

# 13.52± ACRES

DEVELOPMENT READY SITE IN ACTIVE GROWTH CORRIDOR



GIBSON BLVD

STAMPEDE DR

SILVER TREE PARK

**CBRE**

SWC OF GIBSON BLVD AND STAMPEDE DR | ALBUQUERQUE, NM



# DEVELOPMENT READY LAND FOR SALE

EXCELLENT OPPORTUNITY  
TO PURCHASE 13.52±  
ACRES WITHIN AN ACTIVE  
DEVELOPMENT CORRIDOR



13.52± ACRES  
LOT SIZE



\$3,000,000  
SALE PRICE



MX-M  
ZONING



154,628  
POPULATION  
WITHIN  
5 MILES



IDEAL USES:  
RESIDENTIAL, COMMERCIAL  
AND INSTITUTIONAL  
DEVELOPMENT WITH  
INCREASED DENSITY





SOMBRE DEL OESTE  
17 NEW TOWNHOMES

SOLARE COLLEGIATE  
CHARTER SCHOOL

**SITE**

Walgreens

  
HOSPITALS  
SANDIA VISTA  
PRIMARY CARE CLINIC

GIBSON BLVD

STAMPEDE DR  
SILVER  
TREE PARK

UNSER BLVD

98TH ST

SUNLIGHT  
FIELD

ASPIRE SUBDIVISION  
506 NEW HOMES

RUDOLFO ANAYA  
ELEMENTARY  
SCHOOL

TITAN DEVELOPMENT  
800 NEW HOMES  
PLANNED



# HOUSING MARKET HIGHLIGHTS



**19 %**  
MARKET SHARE  
FOR HOUSING STARTS  
IN BERNALILLO  
COUNTY



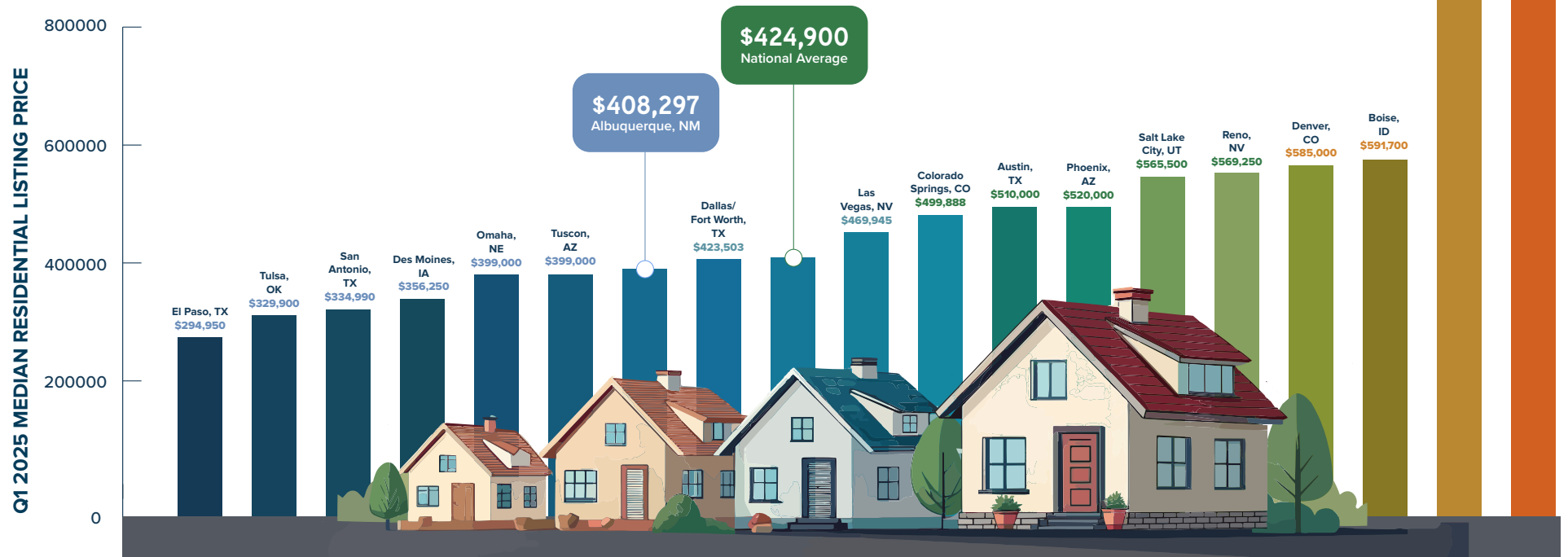
**413**  
ANNUAL HOUSING  
STARTS  
IN BERNALILLO  
COUNTY



