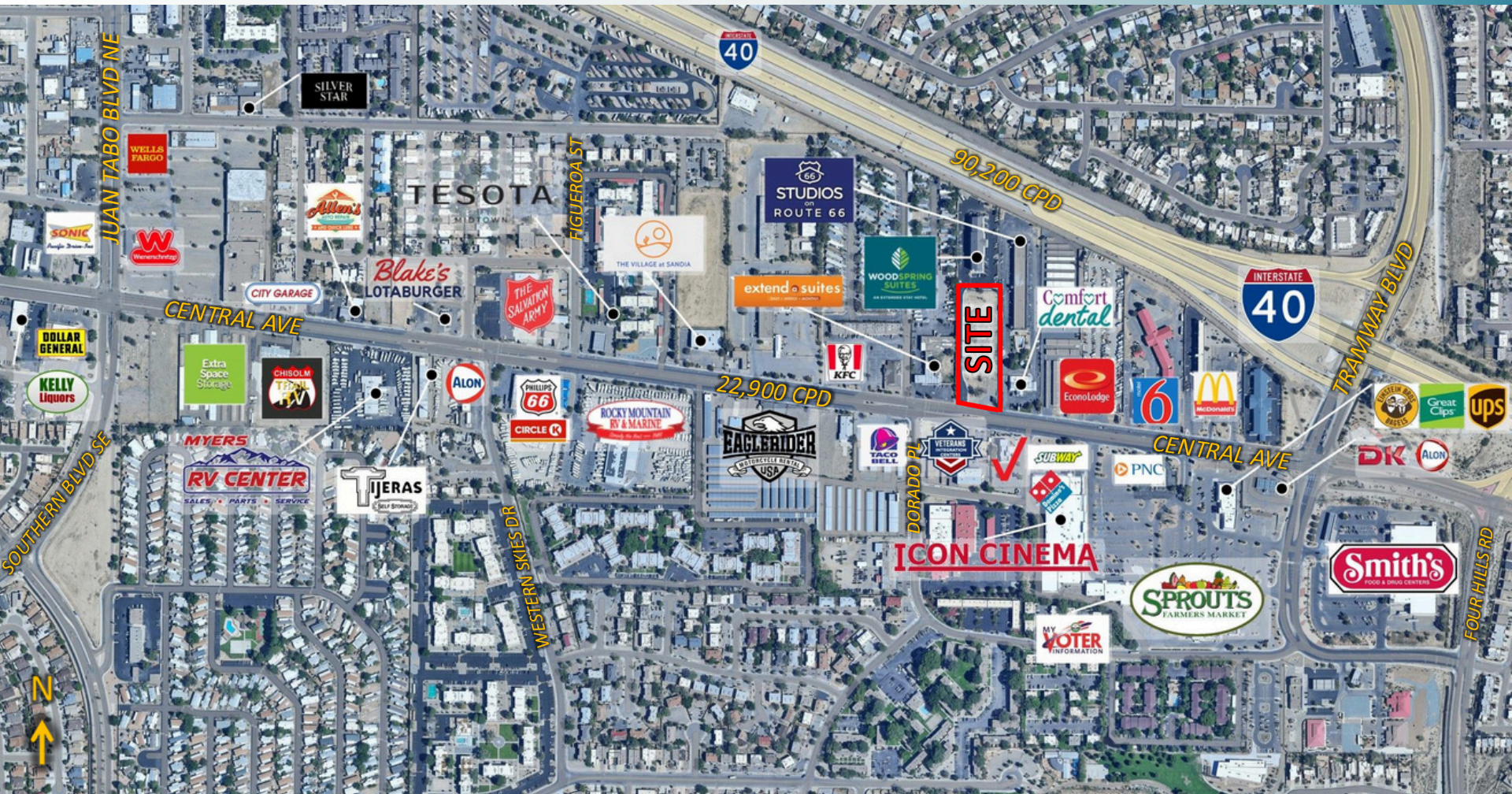


VACANT LAND

13001 CENTRAL AVENUE NE | ALBUQUERQUE, NM 87123

1.9497 +/- Acres For Sale

Zoned MX-H





1.9497 +/- ac

84,929 +/- sf

\$575,000.00

\$6.77 psf

CENTRAL AVENUE

22,900 CPD



VACANT LAND FOR SALE

13001 Central Avenue NE | ALBUQUERQUE, NM 87123

DETAILS:

SALE PRICE: \$575,000.00 (\$6.77/sf)

LOT SIZE: 1.9497 ± acres (84,929 ± sf)

