

For Sale]

Residential Land Available

WITH HIGH-DENSITY ENTITLEMENTS

NWC 106th & Eucariz Ave. SW | Albuquerque, NM 87121



AVAILABLE

±9.88 Acres



SALE PRICE

\$1,398,712 (\$3.25/SF)

IDO ZONING

- PD, Planned Development

HIGHLIGHTS

- Approved for 20 dwelling units per acre on one half
- Approved for 9 dwelling units per acre on one half
- Adjacent to single family residential developments
- All utilities to the site
- Paved access to the site

For Sale]

Residential Land Available

WITH HIGH-DENSITY ENTITLEMENTS

NWC 106th & Eucariz Ave. SW | Albuquerque, NM 87121



NAI SunVista

505 878 0001 | sunvista.com    
2424 Louisiana Blvd. NE | Suite 100 | Albuquerque, NM 87110

Jim Wible, CCIM
jimw@sunvista.com
505 400 6857

Keith Meyer, CCIM
keithmeyer@sunvista.com
505 715 3228

Alex Pulliam
alex@sunvista.com
505 350 5729

Albuquerque

TRADE AREA ANALYSIS

ALBUQUERQUE | NEW MEXICO

Located near the geographic center of New Mexico at the intersection of I-25 and I-40 and resting at the foot of the Sandia Mountains, 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 Southwest, with BNSF Railway, air cargo from Albuquerque International Airport (Sunport), and a commuter train running from Belen to Santa Fe. Albuquerque is home to the International Balloon Fiesta, the world's largest gathering of hot-air balloons. 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)



654,217
City Population



264,145
Households



\$77,810
Avg. Household Income



\$45,730
Md. Disposable Income



23,491
Total Businesses



332,805
Total Employees



936,582
Albuquerque
Metro
Population



**The
Largest**
City in the State



In the News

Ranked 6th in America's favorite cities list - *Travel + Leisure*
Ranks among America's best cities for global trade - *Global Trade Magazine*
The 5th most cost-friendly city to do business in the U.S. - *KPMG*

IT'S HARD TO BEAT ALBUQUERQUE'S WEST SIDE

- A Business-Friendly Location
- Low Crime Rates
- Excellent Public Education System
- Diverse Housing Options
- Growing List of Quality-of-Life Amenities



WESTSIDE GROWTH

The Westside of Albuquerque is the fastest growing sector of the city. Large tracts of developable land are available to support an expanding population and future growth.



WESTSIDE DEVELOPMENT

Albuquerque's Westside boasts consistent housing development, new infrastructure endeavors, including vital connections and ongoing commercial and educational facility developments.



WESTSIDE HOUSING

The Westside is the fastest growing area in the city with many planned housing developments. 30% to 42% of single-family housing permits were issued in the city's Northwest quadrant over the last 10 years.