



Property Highlights

- Size: 37.4± Gross Acres
- > Seller will consider subdividing
- > Sale Price: \$9.95/sq. ft.
- Daytona Road runs through site and connects major arterials Unser Blvd to 98th St
- > Trunk infrastructure along Daytona Rd
- Zoning NR-BP Non-Residential Business Park (City of Albuquerque)
- > Excellent access to two major Interstate networks
 - > Immediately adjacent to Interstate 40
 - > 6 minutes from Interstate 25 (Big I Interchange)
- > Excellent visibility from Unser Blvd
- > Economic development incentives available

Drive Times

6_{MIN}

Big I Interchange I-25 / I-40 11 MIN

Downtown Albuquerque 14 MIN

ABQ International Airport

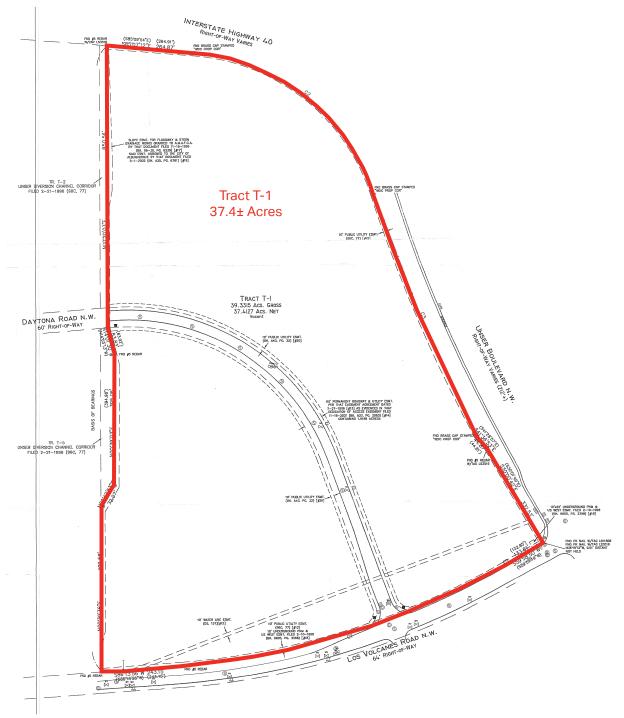
13 MIN Double Eagle

Airport II

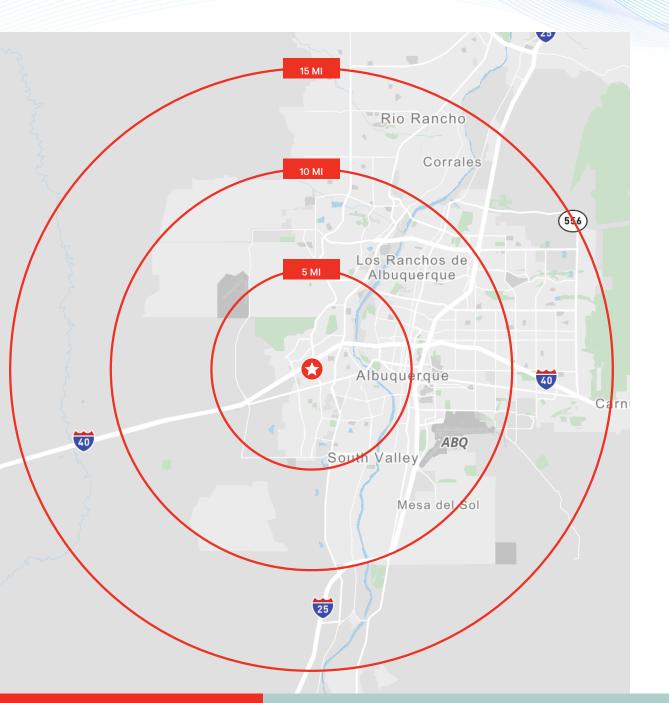




Property ALTA Survey March 2006



2022 Area Demographics





POPULATION

187,144 (5 Miles) 456,790 (10 Miles) 741,993 (15 Miles)



POP GROWTH (2022-2027)

-0.11% (5 Miles) 0.27% (10 Miles) 0.58% (15 Miles)



OF HOUSEHOLDS

70,240 (5 Miles) 184,973 (10 Miles) 304,343 (15 Miles)



AVG HH INCOME

\$77,857 (5 Miles) \$81,394 (10 Miles) \$90,911 (15 Miles)



DAYTIME POPULATION

107,303 (5 Miles) 499,486 (10 Miles) 763,094 (15 Miles)



BACHELOR'S DEGREE +

24.1% (5 Miles) 31.9% (10 Miles) 35.9% (15 Miles)

Incentives Overview



OPPORTUNITY ZONE

The Property is located in a Qualified Opportunity Zone. Investments in Opportunity Zones allow for the reduction of deferred capital gains from the sale or exchange of prior investments.

The New Mexico Department of Economic
Development recently unveiled a new incentive
that will guarantee an additional \$1 million in Local
Economic Development Act funding to projects that
are located in an Opportunity Zone and meet certain
criteria.



