

For Sale

Rare Land Development Opportunity

FRONTAGE LOT WITH EXCELLENT ACCESS & VISIBILITY

NEC I-40 & Wyoming Blvd. NE | Albuquerque, NM 87112

SEC Wyoming Blvd. & Mountain Rd. NE



Available:
±1.125 Acres



Sale Price:
\$589,000 (\$12.00/SF)

IDO ZONING

- [MX-L](#) 
- Allows for multiple story developments

PROPERTY HIGHLIGHTS

- Highly-visible location on a hard corner on I-40
- High traffic count with 161,700 cars per day at I-40 & Wyoming Blvd.
- Frontage on Wyoming Blvd.
- Great access to the site
- Convenient access to/from I-40
- Near Presbyterian Medical Park and other retail services
- Flat and very buildable site

NAISunVista

got space

Shelly Branscom, CCIM
shelly@sunvista.com
505 414 2669

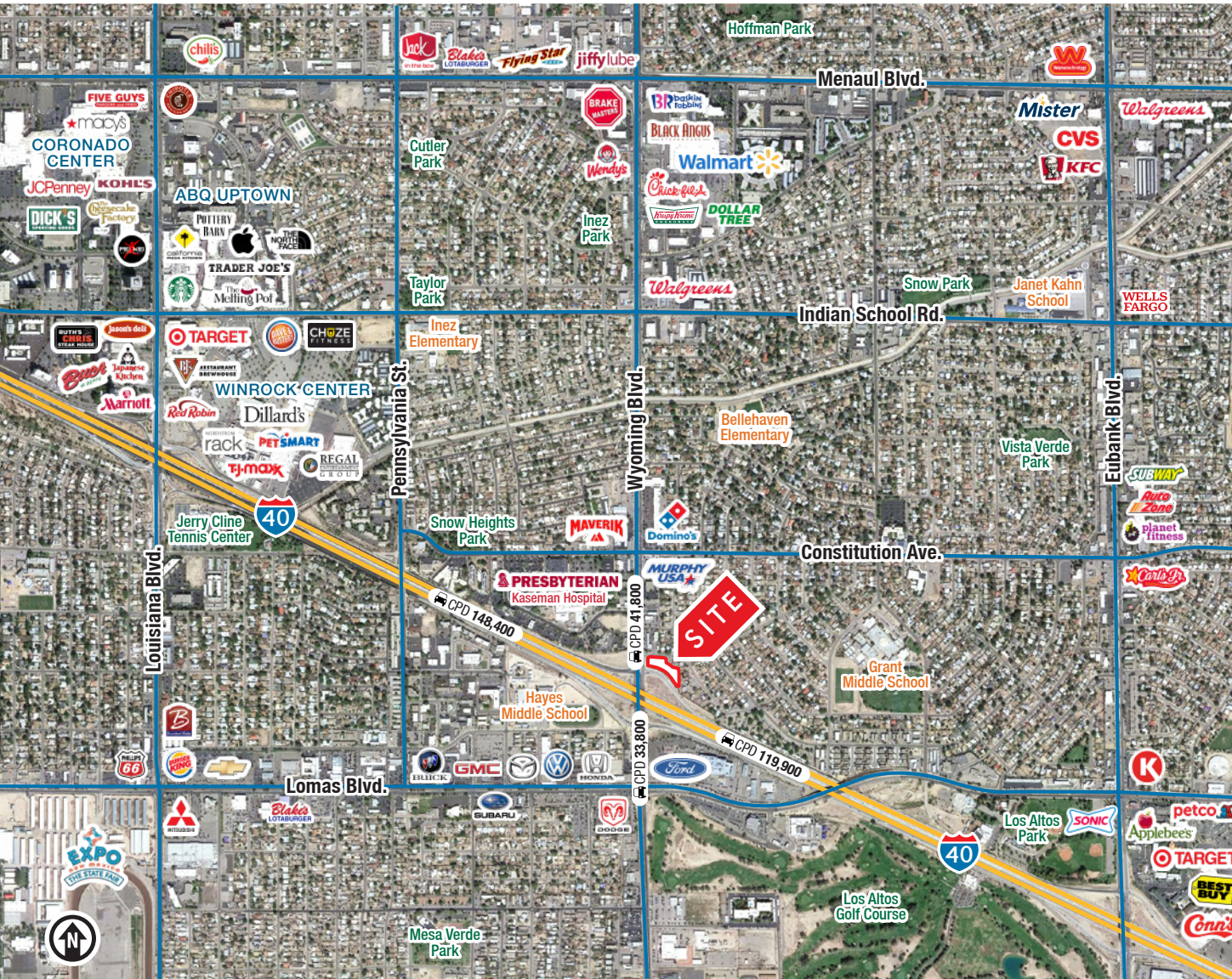
Genieve Posen
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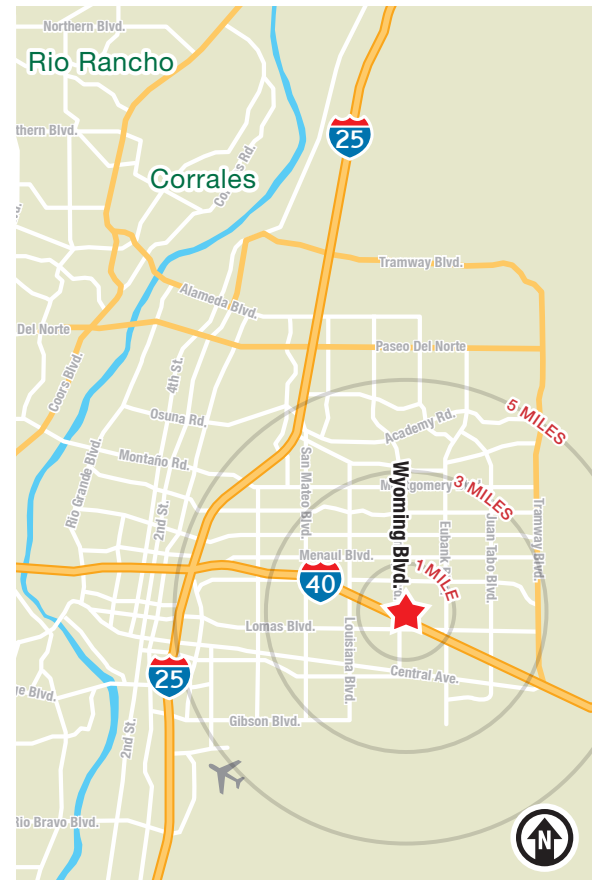
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LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	15,993	146,570	281,547
Average HH Income	\$58,731	\$62,661	\$72,975
Daytime Employment	6,466	75,685	174,726

