



**FOR  
SALE**

**AVAILABLE LAND**  
7.25 AC

**PRICE**  
\$1,420,000

**Daniel Kearney**  
dkearney@resolutre.com  
505.337.0777

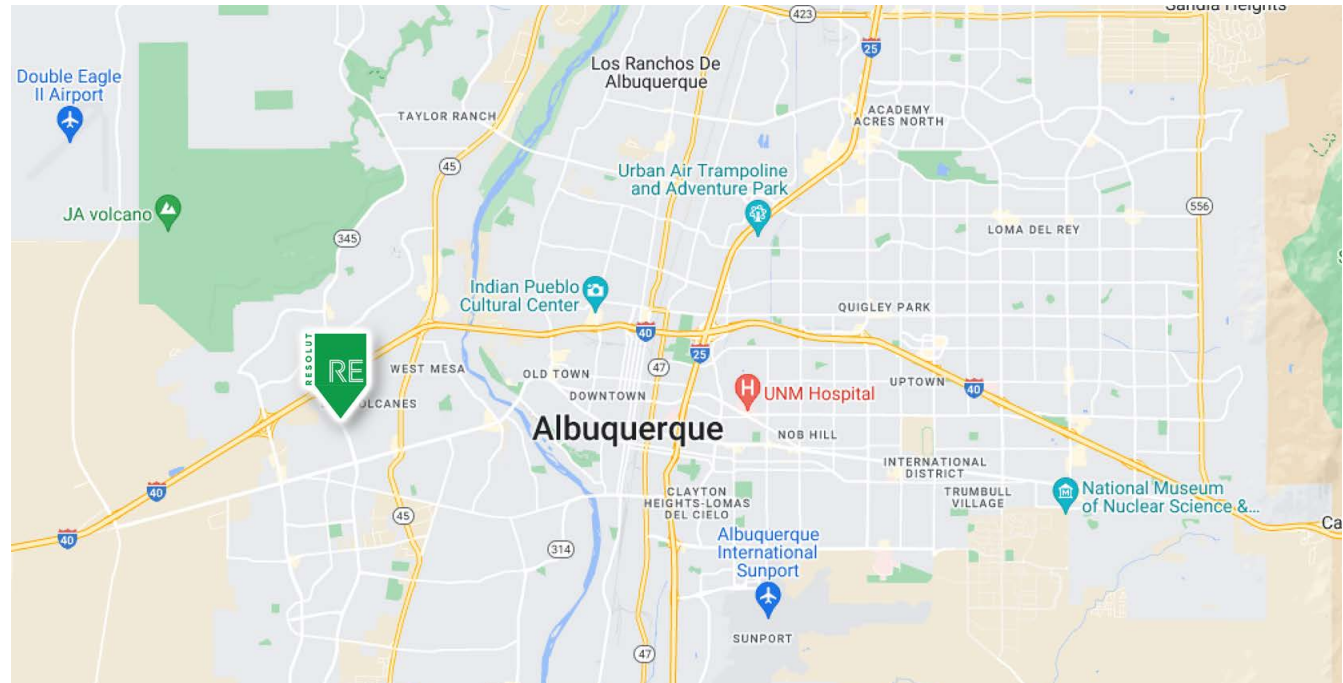
**Austin Tidwell, CCIM**  
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**Rob Powell, CCIM**  
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## PROPERTY HIGHLIGHTS

- I-40 Visibility & on Intersection
- Located outside of ABQ City Limits
- Access via 98th - 102nd
- Developing Retail Corridor
- Developing Industrial Submarket
- High Traffic Counts



## AREA TRAFFIC GENERATORS



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## DEMOGRAPHIC SNAPSHOT 2024



**89,243**  
**POPULATION**  
3-MILE RADIUS



**\$83,296.00**  
**AVG HH INCOME**  
3-MILE RADIUS



**38,265**  
**DAYTIME POPULATION**  
3-MILE RADIUS



**TRAFFIC COUNTS**  
I-40: 45,354 VPD  
98th: 35,037 VPD  
(Sites USA 2024)













