

**FOR SALE**

SWC Gibson Blvd. & Stampede Dr. SW | Albuquerque, NM 87110

# Land Ready For Development

GREAT MULTIFAMILY,  
SENIOR HOUSING SITE



## SALE PRICE

- \$2,356,247.52 (\$4.00/SF)

## LAND

- ±13.523 Acres

## IDO ZONING

- PD, Planned Development

## PROPERTY HIGHLIGHTS

- Current zoning allows for multifamily, other commercial uses to include senior housing
- Flat and level site
- Located near newer schools, Atrisco Heritage Academy, Rudolph Anaya Elementary and George Sanchez Community School
- Infill site with utilities located in Stampede and Gibson
- Fantastic access and visibility via Gibson and Stampede
- City of Albuquerque jurisdiction
- Close proximity to national chain restaurants, shopping center, fitness and movie theater



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



**NA SunVista**

6801 Jefferson NE | Suite 200 | Albuquerque, NM 87109

505 878 0001 [sunvista.com](http://sunvista.com)



FOR MORE INFORMATION:

**Keith Meyer, CCIM, SIOR**  
[keithmeyer@sunvista.com](mailto:keithmeyer@sunvista.com)  
505 715 3228

**Jim Wible, CCIM**  
[jimw@sunvista.com](mailto:jimw@sunvista.com)  
505 400 6857



**FOR SALE**

SWC Gibson Blvd. & Stampede Dr. SW

Albuquerque, NM 87110

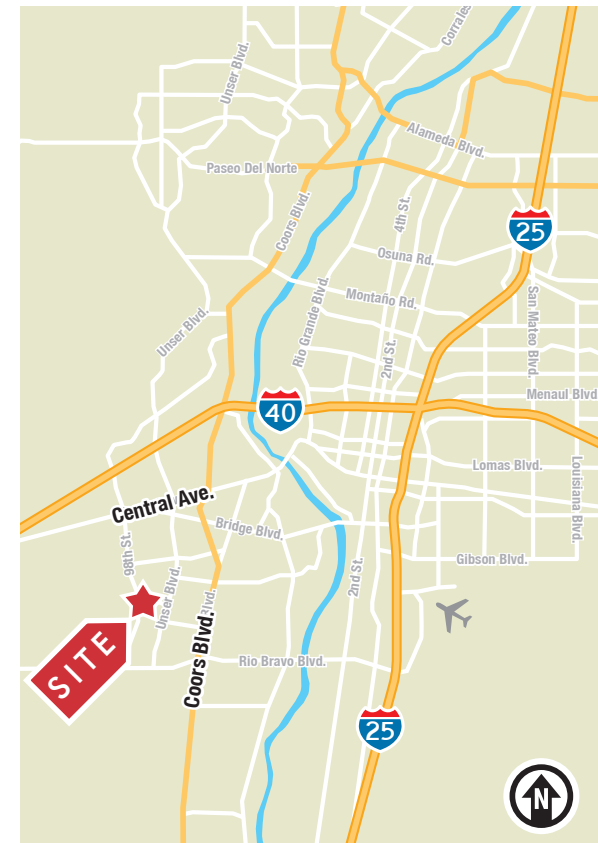
# Land Ready For Development

GREAT MULTIFAMILY,  
SENIOR HOUSING SITE



2020 Demographics	1 mile	3 mile	5 mile
Total Population	24,512	87,526	157,315
Average HH Income	\$58,118	\$56,800	\$60,935
Daytime Employment	667	10,002	23,801

2020 Forecasted by Esri



**NA SunVista** 505 878 0001 [sunvista.com](http://sunvista.com)

THE INFORMATION CONTAINED IS BELIEVED RELIABLE. WHILE WE DO NOT DOUBT THE ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE, WARRANTY OR REPRESENTATION ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTION, OPINION, ASSUMPTION OR ESTIMATED USES ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON MANY FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL, AND LEGAL COUNSEL. YOU AND YOUR COUNSEL SHOULD CONDUCT A CAREFUL INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE THAT IT IS SUITABLE TO YOUR NEEDS.