2021 Forecasted by Esri



NAI SunVista

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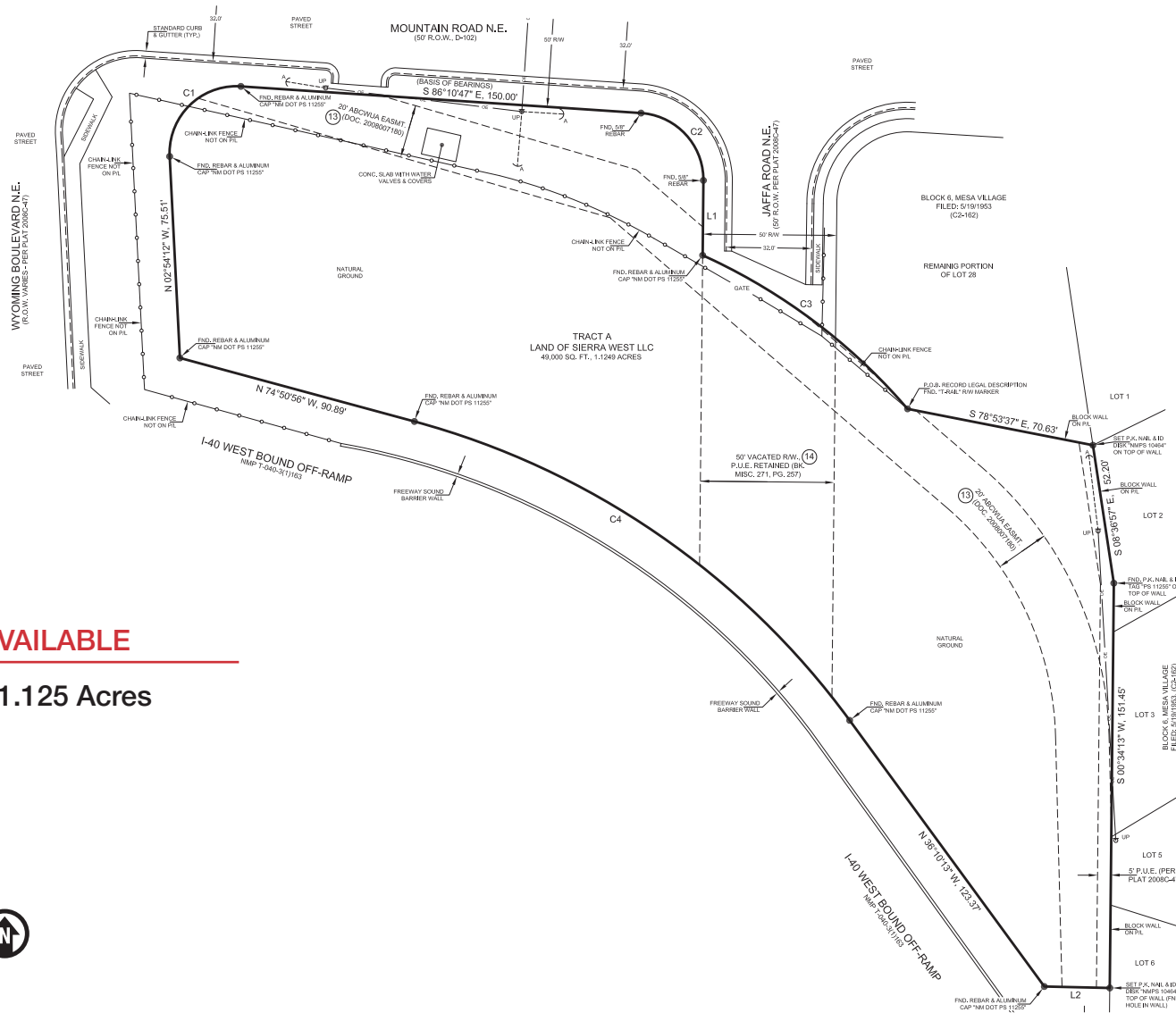
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SITE SURVEY



AVAILABLE

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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 2021 Demographics)



654,217

City Population



264,145

Households



\$77,810

Avg. Household Income



\$45,730

Md. Disposable Income



23,491

Total Businesses



332,805

Total Employees



936,582

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

Albuquerque is the center of health care excellence in New Mexico. UNM is a nationally-recognized Class 1 research institution. There are more than 2,000 hospital beds in the metro area.



EDUCATION | SKILLED WORKFORCE

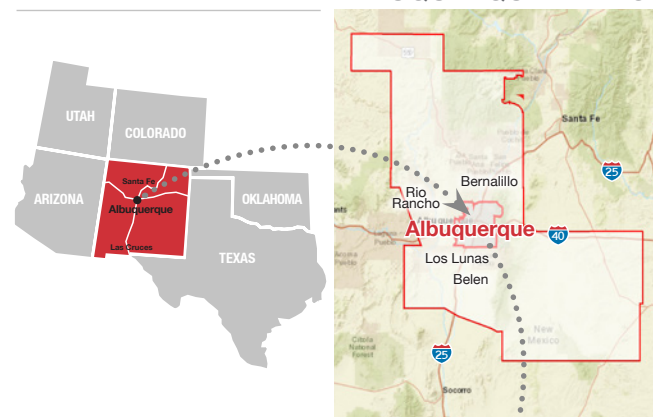
Albuquerque is top in nation for cities with the most college graduates - more than 70,000 college students reside in metro area. The area also has one of the largest number of PhD's per capita in the nation.



COMPETITIVE BUSINESS CLIMATE

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

ALBUQUERQUE METRO



ALBUQUERQUE CITY