IDO ZONING: [MX-H High-Intensity Zone \(City of Albuquerque\)](#)

TRAFFIC: 22,900 CPD (2018 MRCOG)



HIGHLIGHTS:

- Great location with easy access to I-40
- Frontage along Central Avenue NE
- Level Site
- Hard to find land development opportunity in Albuquerque
- Tons of nearby amenities including: Four Hills Village, Sprouts, Smith's, Icon Cinema, Great Clips, Verizon, Hospitality & Countless restaurants



The information herein has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

CLAY AZAR, CCIM | Qualifying Broker | License #19038
Metro Commercial Realty, Inc. | (505) 858-1444
7410 Montgomery Blvd. NE, Suite 205 | Albuquerque, NM 87109

VARIOUS RESIDENTIAL USES



CHILD CARE / DAY CARE



RESTAURANT / FOOD SERVICE



CAR WASH OR LIGHT AUTOMOTIVE WORK



POTENTIAL FUTURE USES

POTENTIAL USES

MIXED-USE – HIGH INTENSITY ZONE DISTRICT (MX-H)

Purpose: The purpose of the MX-H zone district is to provide for large-scale destination retail and high-intensity commercial, residential, light industrial, and institutional uses, as well as high-density residential uses, particularly along Transit Corridors and in Urban Centers. The MX-H zone district is intended to allow higher-density infill development in appropriate locations.



This document provides a summary about development in the MX-H zone district. It includes links to Frequently Asked Questions (FAQs) about allowable uses, use-standards, development standards, and the approval process.

The document also includes a summary of the development standards and a summary of the allowable uses in this zone. To see the full Integrated Development Ordinance (IDO), click the link below.

abq-zone.com

Notes:

- [1. FAQ: How do I look up my zoning?](#)
- [2. FAQ: How do I look up my Allowable Uses?](#)
- [3. FAQ: What is an Airport Protection Overlay \(APO\) Zone?](#)
- [4. FAQ: What is a use-specific standard?](#)
- [5. FAQ: How do I find out what development standards apply to my property?](#)
- [6. FAQ: How does the IDO handle the review/approval process for development decisions?](#)

If you have other questions, email devhelp@cabq.gov or request a Pre-application Review Team Meeting (PRT) here: <https://www.cabq.gov/planning/urban-design-development/pre-application-review-team-meetings>

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Zone District Summary
MX-H

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Effective Draft - April 2025

Zone District Summary
MX-H

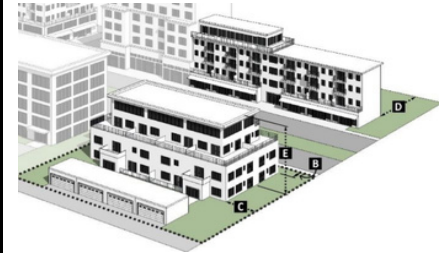
Development Standards Summary

Table 2-4-7: MX-H Zone District Dimensional Standards

UC-MS-PT = Urban Centers, Main Street areas, and Premium Transit areas BR = bedroom DU = dwelling units

Note: Any different dimensional standards in Part 14-16-3 (Overlay Zones) and Section 14-16-5-9 (Neighborhood Edges) applicable to the property shall prevail over the standards in this table.

Development Location	General	UC-MS-PT
Site Standards*		
Usable open space, minimum	A ≤1 BR: 225 sq. ft./unit 2 BR: 285 sq. ft./unit ≥3 BR: 350 sq. ft./unit	50% reduction
Setback Standards		
Front, minimum / maximum	B 5 ft. / N/A	0 ft. / 15 ft.
Side, minimum / maximum	C Interior: 0 ft.; Street side: 5 ft. / N/A	0 ft. / Street side: 15 ft.
Rear, minimum	D 15 ft.	Street or alley: 0 ft.
Building Height		
Building height, maximum	E 68 ft. / 75 ft. >100 ft. from all lot lines: N/A	



[1] Residential development that qualifies for funding through Article 14-17 of ROA 1994 (Family Housing Developments) may be eligible for development incentives specified in that Article.

*See IDO Subsection 14-16-5-1(C)(2) Contextual Residential Development in Areas of Consistency, if applicable, for additional standards that modify these general dimensional standards.