LOCAL ECONOMIC DEVELOPMENT ACT (LEDA)

Allows local or regional governments to create new job opportunities by providing land, buildings or infrastructure for facilities to support new or expanding businesses. In addition, the State has created a "closing fund" appropriation which provides local governments with financial backing from the legislature for certain projects.



INDUSTRIAL REVENUE BOND (IRB'S)

Allows for significant real and personal property tax and GRT compensating (use) tax exemptions. Terms vary by community.



JOB TRAINING INCENTIVE PROGRAM (JTIP)

Direct cash reimbursement for 50% to 65% of trainees' wages for up to six months of on-the-job training. Additionally, a significant portion of customized training provided by a New Mexico post-secondary public education institution is eligible for reimbursement.



MANUFACTURING INVESTMENT TAX CREDIT

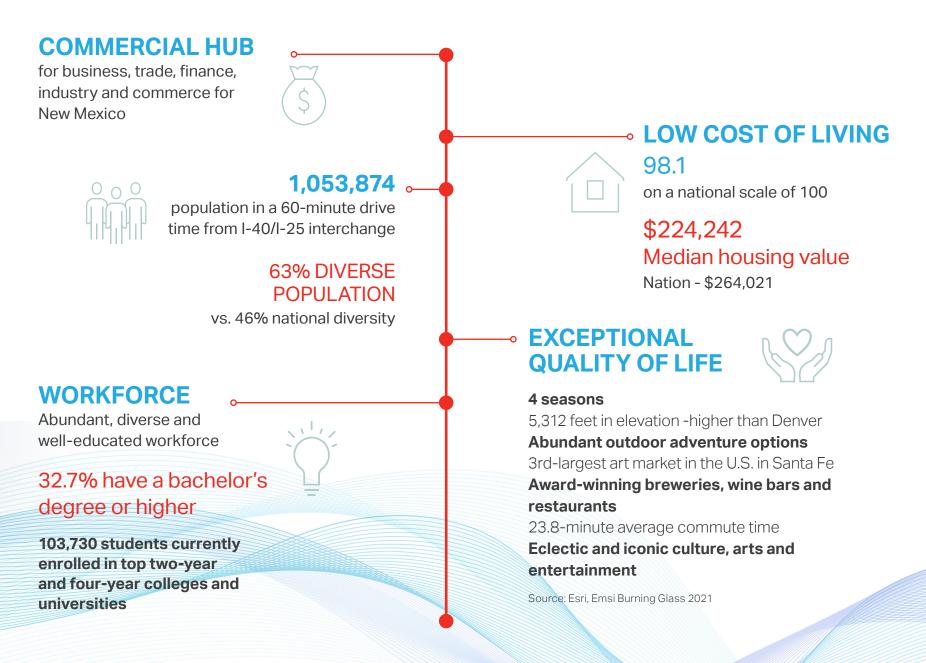
Manufacturers may receive a tax credit equal to 5.125% of the value of qualified equipment brought to and used in New Mexico when specific employment conditions are met.



FILM PRODUCTION TAX CREDIT

New Mexico continues to offer one of the most competitive incentive packages in the film industry which includes a 25% or 30% Refundable Film Production Tax Credit. www.nmfilm.com

Greater Albuquerque Area Overview



Major Employers



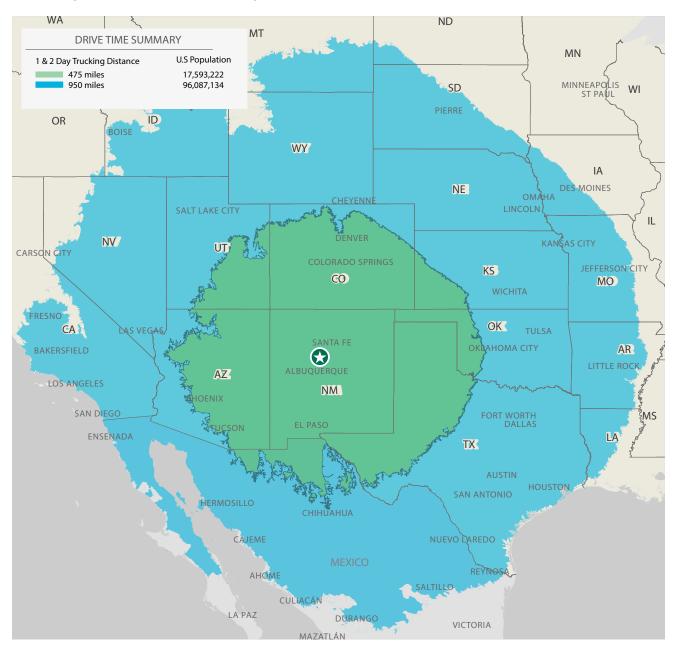




- 2021 Best Performing Cities Among large cities that made the biggest gains, moving from #161 in 2020 to #89 in 2021 - Milken Institutes 2021
- One of the Best Places to Live #120 U.S. News & World Report 2021
- One of the Next 25 Tech Markets Primed for Growth - CBRE Tech Talent Report 2021
- One of the 10 Better-Than-Europe
 Experiences You Can Have in the U.S.
 Fodor's Travel 2021

Truck Service Drive Times

Two major highways (I-25 and I-40) bisect the city, providing national access for business and industry. Several motor freight companies operate in the greater Albuquerque metro.



