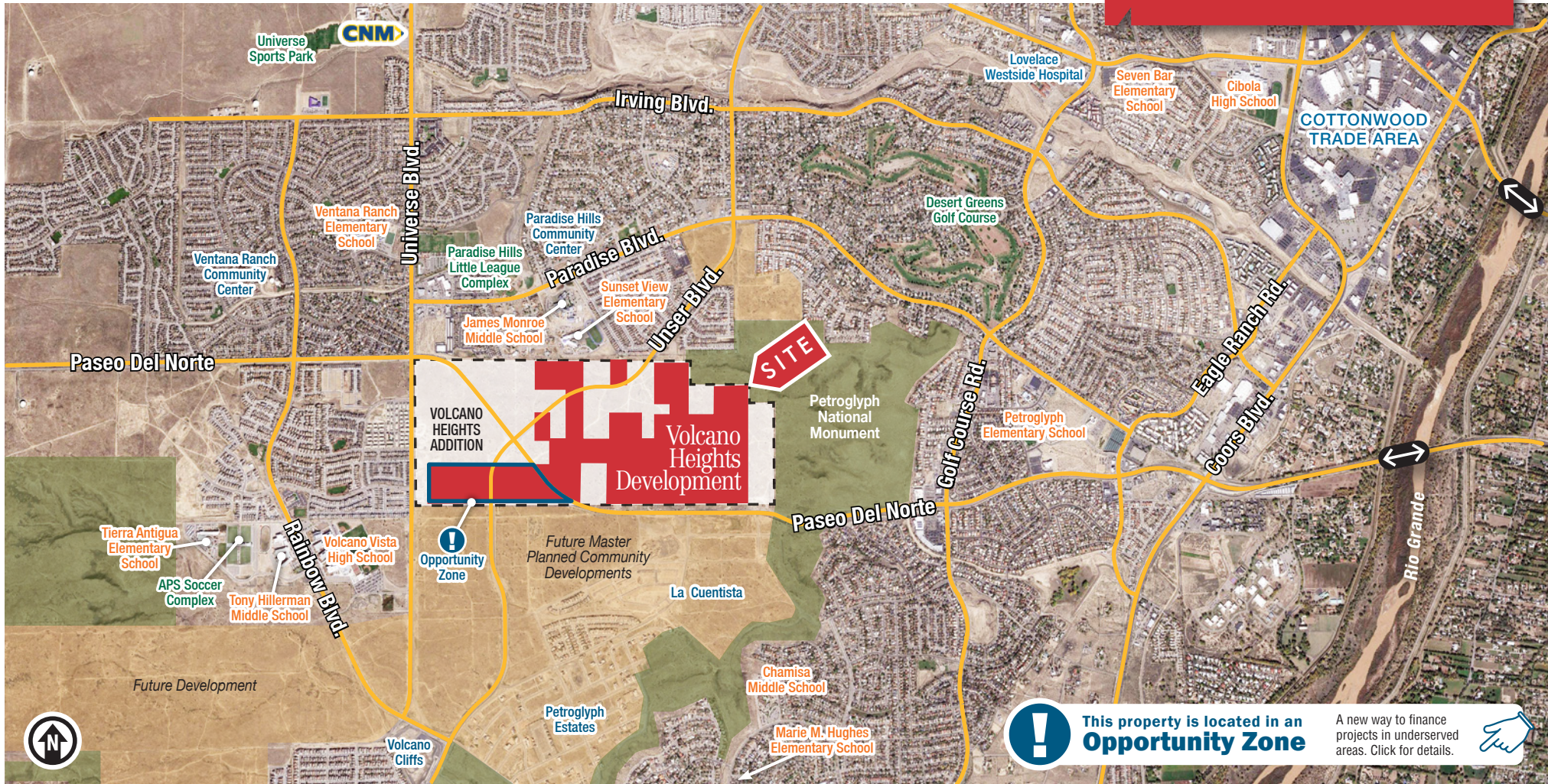


# Volcano Heights Development

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.

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6801 Jefferson NE | Suite 200 | Albuquerque, NM 87109



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## 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 Northwest quadrant over the last 10 years.

