

Prime Land Available

NEC 98th St. & Gibson Blvd. SW | Albuquerque, NM 87121

For Sale



HARD-TO-FIND MX-M ZONING ALLOWS FOR A WIDE VARIETY OF USES

SALE PRICE \$15.00/SF

AVAILABLE Land: ±2.73 Acres

IDO ZONING MX-M, Moderate Intensity

PROPERTY HIGHLIGHTS

- MX-M zoning allows for a wide variety of uses including alcohol sales
- ±2.73 acres demisable for smaller pads – See advisor for pricing
- Balanced site ready for development
- Great access and visibility
- All utilities available to the site

NAI SunVista 505 878 0001
sunvista.com

6801 Jefferson NE | Suite 200 | Albuquerque, NM 87109



FOR MORE INFORMATION:

Jim Hakeem
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For Sale

Prime Land Available

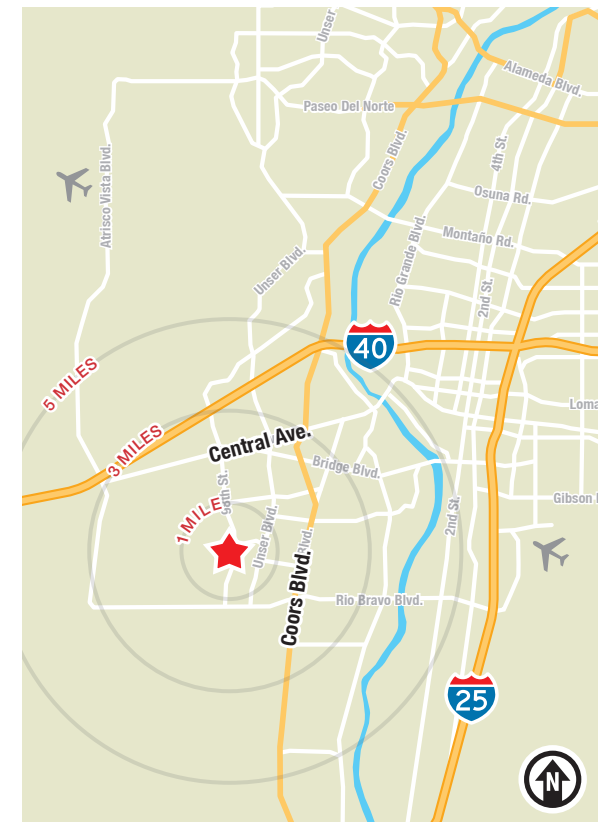
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LOCATION

2020 Demographics	1 mile	3 mile	5 mile
Total Population	23,216	82,076	148,304
Average HH Income	\$59,519	\$57,436	\$60,818
Daytime Employment	659	7,311	20,363
2020 Forecasted by Esri			