ONE-DAY TRUCK SERVICE FROM ALBUQUERQUE

	MILES	TIME (EST)
El Paso, TX	266	3 hr 50 min
Amarillo, TX	288	4 hr 16 min
Colorado Springs, CO	378	5 hr 29 min
Phoenix, AZ	419	6 hr 31 min
Denver, CO	448	6 hr 33 min
Tucson, AZ	449	6 hr 36 min

TWO-DAY TRUCK SERVICE FROM ALBUQUERQUE

	MILES	TIME (EST)
Las Vegas, NV	576	8 hr 34 min
Dallas, TX	649	9 hr 46 min
Salt Lake City, UT	667	9 hr 55 min
Los Angeles, CA	787	11 hr 53 min
San Diego, CA	772	12 hr 9 min
Little Rock, AR	882	13 hr 9 min
Houston, TX	841	13 hr 12 min

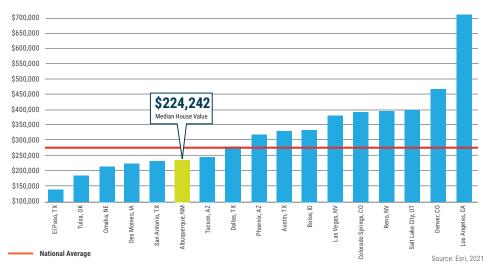
Cost of Living

Greater Albuquerque distinguishes itself from other large metro areas by offering a comparatively low cost of living. The cost-of-living index, which measures relative price levels for consumer goods and services, reports Albuquerque's index as 98.1, well below the base 100.0 national average. Particularly when compared to its urban neighbors, Albuquerque provides exceptional affordability for more value and better quality of life.

90.4	91.8	97.5	97.8	98.1	98.5	99.2	101.8
El Paso, TX	Tulsa, OK	Boise Clty, ID	San Antonio, TX	Albuquerque, NM	Des Moines, IA	Omaha, NE	Austin, TX
102.5	104.1	104.4	105.2	107.0	107.4	115.3	157.6
Las Vegas, NV	Reno, NV	Salt Lake City, UT	Tucson, AZ	Phoenix, AZ	Colorado Springs, CO	Denver, CO	Los Angeles, CA

Source: Emsi Burning Glass, C2ER

HOUSING AFFORDABILITY - MEDIAN HOUSING VALUE



Major Educational Institutions

NAME	# OF STUDENTS
University of New Mexico	27,895
New Mexico State University	24,021
Central NM Community College	21,398
Eastern New Mexico University	7,517
San Juan College	5,240
Santa Fe Community College	3,459
Western New Mexico University	2,896
New Mexico Highlands University	2,777
Clovis Community College	2,321
New Mexico Tech	1,686
New Mexico Junior College	1,406
Northern New Mexico College	1,234

Albuquerque MSA 2022 Demographics

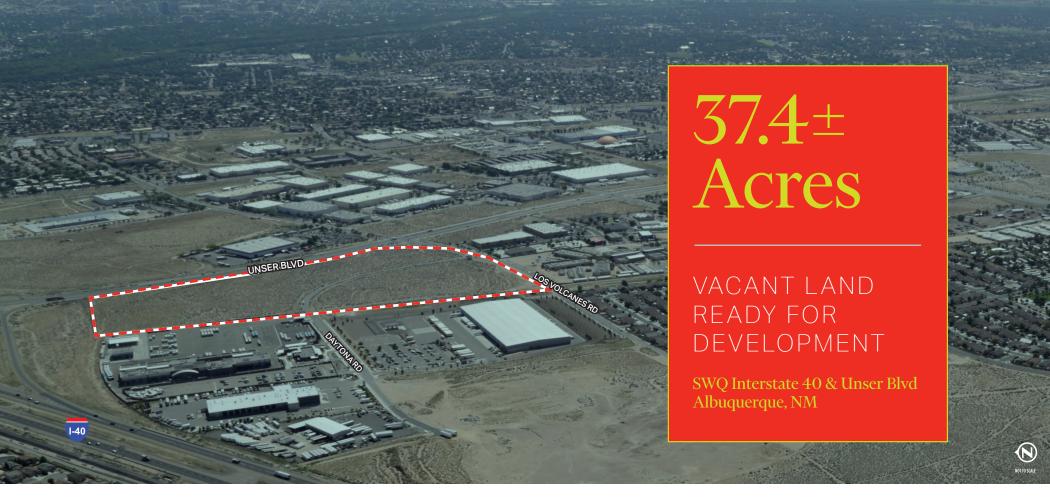
922,905POPULATION
POP GROWTH (2022-2027)

371,441 \$91,254

OF HOUSEHOLDS AVG HH INCOME

34.0% 388,653

BACHELOR'S DEGREE+ DAYTIME POPULATION



FOR MORE INFORMATION, PLEASE CONTACT

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