

40,008 VPD



98th Street 27,780 VPD

# SALE Expansive 8.4 Acre Parcel

10210 CENTRAL AVE. SW

Albuquerque, NM 87121

## PRESENTED BY:

**PAUL COOK**

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Central Ave 14,958 VPD

Site

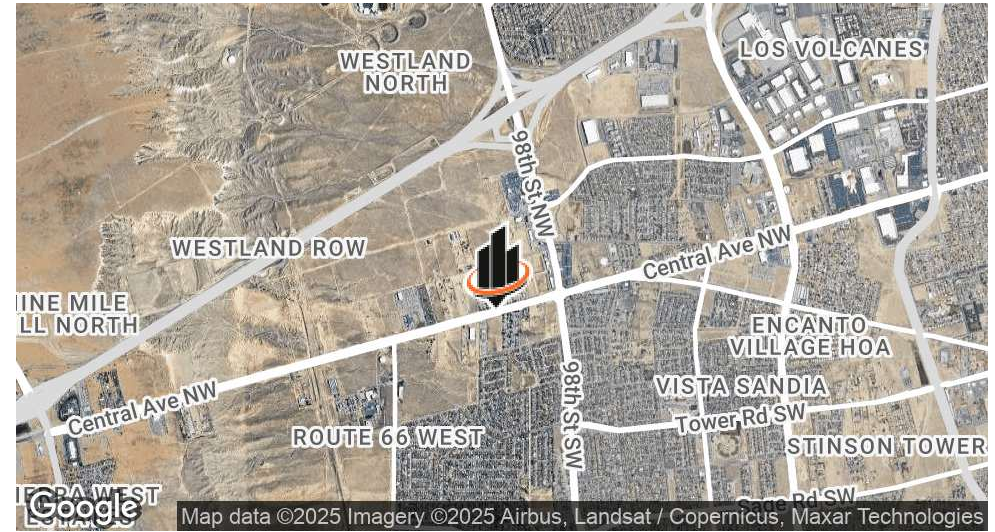
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## PROPERTY SUMMARY



## OFFERING SUMMARY

SALE PRICE:	\$2,196,000
LOT SIZE:	8.4 Acres
PRICE / SF:	\$6.00
ZONING:	NR-LM

## PROPERTY OVERVIEW

This expansive 8.4-acre parcel is zoned NR-LM, presenting an exceptional opportunity for various trucking related enterprises, including cross-dock facilities or travel staging services. Additionally, the property lends itself to alternative ventures such as mobile home sales or the establishment of a mobile home park, along with compatible retail and business park ventures. Moreover, its flexible zoning allows for redevelopment to suit a diverse range of needs, making it a prime investment prospect with significant potential.

## PROPERTY HIGHLIGHTS

- Excellent freeway access to I-40
- Close proximity to new Amazon Fulfillment Facility & active retail / residential developments
- In the path of one of the fastest growing trade areas in the Albuquerque MSA
- Superior visibility from Central Ave.
- Level topography with reduced and manageable dirt improvement work anticipated for the area (depending upon the specific use)