Table 2-4-8: Other Applicable IDO Sections

Overlay Zones	Part 14-16-3	Landscaping, Buffering, and Screening	14-16-5-6
Allowable Uses	14-16-4-2	Walls and Fences	14-16-5-7
Use-specific Standards	14-16-4-3	Outdoor and Sight Lighting	14-16-5-8
Dimensional Standards	14-16-5-1	Neighborhood Edges	14-16-5-9
Site Design and Sensitive Lands	14-16-5-2	Solar Access	14-16-5-10
Access and Connectivity	14-16-5-3	Building Design	14-16-5-11
Subdivision of Land	14-16-5-4	Signs	14-16-5-12
Parking and Loading	14-16-5-5	Operations and Maintenance	14-16-5-13

Use Table Summary

The following excerpt from Table 4-2-1 shows the allowable uses for the **MX-H zone district only** (highlighted). See the Integrated Development Ordinance (IDO) for the complete list of uses allowed in all zone districts and use definitions (Table 4-2-1 and Section 14-16-7-1, respectively).

- Permissive uses (P) are allowed in this zone by right, without any other approvals
- Conditional uses (C) require approval at a public hearing (see Subsection 14-16-6-6(A) for more info)
- Accessory uses (A) must be in addition to an allowed primary use (either P or C)

The column on the far right (also highlighted), provides IDO section references for Use-specific Standards that may apply to a use. These Use-specific Standards may change the allowable uses depending on the context of the site or may impose requirements on the development.

Table 4-2-1: Allowable Uses

P = Permissive Primary C = Conditional Primary A = Permissive Accessory CA = Conditional Accessory
CV = Conditional if Structure Vacant for 5+ years or more T = Temporary CT = Conditional Temporary
Blank Cell = Not Allowed

Land Uses	Zone District >>															Use-specific Standards		
	Residential					Mixed-use				Non-residential								
	R-A	R-1	R-MC	R-T	R-ML	R-MH	MX-T	MX-L	MX-M	MX-H	NR-C	NR-BP	NR-LM	NR-GM	NR-SU		NR-PO	
																A	B	C
PRIMARY USES THAT MAY BE ACCESSORY IN SOME ZONE DISTRICTS																		
RESIDENTIAL USES																		
Household Living																		
Dwelling, townhouse	P	P	P	P	P	P	P	P	P	P								4-3(B)(6)
Dwelling, live-work				C	C	P	P	P	P	P	CA	CA						4-3(B)(7)
Dwelling, multi-family	P	P	P	P	P	P	P	P	P	P		CV						4-3(B)(8)
Group Living																		
Assisted living facility or nursing home				C	P	P	P	P	P	P								
Community residential facility, small	P	P		P	P	P	P	P	P	P								4-3(B)(9)
Community residential facility, large					P	P	P	P	P	P								4-3(B)(9)
Dormitory						P	C	P	P	P								
Group home, medium				C	C	C	P	P	P	P								4-3(B)(10)
Group home, large						C			C	C								4-3(B)(10)
CIVIC AND INSTITUTIONAL USES																		
Adult or child day care facility			C	C	C	P	P	P	P	P	P	P	A	A				
Community center or library	C	P		P	P	P	P	P	P	P	C	C	C	C	P		C	4-3(C)(1)
Elementary or middle school	C	C		C	P	P	P	P	P	P	P	P	CV		P		C	4-3(C)(2)
Fire or police station									P	P	P	P	P	P				
High school	C	C		C	C	P	P	P	P	P	P	P	C		P			4-3(C)(3)
Hospital										P	P	P	P					4-3(C)(4)
Museum				CV	CV	C	P	P	P	P	P	P	P	P	P	A		4-3(C)(5)

