

For Sale

Residential Land for Development

LOCATED ON UNSER BLVD. NEAR NEIGHBORHOOD SERVICES



SWC Unser Blvd. & Sage Rd. SW | Albuquerque, NM 87121



AVAILABLE
Land: ±9.33 Ac.



SALE PRICE
\$2,643,067 (\$6.50/SF)

- Expansive growth area with new homes and commercial developments
- Well positioned off Unser Blvd. and Sage Rd.
- Ideal for a higher-density residential subdivision development

NA SunVista

got space™

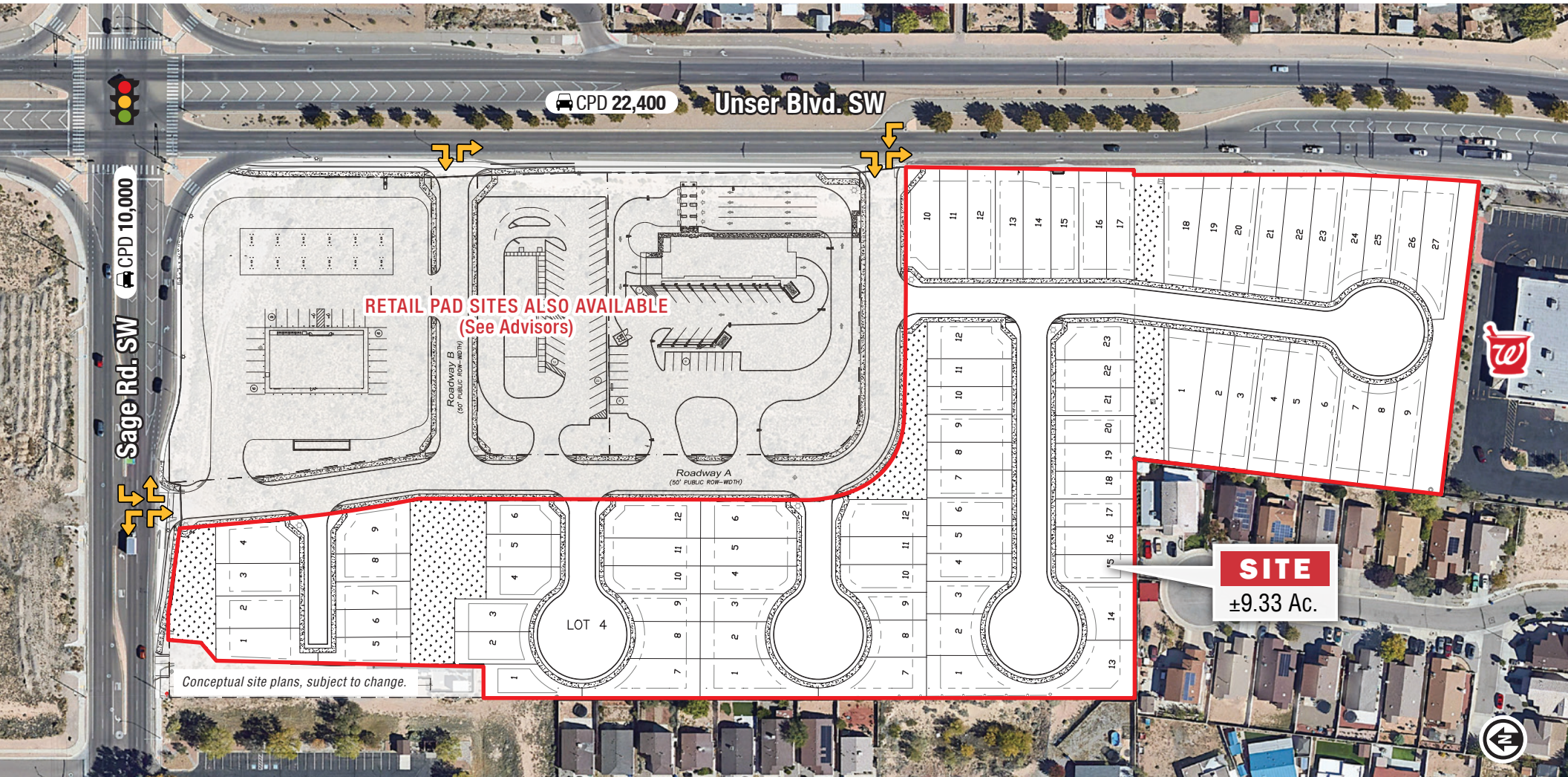
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For Sale

RESIDENTIAL LAND FOR DEVELOPMENT

SWC Unser Blvd. & Sage Rd. SW | Albuquerque, NM 87121



AVAILABLE

- Land: ±9.33 Ac.