**0.56 %**  
ANNUAL GROWTH  
RATE  
VS. 0.38% NATIONAL  
GROWTH RATE



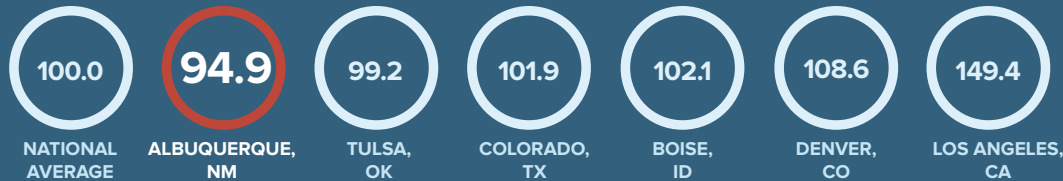
**71 %**  
OWN THEIR  
OWN HOME  
UP FROM 63%  
FROM 2023



# ALBUQUERQUE OVERVIEW

The Greater Albuquerque Region is one of the most dynamic, diverse and innovative communities in the nation. With a high concentration of well-educated workers, exceptional quality of life, low cost of living and a plethora of amenities, top talent and industry leaders are realizing the unlimited potential the region has to offer. Albuquerque has been New Mexico's leader in trade, finance and industry, but is now emerging as a top market in the nation; attracting premier companies and talent to take advantage of the opportunities that await.

## COST OF LIVING INDEX



Source: Council for Community and Economic Research 2024

## MAJOR REGIONAL EMPLOYERS

EMPLOYER	NO. EMPLOYED
Kirtland Air force Base	23,500
Sandia National Labs	14,220
Presbyterian Healthcare	13,460
UNM/UNM Hospital	17,605
Lovelace Hospital	3,500
Amazon	3,500
Central New Mexico Community College	1,870
T-Mobile	2,000
Intel	1,850
Netflix	1,000
Fidelity Investments	900
Facebook/Meta	400

Source: Albuquerque Regional Economic Alliance



### COMMERCIAL HUB

For business, trade, finance, industry and commerce for New Mexico



**1,058,923**

Population within a 60-minute drive time of the I-40/I-25 interchange (Esri)

### 63% DIVERSE POPULATION

Compared to 42% nationally (Lightcast 2023)



