

For Sale or
Build-to-Suit

Commercial Land Available

GREAT I-40/I-25 ACCESS TO DOWNTOWN & NORTH VALLEY

NEC 6th St. & Cutler Ave. NW | Albuquerque, NM 87102



SALE PRICE

- \$302,868

AVAILABLE

- Land: ±25,239 SF

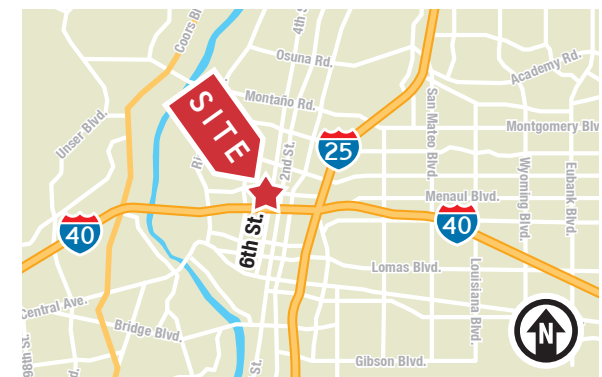
IDO ZONING MX-M

PROPERTY HIGHLIGHTS

- All utilities at property line
- Hard corner
- First exit on I-40 West of I-25
- 12,200 CPD



This property is in a **HUB Zone** For small companies operating/employing people in Historically Underutilized Business Zones.



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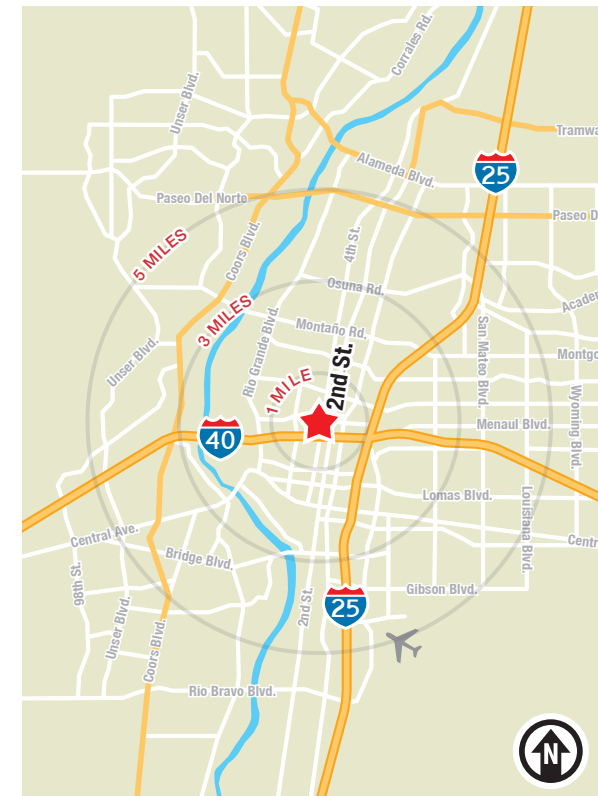
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LOCATION

| 2020 Demographics | 1 mile | 3 mile | 5 mile |
|--|----------|----------|----------|
| Total Population  | 10,762 | 85,083 | 256,188 |
| Average HH Income  | \$55,883 | \$64,119 | \$65,073 |
| Daytime Employment  | 9,067 | 109,698 | 203,979 |
| 2020 Forecasted by Esri | | | |



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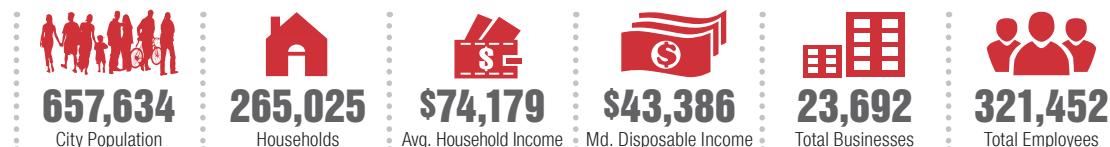
Albuquerque

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)



939,316

Albuquerque Metro Population

#1

The Largest
City in the State

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*

TOP 8 REASONS TO CHOOSE ALBUQUERQUE

- Low-risk location
- Skilled workforce
- Business incentives
- The metro area communities
- Quality of life
- Cost of living
- Innovation central
- On the cutting edge of technology



HEALTHCARE

Is the center of health care excellence in NM. University of NM is a nationally recognized Class 1 research institution. There are 1,943 licensed hospital beds in metro area



EDUCATION | SKILLED WORKFORCE

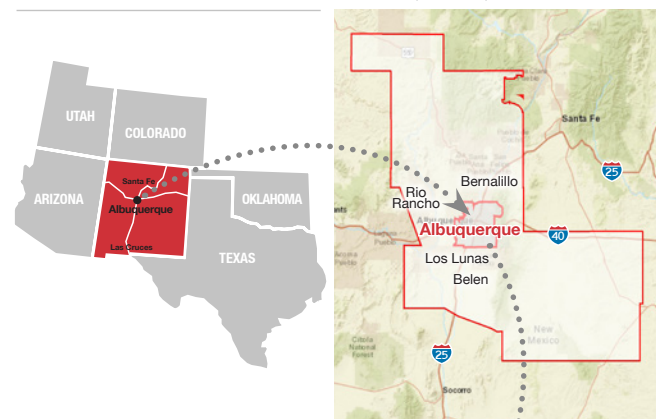
Ranks top in nation for cities with the most college graduates, 69,000 college students reside in metro area, has one of the largest number of PhD's per capita in the nation



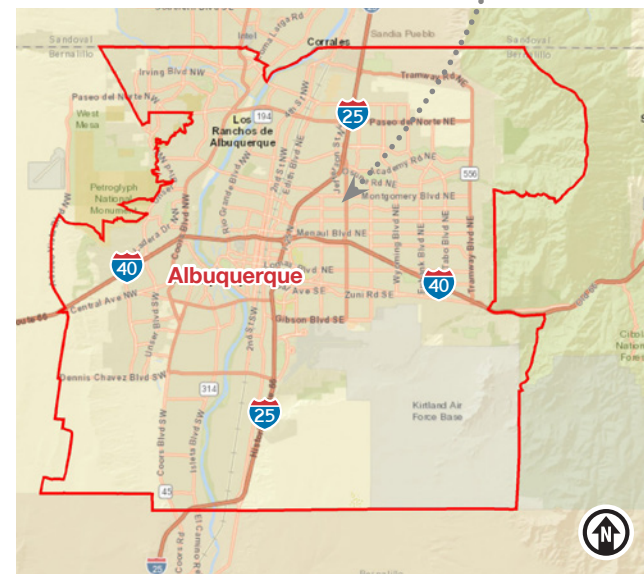
COMPETITIVE BUSINESS CLIMATE

Low energy costs, low property taxes, affordable real estate and cost of living, a qualified/productive workforce, aggressive incentives, efficient market access

ALBUQUERQUE METRO



ALBUQUERQUE CITY



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