Source: Housing Digest, Jan DeMaggio

**87114**  
zip code

Among the highest employment and income zip codes in the metro area



**151,515**  
Population



**\$83,510**  
Avg. Household Income



**89,874**  
Total Employees



### Opportunity

Investors can bridge the gap of jobs and services on the Westside.



### Work on the Westside

By working in West Albuquerque, residents avoid long commutes crossing the river.



### Transportation

West Albuquerque is well integrated into the mass transit system with multiple bus routes throughout the area and development plans for future transit connections.



### Housing

Albuquerque's Westside is one of the fastest growing areas in the City, with a continued planned developments of new housing.

**It's hard to beat West Albuquerque**



### Greatest Growth

West Albuquerque is the fastest growing sector of the City. Large tracts of developable land are available to support an expanding population and future growth.



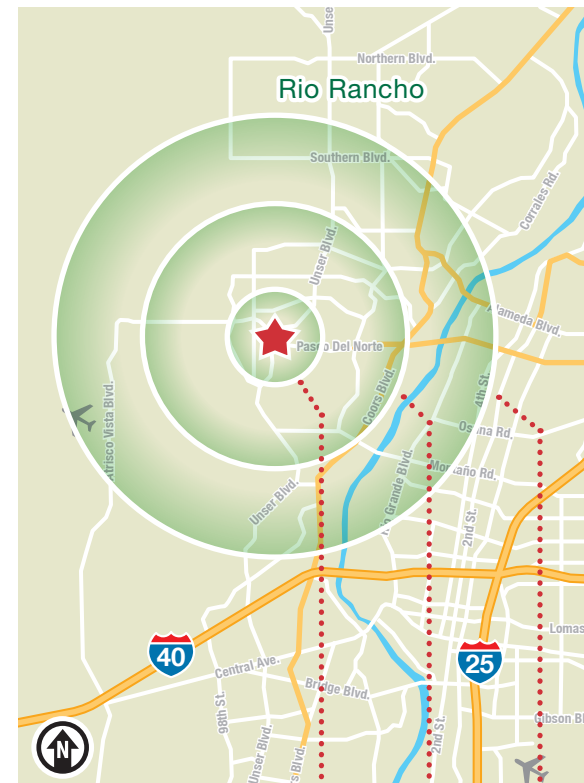
### Development

Albuquerque's Westside boasts consistent housing development, new infrastructure endeavors, including vital connections and ongoing commercial and educational facility developments.



### Population

38% of the Albuquerque MSA population lives West of the Rio Grande River.



2020 Demographics	1 mile	3 mile	5 mile
Total Population	7,076	80,487	150,695
Average HH Income	\$92,421	\$90,860	\$87,572
Daytime Employment	547	9,547	35,139