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Table 4-2-1: Allowable Uses

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Zone District >>	Residential						Mixed-use				Non-residential						Use-specific Standards		
	R-A	R-1	R-MC	R-T	R-ML	R-MH	MX-T	MX-L	MX-M	MX-H	NR-C	NR-BP	NR-LM	NR-GM	NR-SU	NR-PO			
																A		B	C
Land Uses																			
Overnight shelter									C	C	C	C	C	C				4-3(C)(6)	
Parks and open space	P	P		P	P	P	P	P	P	P	P	P	C	C	A	P	P	P	
Religious institution	P	P		P	P	P	P	P	P	P	P	P	CV	CV				4-3(C)(8)	
Sports field							CV	C	P	P	P	P	C			P		C	
University or college						CV	CV	C	P	P	P	P	CV	CV					
Vocational school						CV	P	P	P	P	P	P	P	P					
COMMERCIAL USES																			
Agriculture and Animal-related																			
Community garden	P	P	P	P	P	P	P	P	P	P	P	P	C	C		A	A	A	
Veterinary hospital	C						C	P	P	P	P	P	P	P					
Other pet services	C						C	P	P	P	P	P	P	P					
Food, Beverage, and Indoor Entertainment																			
Auditorium or theater						A	A	A	P	P	P	P	P	P					
Bar							C	C	P	P	P	P	P	P					
Catering service									P	P	P	P	P	P					
Health club or gym			A		A	A	P	P	P	P	P	P	P	A					
Mobile food truck court							C	P	P	P	P	P	P	C					
Nightclub									P	P	P	P	P						
Residential community amenity, indoor	P	P	P	P	P	P	P	P	P	P							C		
Restaurant							C	P	P	P	P	P	P	P					
Tap room or tasting room							C	C	P	P	P	P	P	P					
Other indoor entertainment							C	P	P	P	P	P	P	P		P		C	
Lodging																			
Hotel or motel							P	P	P	P	P	P	P	P					
Motor Vehicle-related																			
Car wash								P	P	P	P	P	P	P					
Light vehicle fueling station							C	P	P	P	P	P	P	P					
Light vehicle repair								P	P	P	P	P	P	P					
Light vehicle sales and rental							C	P	P	P	P	P	P	P					
Paid parking lot			A		A	A	C	P	P	A	P	P	P	P	A	A	A		
Parking structure			A		A	A	CA	P	P	P	P	P	P	P	A				
Offices and Services																			
Bank							P	P	P	P	P	P	P	CV					
Blood services facility								C	C	C	P	P	P	P					
Club or event facility							C	P	P	P	P	P	P	CV		P	P	C	

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Zone District Summary
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Zone District >>	Residential					Mixed-use				Non-residential							Use-specific Standards		
	R-A	R-1	R-MC	R-T	R-ML	R-MH	MX-T	MX-L	MX-M	MX-H	NR-C	NR-BP	NR-LM	NR-GM	NR-SU	NR-PO			
																A		B	C
Land Uses																			
Commercial services								P	P	P	P	P	P	P					
Construction contractor facility and yard										C	P	P	P	P					4-3(D)(25)
Medical or dental clinic							P	P	P	P	P	P	P	P					4-3(D)(26)
Mortuary								C	P	P	P	P	C		A				
Office							P	P	P	P	P	P	P	P					
Personal and business services, small							P	P	P	P	P	P	P	P					4-3(D)(27)
Personal and business services, large									P	P	P	P	P	P					4-3(D)(27)
Research or testing facility							P	P	P	P	P	P	P	P					4-3(D)(28)
Self-storage								C	C	P	P	P	P	P			A		4-3(D)(29)
Outdoor Recreation and Entertainment																			
Amphitheater										C	C	C	C	C	A	P	A	C	
Drive-in theater										C	C	C	C	C					4-3(D)(31)
Residential community amenity, outdoor	P	P	P	P	P	P	P	P	P	P							A		
Other outdoor entertainment	CA	CA	CA	CA	CA	CA	A	A	A	A	P	P	P	A		P	P		4-3(D)(32)
Retail Sales																			
Adult retail										P		P	P	P					4-3(D)(6)
Art gallery	CV	CV	C	P	P	P	P	P	P	P	P		P	A					4-3(D)(33)
Bakery goods or confectionery shop							C	P	P	P	P	P	P	P					
Building and home improvement materials store										C	C	P	P	P	C				4-3(D)(34)
Cannabis retail								P	P	P	P	P	A	A					4-3(D)(35)
Farmers' market	T		T	T	T	T	T	P	P	P	P	P	CV	CV		P	A	CA	4-3(D)(36)
General retail, small			A			A	P	P	P	P	P	P	P	P					4-3(D)(37)
General retail, medium										P	P	C	C						4-3(D)(37)
General retail, large										C	C	P	P						4-3(D)(37)
Grocery store								P	P	P	P		P	P					4-3(D)(38)
Liquor retail							C	A	C	C	C	C	C	C					4-3(D)(39)
Nicotine retail							CA	A	C	C	C	C	C	C					4-3(D)(40)
Pawn shop								C	P	P	P	P	P	P					4-3(D)(41)
Transportation																			
Helipad										CA	CA	A	P	P	P	A			4-3(D)(44)
Park-and-ride lot							C	C	C	P	C	C	P	C	C	A	A		4-3(D)(45)