FOR MORE INFORMATION:

**Keith Meyer, CCIM, SIOR**  
[keithmeyer@sunvista.com](mailto:keithmeyer@sunvista.com)  
505 715 3228

**Jim Wible, CCIM**  
[jimw@sunvista.com](mailto:jimw@sunvista.com)  
505 400 6857



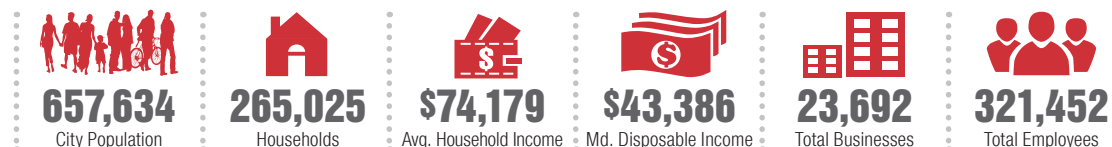
# Albuquerque

## 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)

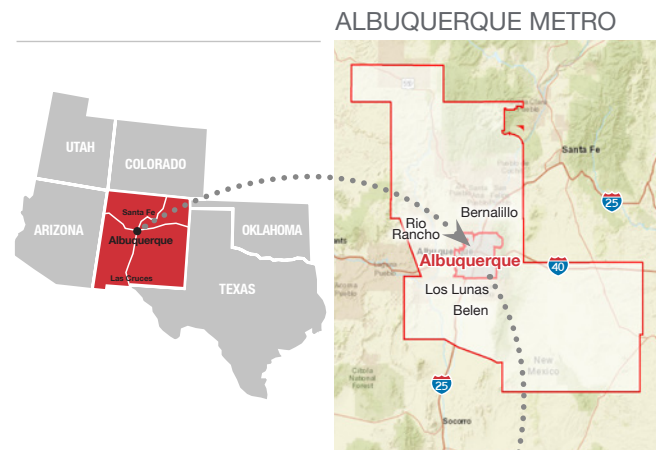


**939,316**

Albuquerque Metro Population

**#1**

**The Largest**  
City in the State



ALBUQUERQUE CITY

### 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



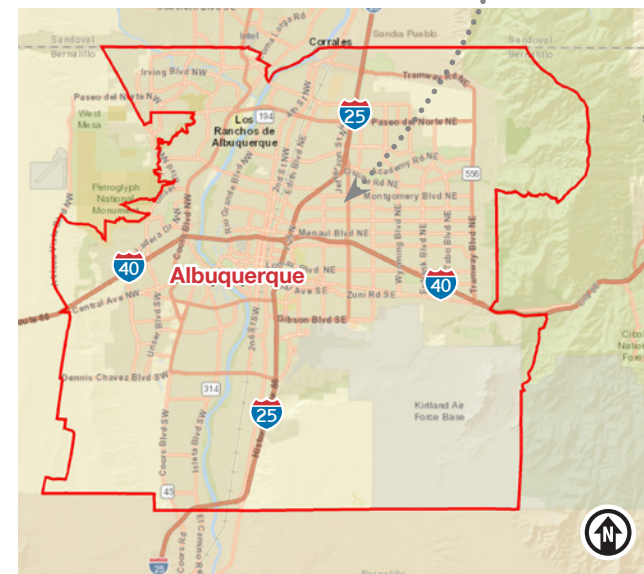
#### EDUCATION | SKILLED WORKFORCE

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



**NA SunVista** 505 878 0001 [sunvista.com](http://sunvista.com)

THE INFORMATION CONTAINED IS BELIEVED RELIABLE. WHILE WE DO NOT DOUBT THE ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE, WARRANTY OR REPRESENTATION ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTION, OPINION, ASSUMPTION OR ESTIMATED USES ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON MANY FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL, AND LEGAL COUNSEL. YOU AND YOUR COUNSEL SHOULD CONDUCT A CAREFUL INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE THAT IT IS SUITABLE TO YOUR NEEDS.

FOR MORE INFORMATION:

**Keith Meyer, CCIM, SIOR**  
[keithmeyer@sunvista.com](mailto:keithmeyer@sunvista.com)  
505 715 3228

**Jim Wible, CCIM**  
[jimw@sunvista.com](mailto:jimw@sunvista.com)  
505 400 6857