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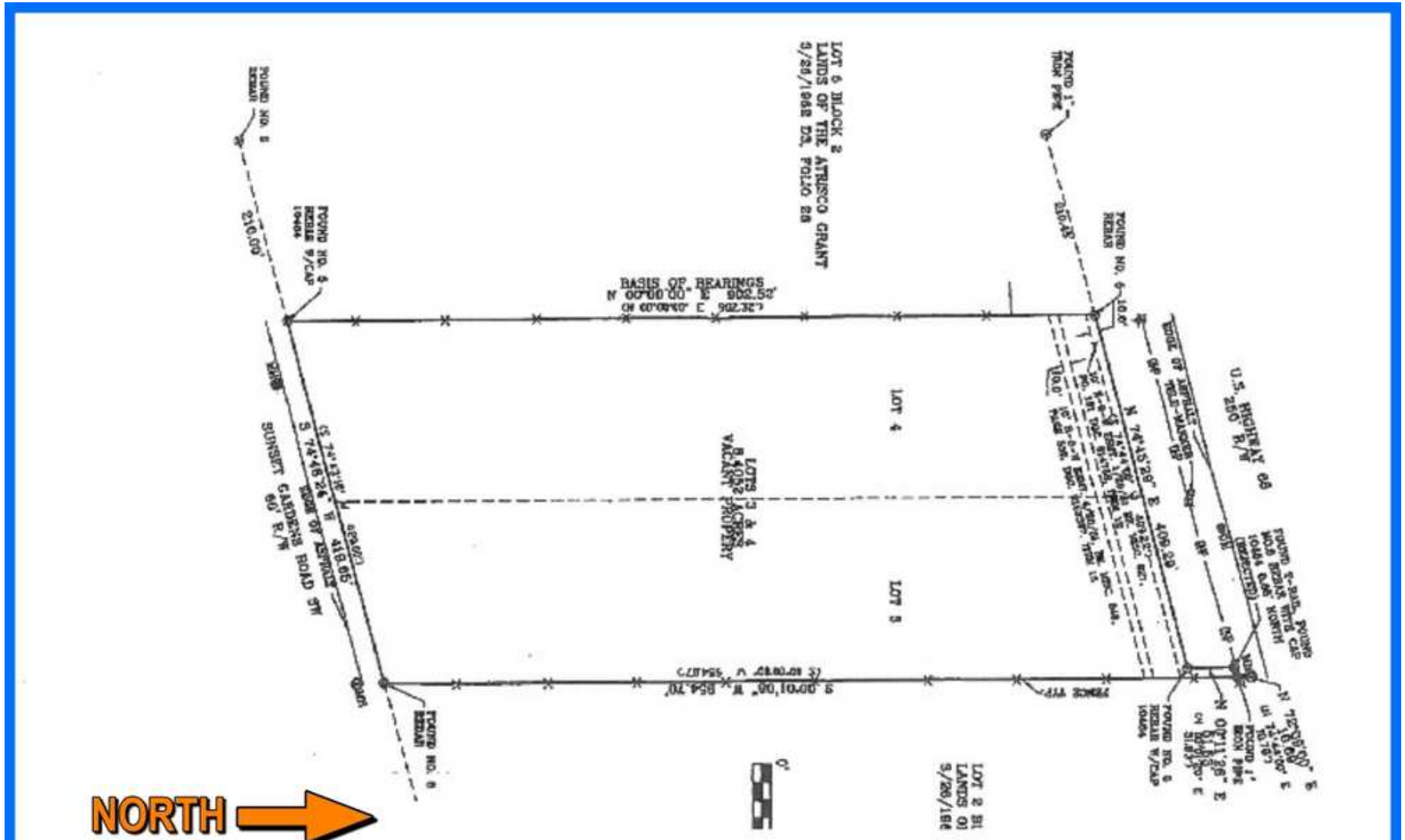
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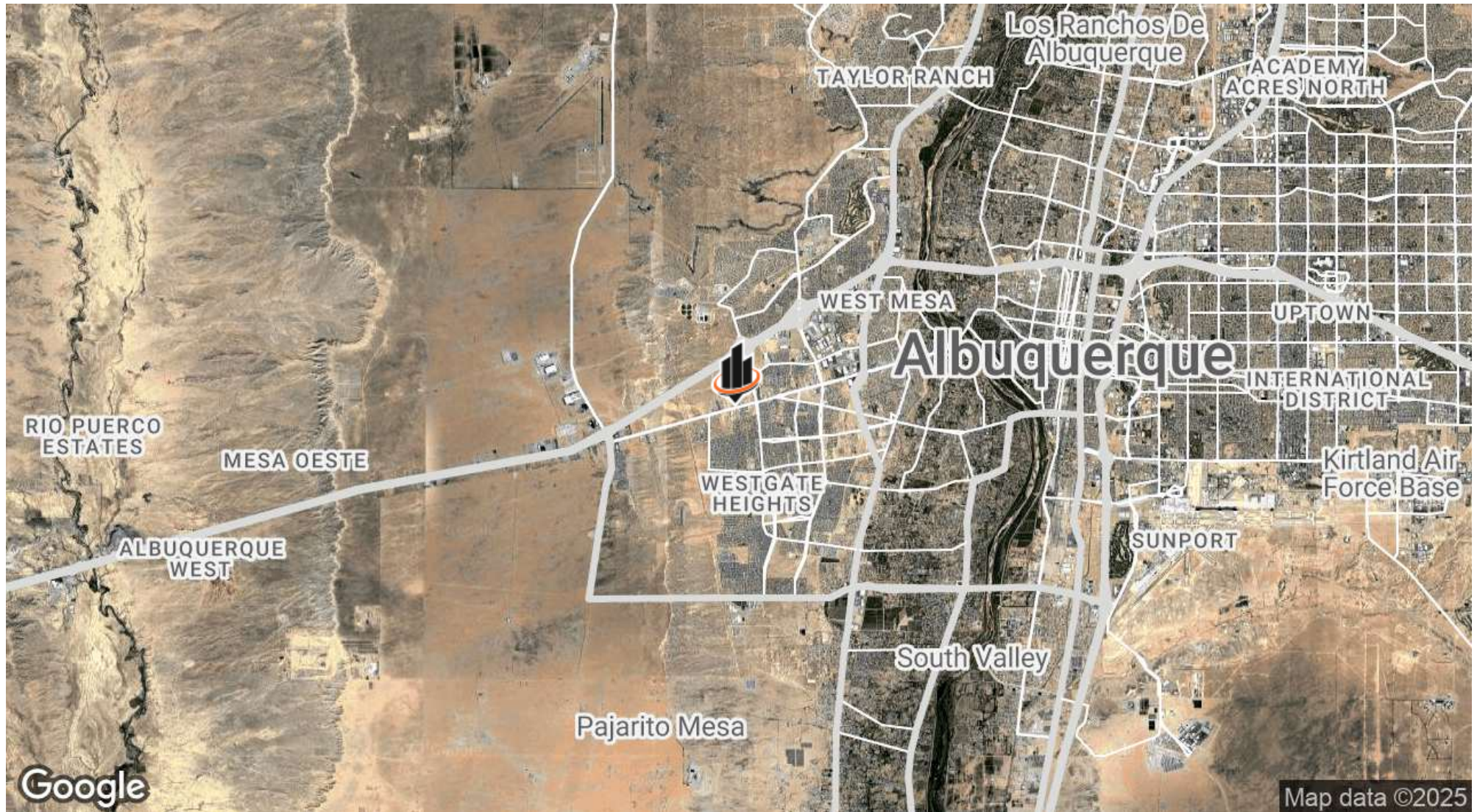
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## HIGH UP AERIAL



