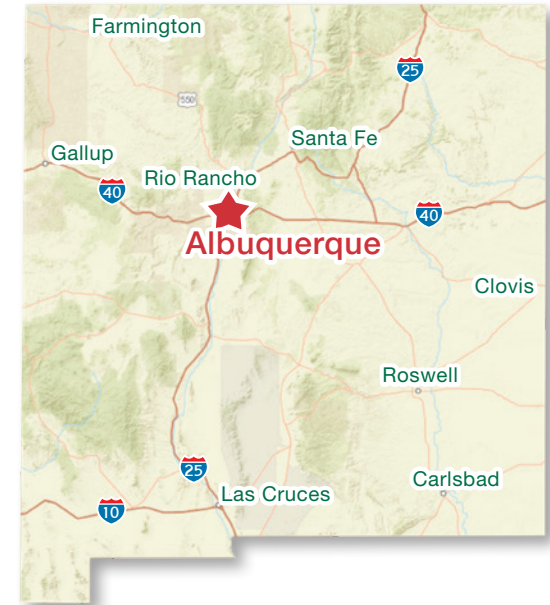
Located near the geographic center of New Mexico at the intersection of I-25 and I-40 and resting at the foot of the Sandia Mountains, Albuquerque is the state's most populous city and one of the most livable in the U.S. The city serves as a major transportation and shipping hub for the Southwest, with 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.



926,835
Albuquerque Metro Population



The Largest
City in the State



ALBUQUERQUE BY THE NUMBERS (ESRI 2024 Demographics)



564,818
City Population



240,894
Households



\$93,257
Avg. Household Income



\$54,893
Md. Disposable Income



22,362
Total Businesses



296,914
Total Employees

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.