2020 Demographics Forecasted by ESRI

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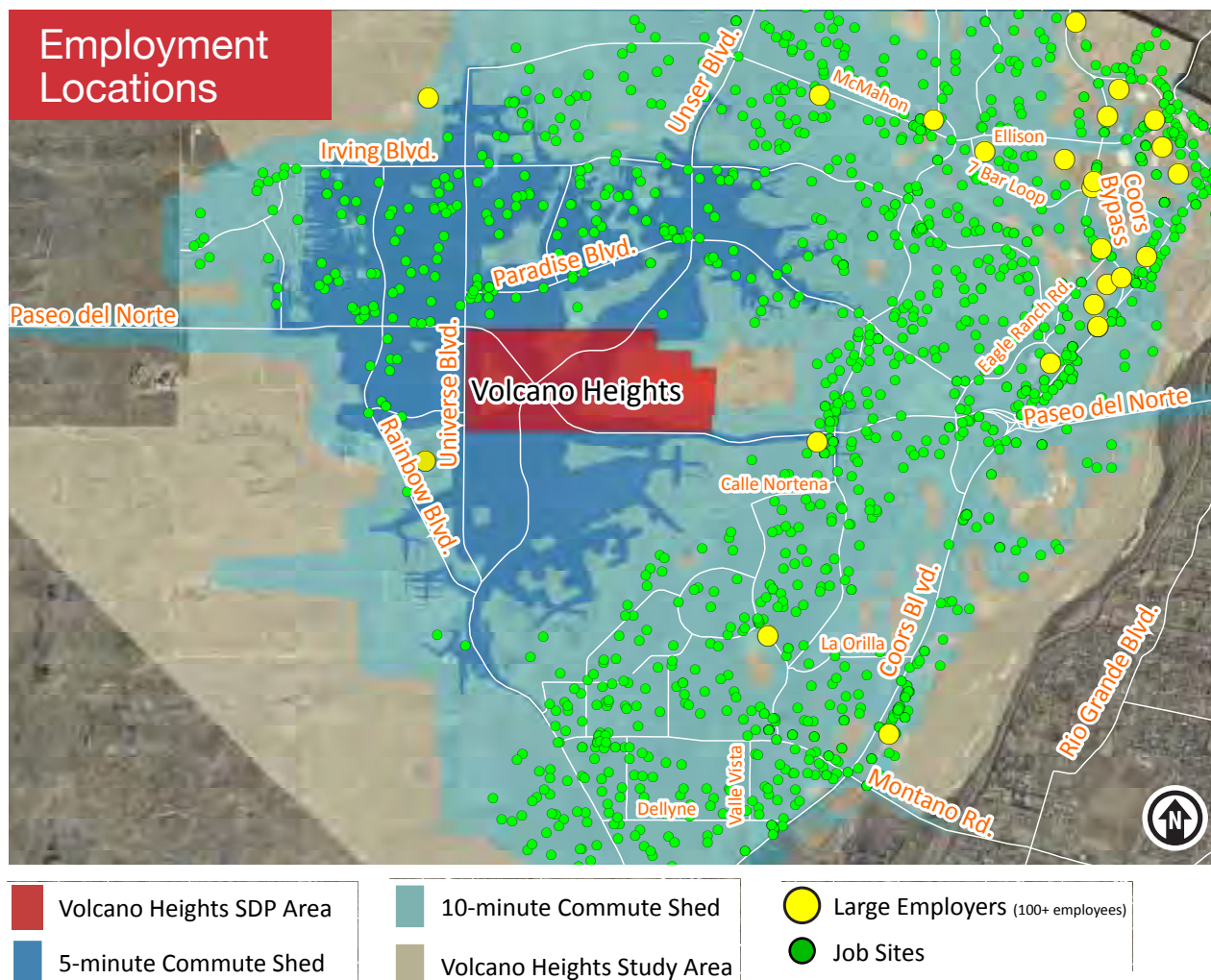
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## Land For Sale

