## 98TH & 140

SWC 98TH & I40 98th Albuquerque, NM 87105



FOR SALE

**AVAILABLE LAND** 7.25 AC

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

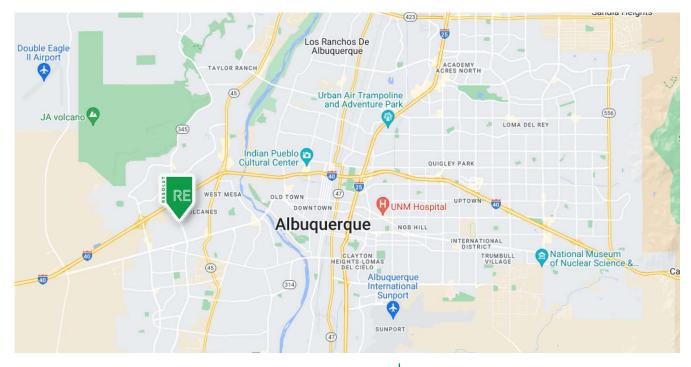
**Daniel Kearney** dkearney@resolutre.com 505.337.0777 **Austin Tidwell, CCIM** atidwell@resolutre.com 505.337.0777

Rob Powell, CCIM rpowell@resolutre.com 505.337.0777



## **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**















Mister



**Daniel Kearney** 

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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)



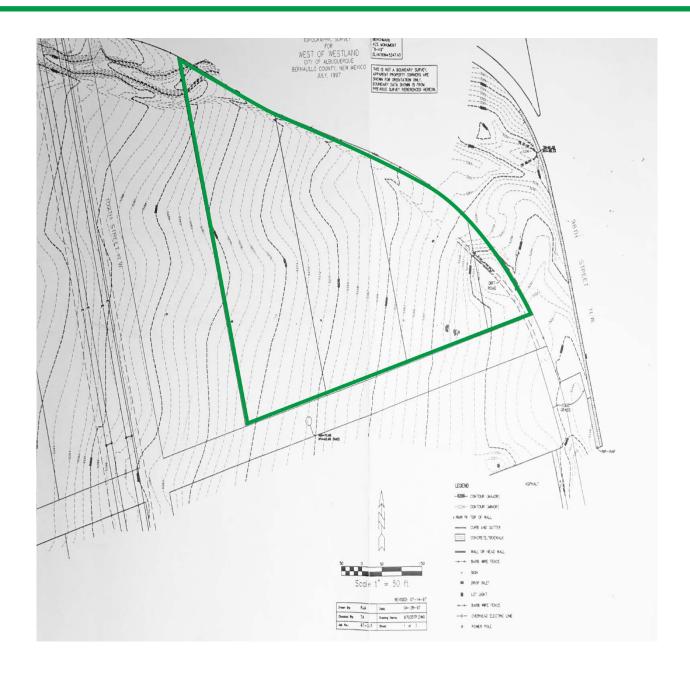


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