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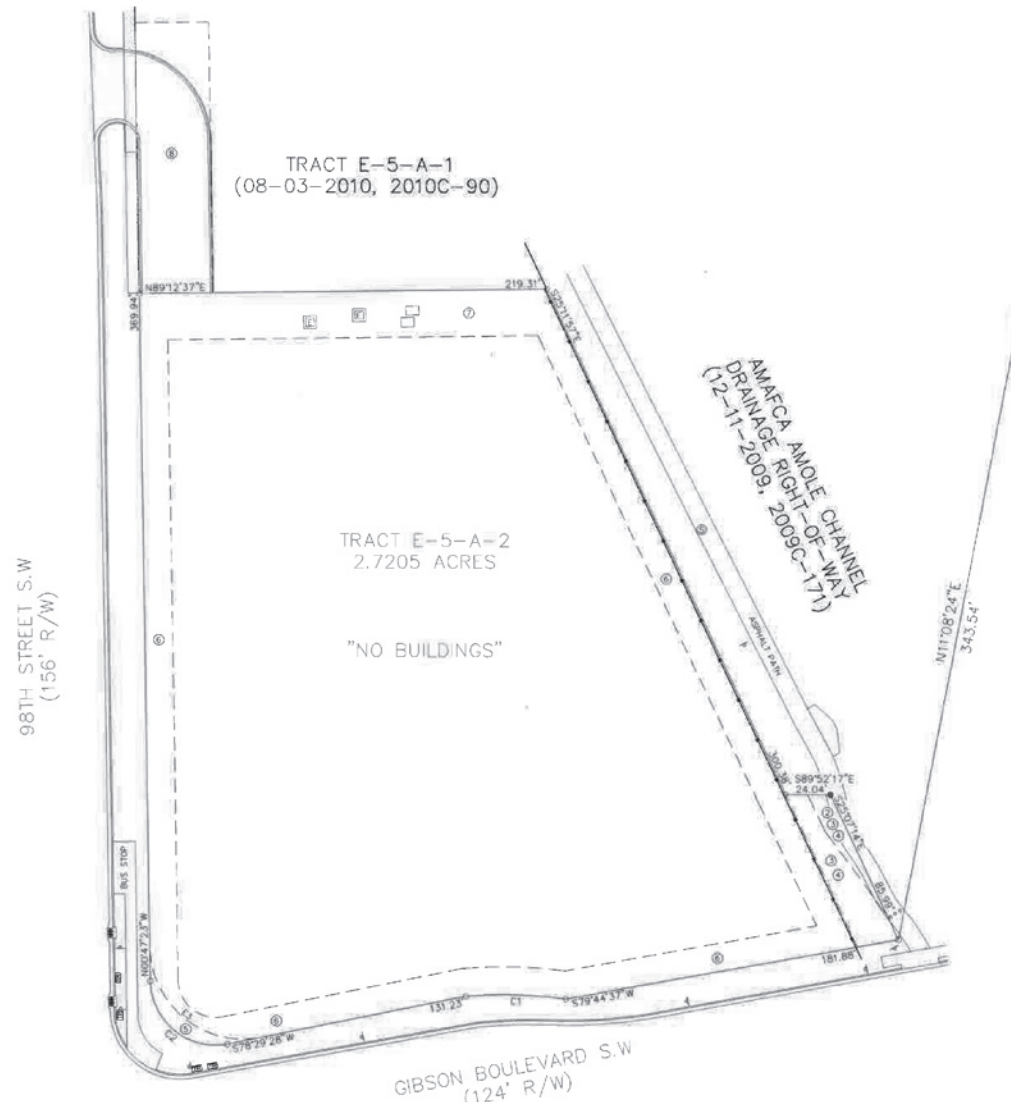
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SITE SURVEY