## IDEAL BUSINESS FOR VOLCANO HEIGHTS DEVELOPMENT



JOIN EXISTING SUCCESSFUL  
WESTSIDE LARGE INDUSTRIAL/OFFICE  
AND TECH COMPANIES



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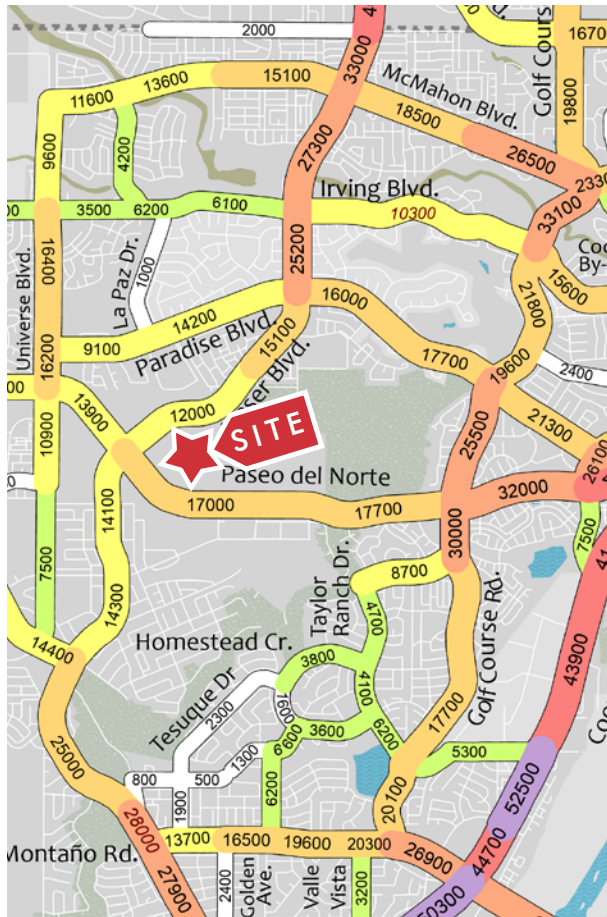
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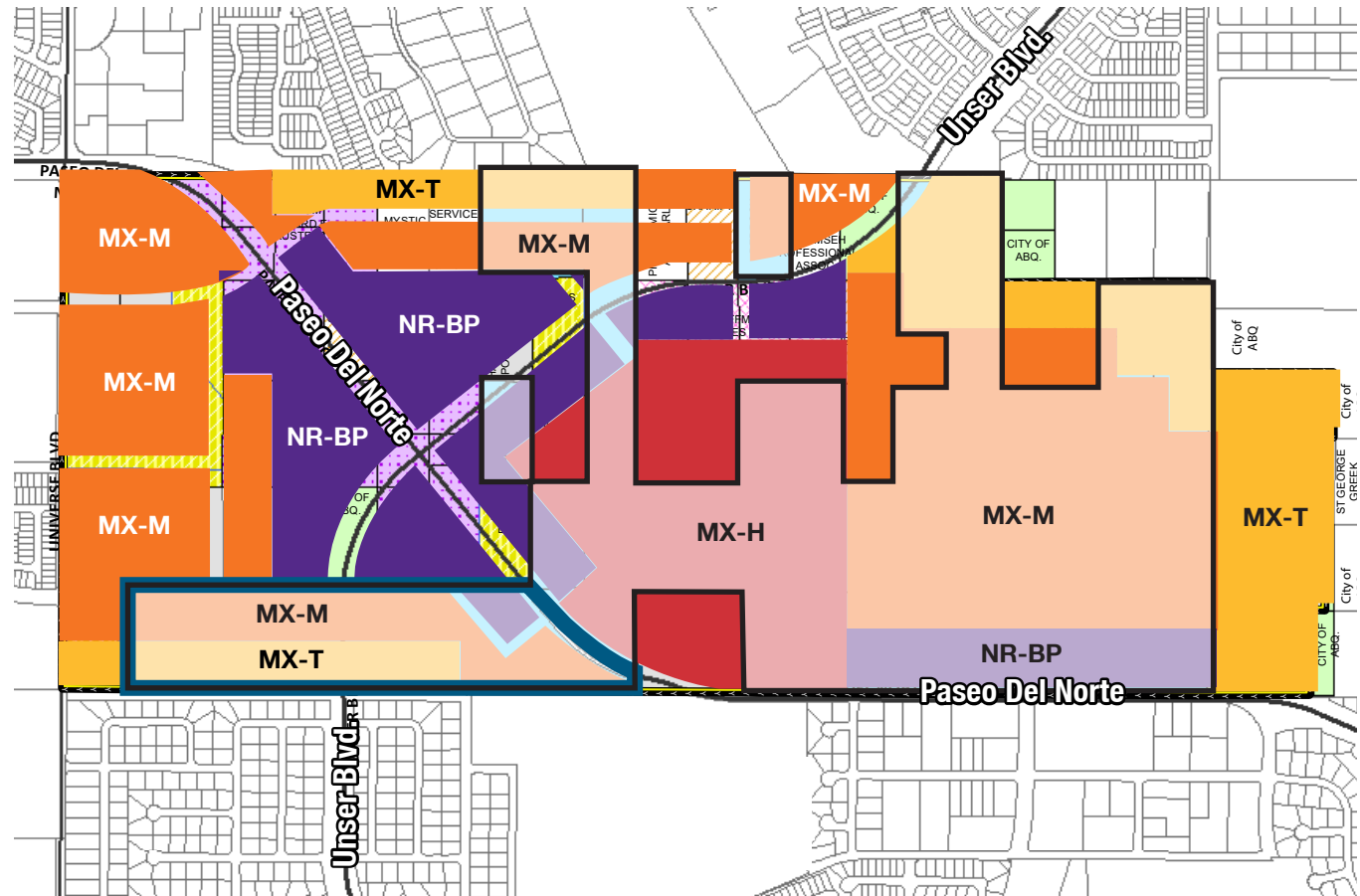
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## Land For Sale

## TRAFFIC COUNTS & ZONING



Map prepared in September 2019 by the Mid-Region Council of Governments (MRCOG) in cooperation with the New Mexico Department of Transportation, the local governments in the Albuquerque Metropolitan Planning Area, and the U.S. Department of Transportation, Federal Highway Administration.



