

For Sale

Large-Tract Westside Parcel

INDUSTRIAL OR RV PARK USE

NWQ I-40 W. Frontage Rd. & Atrisco Vista Blvd. | Albuquerque, NM 87121



AVAILABLE
±75 Acres



SALE PRICE
\$6,205,992

ZONING

- Currently zoned A-1, Bernalillo County but adjacent to RV and industrial uses

HIGHLIGHTS

- Great visibility and access off of Atrisco Heritage Blvd.
- Adjacent to Camping World and Enchanted Trails RV Park
- Seller has 5 acre feet of water available for tract
- Direct access to the north frontage road
- Near large manufacturing sites
- City utilities approximately 1/2 mile east

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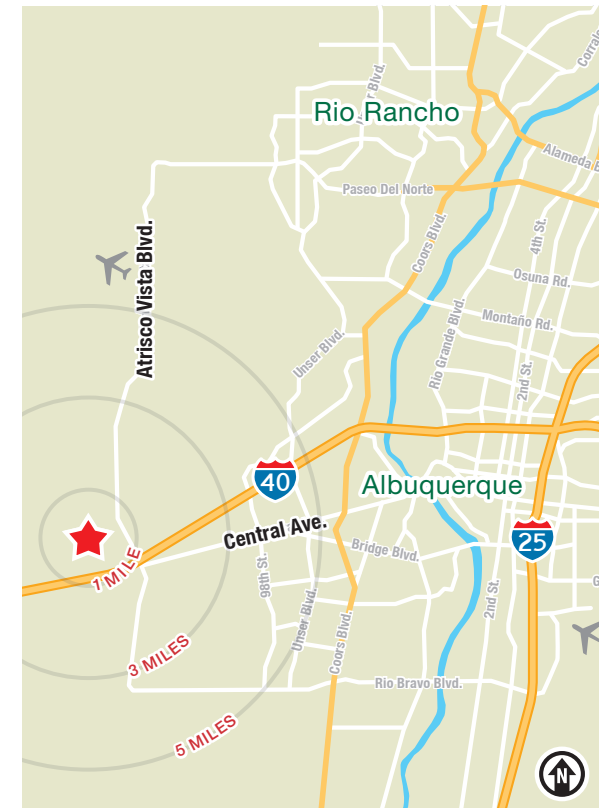
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LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	779	61,790	250,001
Average HH Income	\$56,024	\$68,529	\$69,994
Daytime Employment	84	3,240	85,147

2021 Forecasted by Esri



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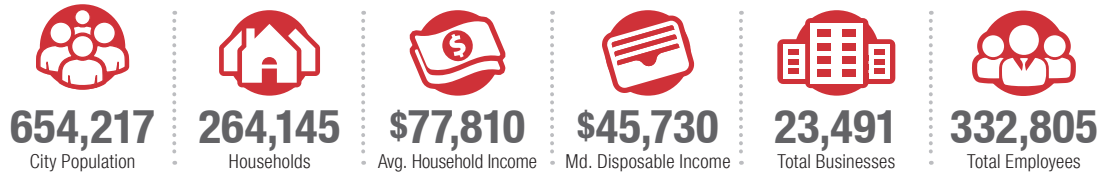
Albuquerque

TRADE AREA ANALYSIS

ALBUQUERQUE | A REGIONAL INDUSTRIAL HUB

Located near the geographic center of New Mexico at the intersection of I-25 and I-40, 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 Southwestern United States with the BNSF Railway, air cargo from Albuquerque International Airport (Sunport), and a commuter train running from Belen to Santa Fe. A talented workforce, a business-friendly environment, a community rooted in history and a high quality of life make Albuquerque hard to beat.

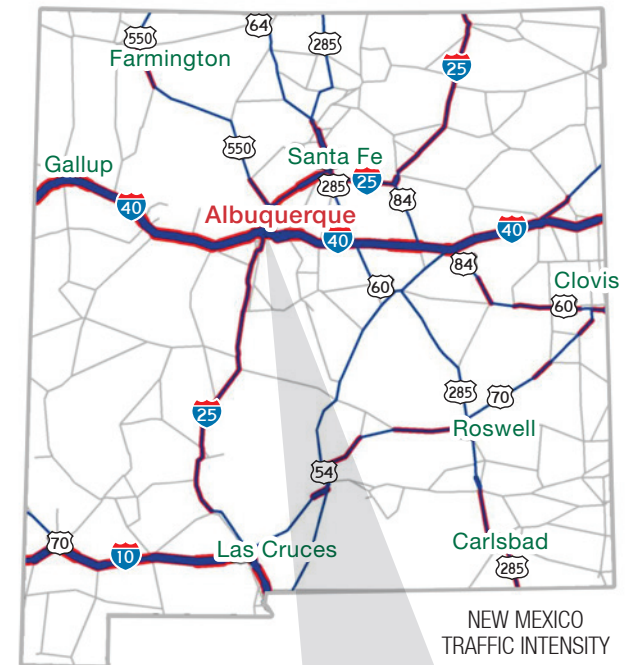
ALBUQUERQUE BY THE NUMBERS (ESRI 2022 Demographics)



936,582
Albuquerque Metro Population



The Largest
City in the State



The West I-40 corridor is home to many of the region's largest distributors. It's ability to serve all New Mexico markets and beyond make this trade area one of the elite locations for large industrial users.



THE ALBUQUERQUE ADVANTAGE

- Low-risk location
- Skilled workforce
- Business incentives
- Quality of life
- Low cost of living
- On the cutting edge of technology



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