IDO ZONING

- PD 

- Well positioned off Unser Blvd. and Sage Rd.
- Ideal for a higher-density residential subdivision development
- Interior roads to subdivision development will be developed by owner and maintained by the City of Albuquerque
- Nearby utilities located in the street
- Zoned for single-family, townhome or a duplex type development
- The current site plan is approved for 83 units, with each unit having a minimum lot size of 2,200 SF
- The lot pads are 1,350 SF each (25' x 54')

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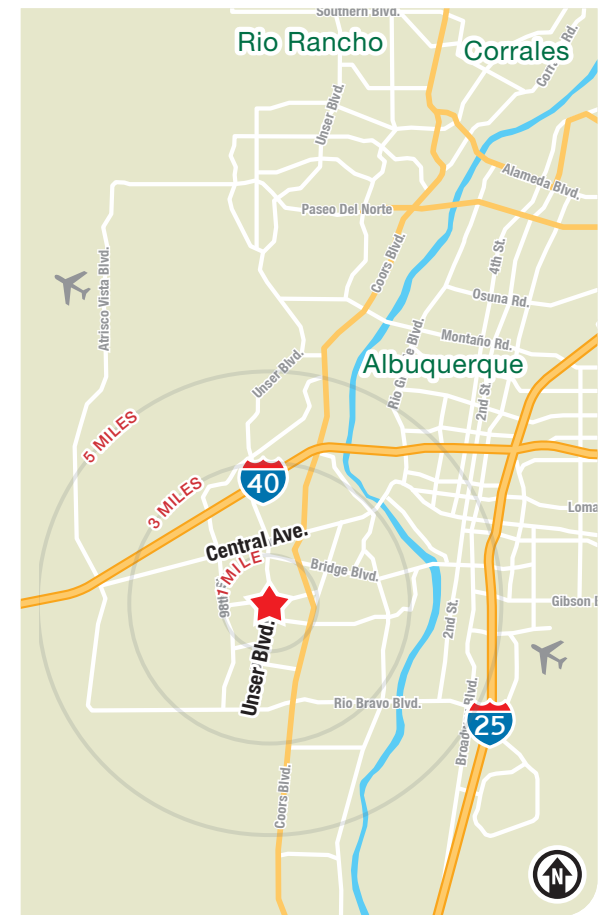
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LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	19,767	106,630	182,740
Average HH Income	\$73,274	\$70,673	\$76,580
Daytime Employment	1,151	15,176	69,399

2024 Forecasted by Esri



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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.



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

SOUTHWEST MESA DEMOGRAPHICS



Total
Population

117,682



Average
HH Income

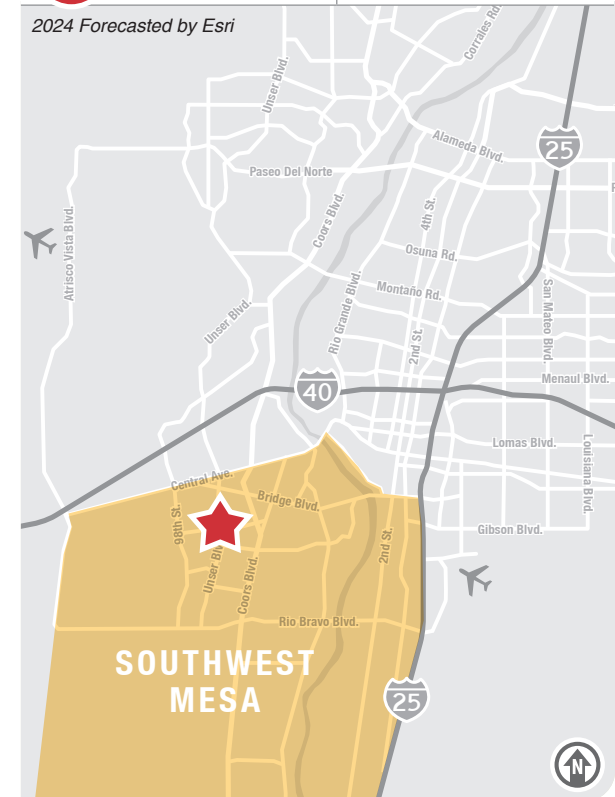
\$70,556



Daytime
Employment

18,256

2024 Forecasted by Esri



SOUTHWEST MESA | ALBUQUERQUE

The Southwest Mesa is the **MOST UNDERSERVED** Trade Area in the Albuquerque Market



Home ownership within the area is **13.5%** higher than the National average, creating more expendable income.



The Southwest Mesa has **9 SF of Retail/Capita** compared to the city average of 45 SF.



The Southwest Mesa is the **Fastest Growing** segment of the Albuquerque MSA.



The average household income within a five-mile radius of the site is **\$76,580**.