**Opportunity Zone Boundary**

**Volcano Heights Development Boundaries**



An **Opportunity Zone** is a new way to finance projects in underserved areas. [Click here for details.](#)



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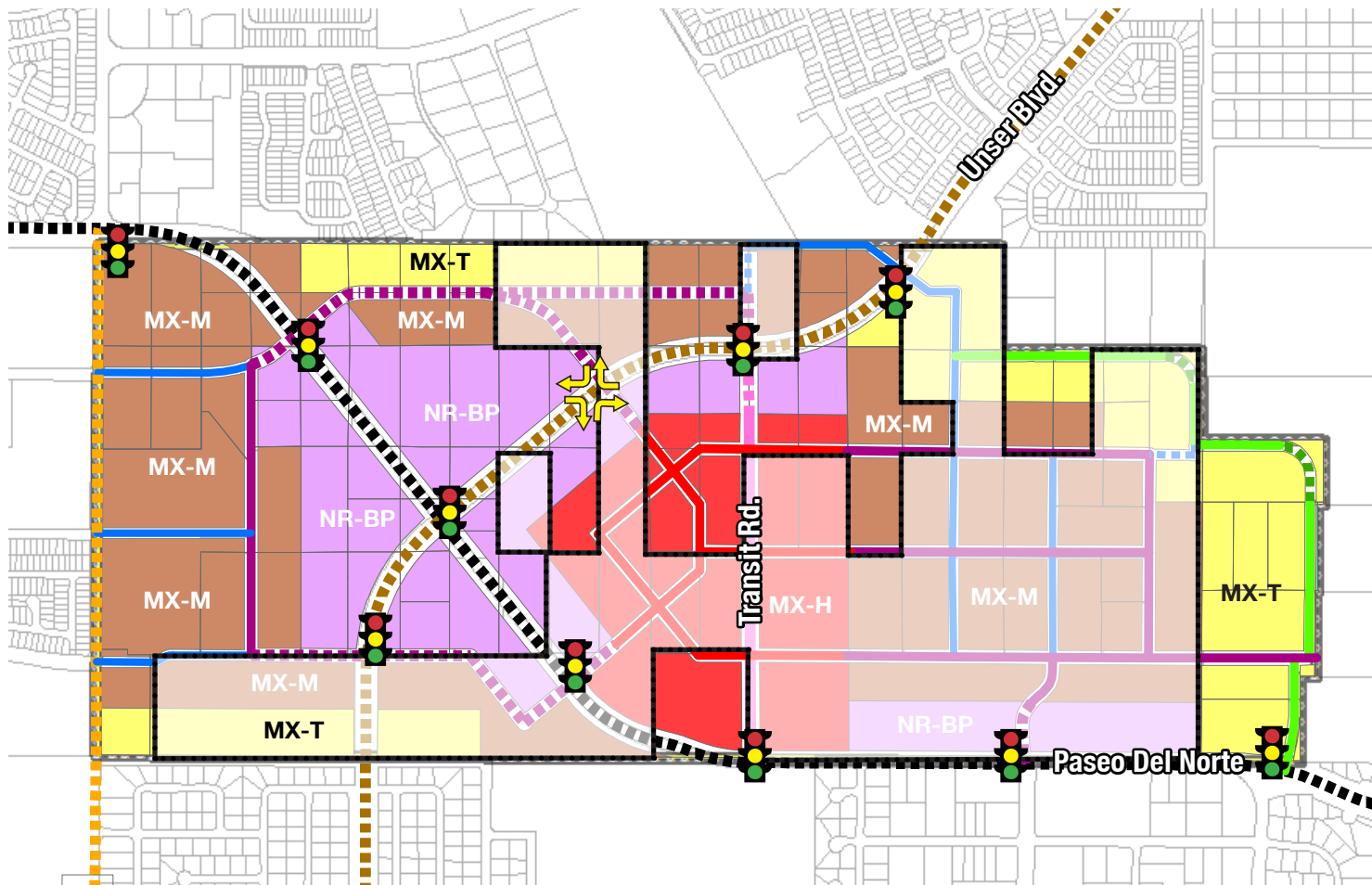
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## Land For Sale