AVAILABLE

±2.7205 Acres



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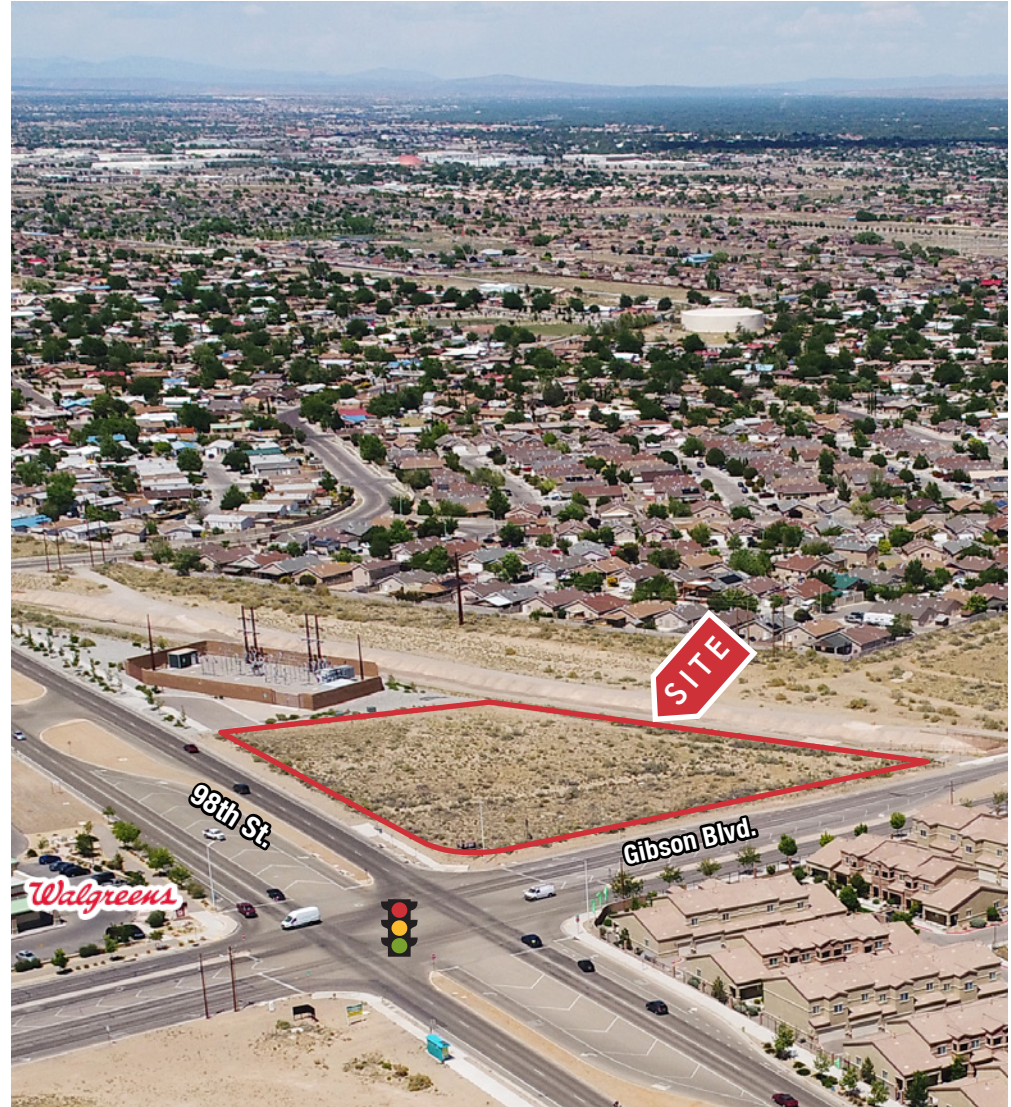
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SITE



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Albuquerque

TRADE AREA ANALYSIS

Albuquerque | Why Here? Why Now?

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.

City of Albuquerque by the Numbers (ESRI 2020 Demographics)



657,634
City Population



265,025
Households



\$74,179
Avg. Household Income



\$43,386
Md. Disposable Income



23,692
Total Businesses



321,452
Total Employees



939,316
Albuquerque Metro Population

#1

The Largest
City in the State

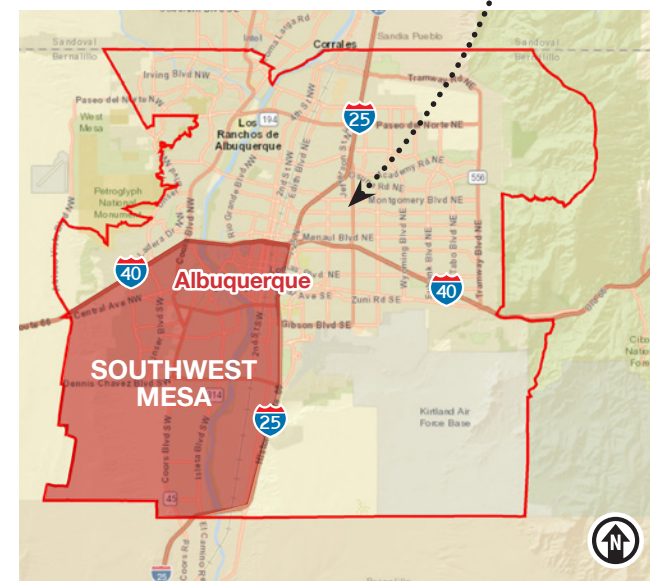
NEW MEXICO



ALBUQUERQUE METRO



ALBUQUERQUE CITY



SOUTHWEST MESA TRADE AREA ANALYSIS

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 **\$60,818**.

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