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## RETAILER MAP



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SVN  
WALT ARNOLD COMMERCIAL  
BROKERAGE, INC.

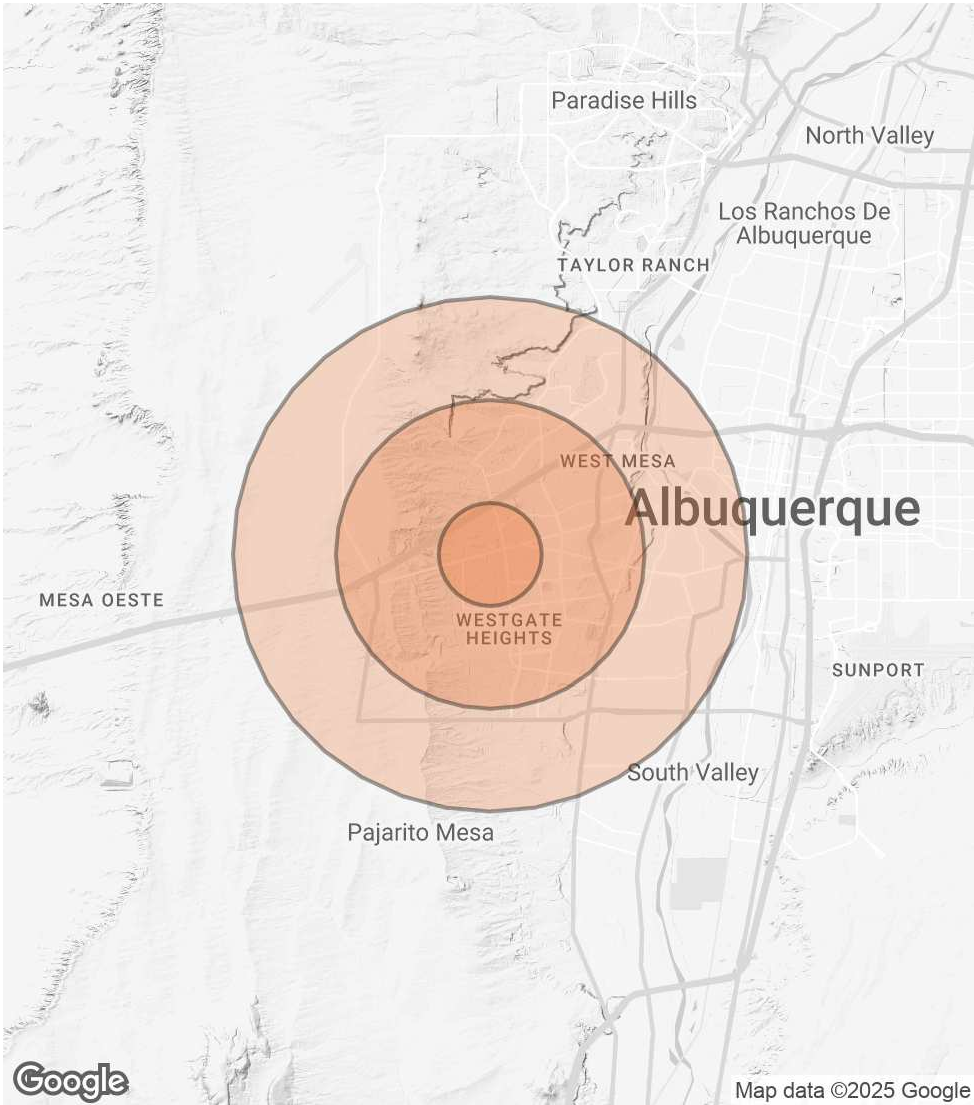


# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	12,738	86,734	152,760
AVERAGE AGE	34	35	37
AVERAGE AGE (MALE)	33	34	36
AVERAGE AGE (FEMALE)	35	36	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,077	28,676	54,316
# OF PERSONS PER HH	3.1	3	2.8
AVERAGE HH INCOME	\$76,888	\$76,495	\$74,558
AVERAGE HOUSE VALUE	\$189,641	\$236,365	\$260,371

Demographics data derived from AlphaMap



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