

25.32± Acres Along Interstate 40

NWC of I-40 and Lost Horizon Dr NW | Albuquerque, NM



Meta
Renewable
Energy Solar

ESTRELLA
(Proposed Master
Planned Community)

25.32 ACRES
NWC of I-40 and Lost
Horizon Dr. NW

amazon

TEMPUR-PEDIC

Shamrock Foods
DELIVERING SATISFACTION

FedEx

CAMPING WORLD

AMERICAN
RV RESORT

LAMEXIA RV
EXPERIENCE LIFE
LONESTAR
TRUCK GROUP

High Desert RV Park
A nice place to rest...for less.

XPO Logistics

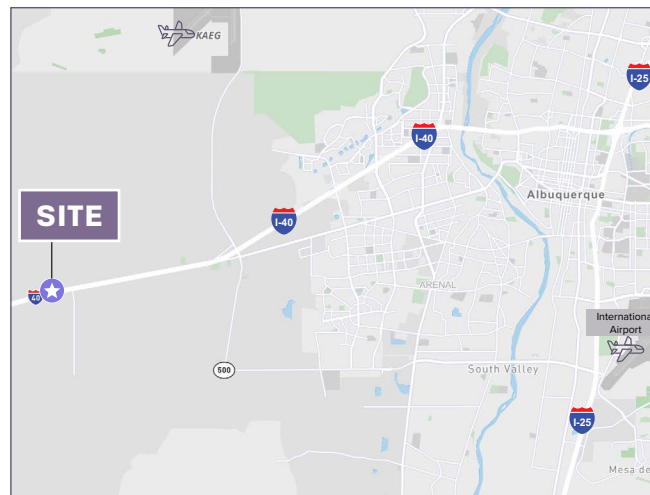
WALH
(Master Planned
Community)
6,400± Acres
17,000± Homes

Property Highlights



Excellent opportunity to acquire 25.32± Acres along Interstate 40 in the rapidly developing West Mesa submarket. Many new and exciting developments are planned for the area in the coming years.

- Excellent visibility from Interstate 40 with 995' of frontage.
- Access via I-40 frontage road
- Adjacent to proposed Master Planned developments with plans for new residential and commercial development
- Near new kV Line from nearby Meta Renewable Energy Solar
- Just west of proposed Paseo del Vulcan extension
- Large new commercial developments just east of property



25.32±
Acres



\$0.63/SF
(\$700,000)



Interstate 40
Visibility

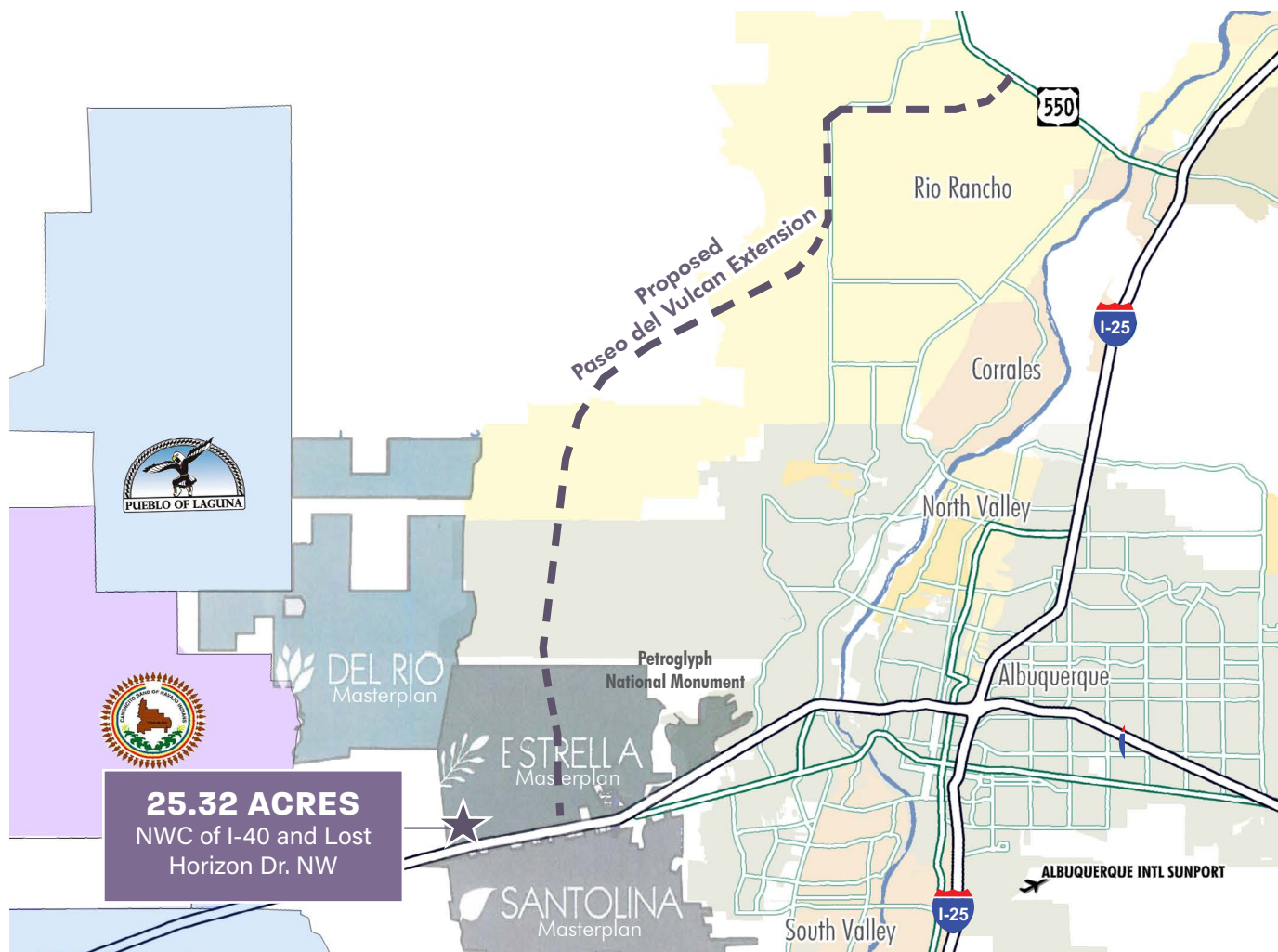


30,000 VPD
I-40 Traffic Counts



A-1
Bernalillo County
Zoning

Proposed Extension



Proposed Paseo del Vulcan extension will create an additional connector from Interstate 40 to Interstate 25, to accommodate continued growth in the West Mesa submarket.

With Master-Planned communities and commercial development rapidly growing in the area, the extension will provide access to thousands of acres of developable land that can support future economic growth.

Adding major employment centers to the west side will help achieve a better jobs / housing balance for the metropolitan area and prevent additional congestion on river crossings.

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CBRE

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