### LOW COST OF LIVING

**94.9** on a national scale of 100 (C2ER 2025)

**\$408,297** Median Housing Value

**National - \$424,900 (Realtor.com)**



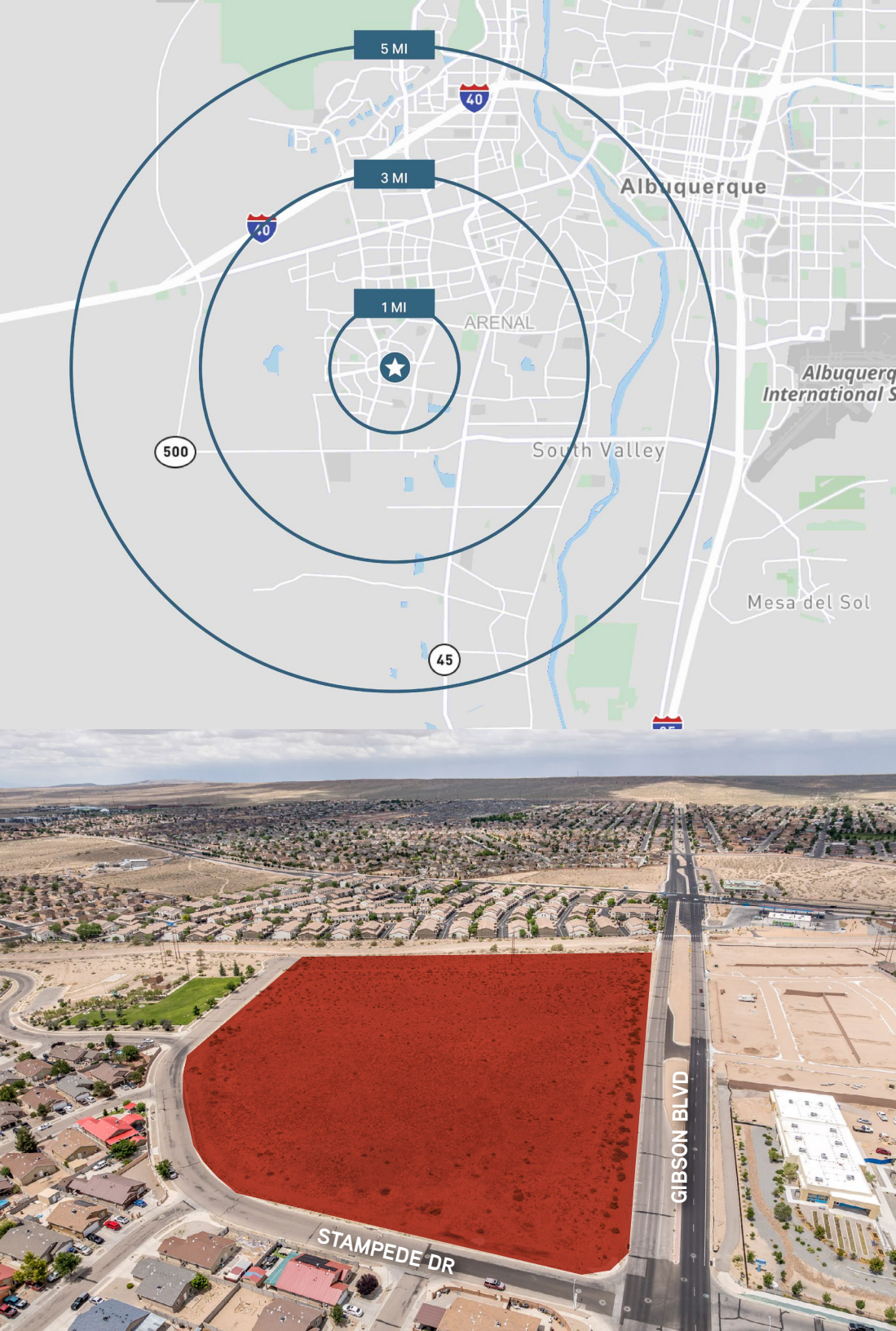
### EXCEPTIONAL QUALITY OF LIFE

- 4 seasons
- 5,312 feet in elevation - higher than Denver
- 24.4-minute average commute time
- Abundant outdoor adventure options
- 3rd-largest art market in the U.S. located in Santa Fe
- Award-winning breweries, wine bars and restaurants
- Eclectic and iconic culture, arts and entertainment



### WORKFORCE

- 37% have a Bachelor's degree or higher (Esri)
- 111,470± students are enrolled in two-year and four-year colleges and universities
- High concentration of graduate/professional degrees
- 23.1% increase in freshman college enrollment from 2021-2024 (NM dept of education)
- Top 10 Most Diverse Labor Force - 63% of workers in all occupations identify as a person of color (Lightcast 2025)



# AREA DEMOGRAPHICS

DEMOGRAPHIC COMPREHENSIVE	1 MILE	3 MILES	5 MILES
POPULATION			
2024 Population	24,444	86,520	154,628
2029 Population	24,576	87,396	155,586
2024-2029 Population Growth Rate	0.11%	0.20%	0.12%
HOUSEHOLDS			
2024 Households	7,462	27,945	53,923
2029 Households	7,595	28,579	54,959
2024-2029 Household Growth Rate	0.35%	0.45%	0.38%
2024 Average Household Size	3.28	3.09	2.85
HOUSEHOLD INCOME			
2024 Average Household Income	\$68,876	\$74,294	\$78,920
2029 Average Household Income	\$77,398	\$82,935	\$89,231
HOUSING UNITS			
2024 Owner Occupied Housing Units	75.9%	74.4%	70.1%
2024 Renter Occupied Housing Units	21.7%	20.8%	24.2%
EDUCATION			
2024 Population 25 and Over	14,892	54,628	101,775
HS and Associates Degrees	69.1%	66.9%	63.2%
Bachelor's Degree or Higher	11.9%	14.9%	20.6%
DAYTIME POPULATION			
2024 Employees	909	10,492	26,207

Source: Esri



# 13.52± ACRES

DEVELOPMENT READY  
SITE IN ACTIVE  
GROWTH CORRIDOR



## INVESTMENT CONTACTS

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