## SECTOR DEVELOPMENT PLAN



### Volcano Heights IDO Zoning

- Town Center (MX-H)
- Regional Center (NR-BP)
- Mixed Use (MX-M)
- Neighborhood Transition (MX-T)

### Legend

#### Street Types

- ST1 - TOWN CENTER STREET
- ST2 - CONNECTOR STREET
- ST3 - NEIGHBORHOOD STREET
- ST4.1 - PARK EDGE (ONE SIDE)
- ST4.2 - PARK EDGE (TWO SIDES)
- ST5 - TRANSIT BLVD.
- ST6 - UNSER BLVD.
- ST7 - PASEO DEL NORTE
- ST8 - UNIVERSE BLVD.

#### Street Designations

- 'A' Street
- 'B' Street

Volcano Heights Development Boundaries



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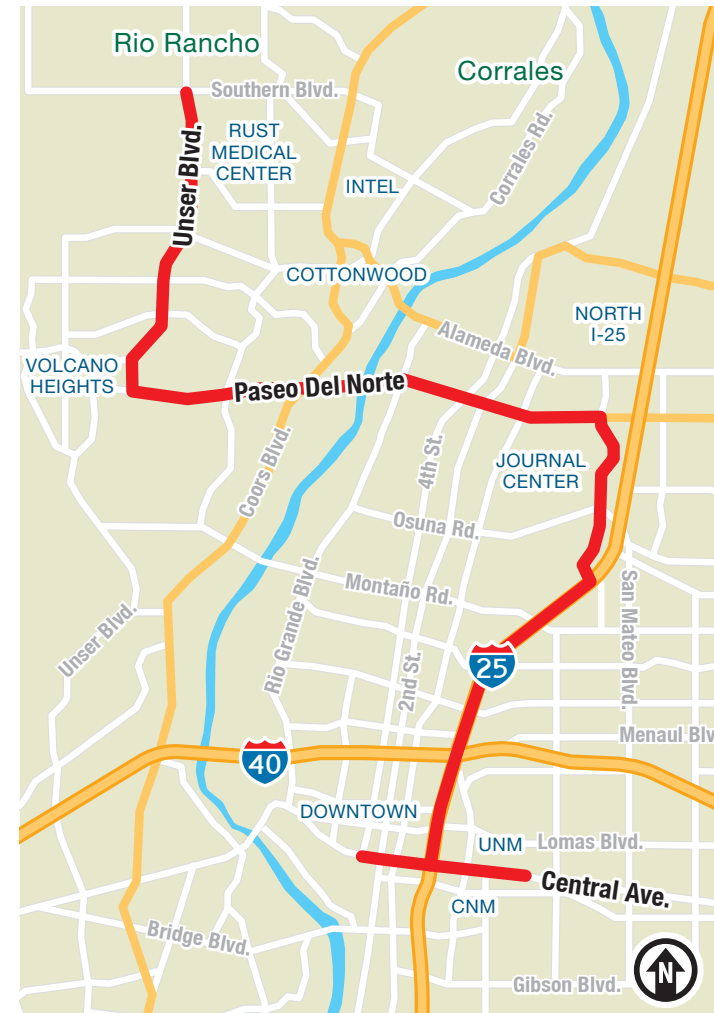
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### PROPOSED TRANSIT PLAN



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## Land For Sale

## PROPOSED TRANSIT PLAN

### Transit Boulevard - Volcano Heights



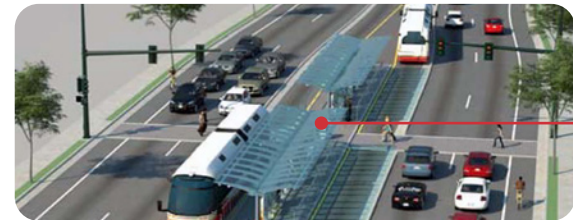
This illustration highlights the proposed alignment for the Transit Boulevard that will connect Paseo del Norte to Unser through the Volcano Heights Town Center. The alignment includes a complete street concept with robust facilities for walking, bicycling, transit usage, and auto mobility.

### Paseo Del Norte & Eagle Ranch



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 Features



Median-Running  
BRT Station @  
Mid-Block



Side-Running  
BRT Station



Park-and-Ride  
Station



Median-Running  
BRT Station at  
Intersection

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