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Zone District >>	Residential						Mixed-use				Non-residential						Use-specific Standards		
	R-A	R-1	R-MC	R-T	R-ML	R-MH	MX-T	MX-L	MX-M	MX-H	NR-C	NR-BP	NR-LM	NR-GM	NR-SU	NR-PO			
																A		B	C
Land Uses																			
Transit facility							C	C	C	P	P	P	P	P					4-3(D)(47)
INDUSTRIAL USES																			
Manufacturing, Fabrication, and Assembly																			
Artisan manufacturing							C	P	P	P	P	P	P	P					4-3(E)(1)
Cannabis cultivation							C	P	P	P	P	P	P	P					4-3(E)(2)
Cannabis-derived products manufacturing							C	P	P	P	P	P	P	P					4-3(E)(3)
Light manufacturing										A	P	P	P	P					4-3(E)(4)
Telecommunications, Towers, and Utilities																			
Drainage facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	C	
Electric utility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4-3(E)(8)
Energy Storage System (EES)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4-3(E)(9)
Geothermal energy generation	A	A	A	A	A	A	A	A	A	A	A	P	P	P		A	A		4-3(E)(10)
Major utility, other	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	
Solar energy generation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	P	P	P	4-3(E)(11)
Wind energy generation								A	A	A	A	A	A	C	A	A	A	A	4-3(E)(12)
Wireless Telecommunications Facility (WTF)																			
Architecturally integrated	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		4-3(E)(13)
Collocation	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		
Freestanding								P	P	P	P	P	P	P	A				
Non-commercial or broadcasting antenna	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		
Public utility collocation	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		
Roof-mounted			A		A	A	A	A	A	A	A	A	A	A	A				
Small cell	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Waste and Recycling																			
Recycling drop-off bin facility							A	A	A	A	A	P	P	P	P				4-3(E)(14)
Wholesaling and Storage																			
Outdoor storage								CA	C	C	C	A	P	P					4-3(E)(18)
Warehousing									C	C	P	P	P	P					4-3(E)(19)
Wholesaling and distribution center									C	C	P	P	P	P					4-3(E)(20)
ACCESSORY AND TEMPORARY USES																			
ACCESSORY USES																			4-3(F)(1)
Agriculture sales stand	A	A	A	A	A	A	A	A	A	A	A	A	CA	CA			A		4-3(F)(2)
Animal keeping	A	A	A	A	A	A	A	A	A	A	A	A	A	A			CA		4-3(F)(3)

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Zone District >>	Residential						Mixed-use				Non-residential							Use-specific Standards	
	R-A	R-1	R-MC	R-T	R-ML	R-MH	MX-T	MX-L	MX-M	MX-H	NR-C	NR-BP	NR-LM	NR-GM	NR-SU	NR-PO			
																A	B		C
Land Uses																			
Automated Teller Machine (ATM)			A		A	A	A	A	A	A	A	A	A	A		T	T		
Drive-through or drive-up facility								A	A	CA	A	A	A						4-3(F)(5)
Family care facility	A	A	A	A	A	A	A	A	A	A									4-3(F)(7)
Garden	A	A	A	A	A	A	A	A	A	A	A	A	A				A		
Home occupation	A	A	A	A	A	A	A	A	A	A									4-3(F)(10)
Independent living facility				A	A	A	A	A	A	A									4-3(F)(11)
Mobile food truck	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A			4-3(F)(12)
Mobile vending cart							A	A	A	A	A	A	A	A		A		A	4-3(F)(13)
Outdoor dining area							CA	A	A	A	A	A	A	A	A				4-3(F)(15)
Other use accessory to non-residential primary use							A	A	A	A	A	A	A	A	A			A	4-3(F)(17)
Other use accessory to residential primary use	A	A	A	A	A	A	A	A	A	A									4-3(F)(18)
TEMPORARY USES																			
Temporary Uses That Require A Permit																			
Construction staging area, trailer, or office	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T		4-3(G)(2)
Dwelling, temporary	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T		4-3(G)(3)
Fair, festival, or theatrical performance	T	T	T	T	T	T	T	T	T	T	T	T			T	T	T		4-3(G)(4)
Film Production	T	T	T	T	T	T	T	T	T	T	T	T	T	T		T			4-3(G)(5)
Open air market							T	T	T	T	T						T		4-3(G)(6)
Park-and-ride facility, temporary						T	T	T	T	T	T	T	T	T			T		4-3(G)(7)
Real estate office or model home	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T				4-3(G)(8)
Safe outdoor space							CT	CT	CT	CT	T	T	T	T					4-3(G)(9)
Seasonal outdoor sales							T	T	T	T	T	T	T	T					4-3(G)(10)
Temporary use not listed			T			T	T	T	T	T	T	T	T	T	T		T		4-3(G)(11)
Temporary Uses That Do Not Require A Permit																			
Hot air balloon takeoff/landing	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	4-3(G)(13)

