Development Opportunity - 17.85 Acres

1101 - 1219 Main St SW | Los Lunas, NM 87031



KING CAPITAL
COMMERCIAL REAL ESTATE

FOR SALE

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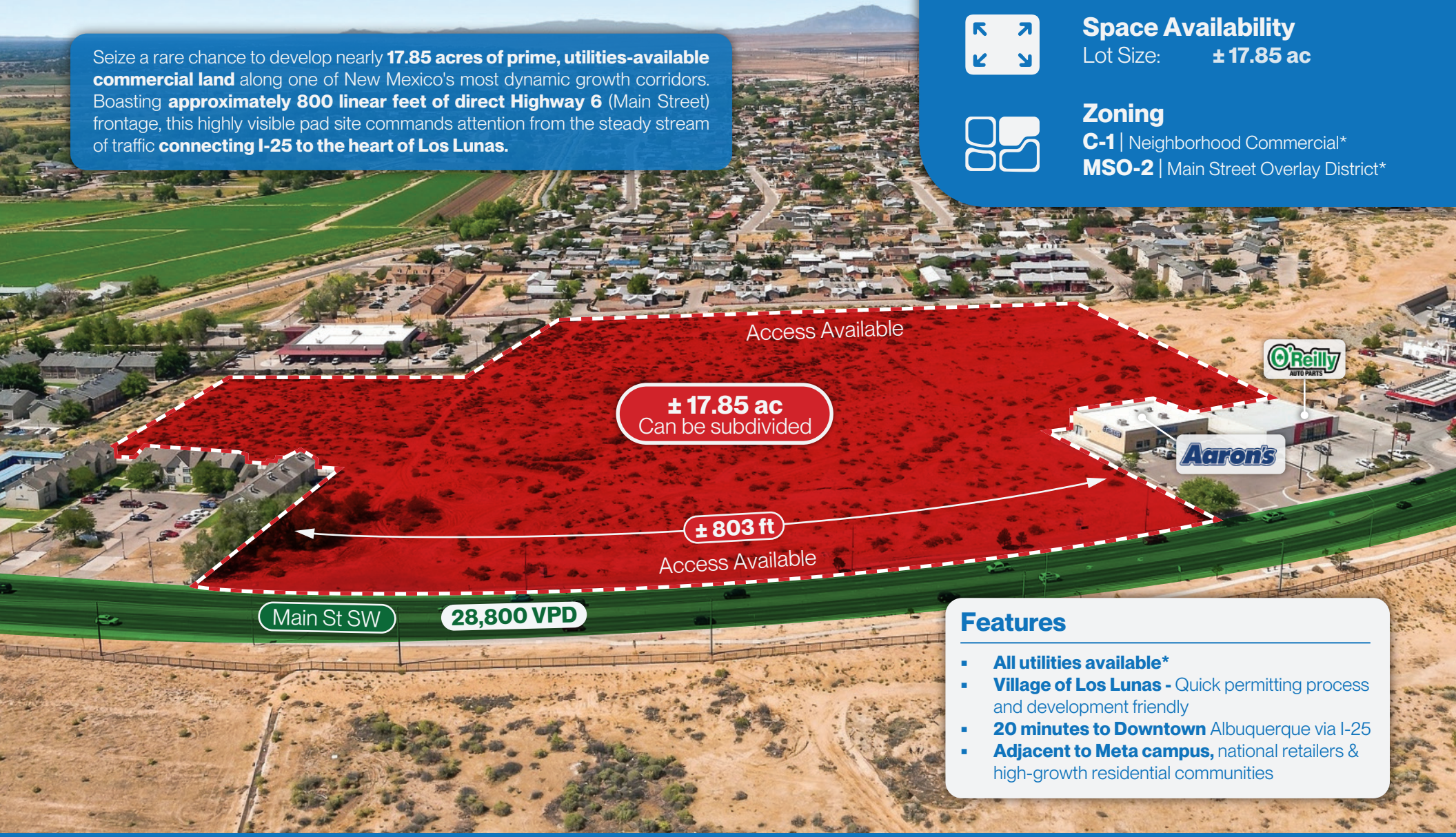
Property Details

Seize a rare chance to develop nearly **17.85 acres of prime, utilities-available commercial land** along one of New Mexico's most dynamic growth corridors. Boasting **approximately 800 linear feet of direct Highway 6** (Main Street) frontage, this highly visible pad site commands attention from the steady stream of traffic **connecting I-25 to the heart of Los Lunas.**

Sale Price
See Broker

Space Availability
Lot Size: **± 17.85 ac**

Zoning
C-1 | Neighborhood Commercial*
MSO-2 | Main Street Overlay District*



Features

- **All utilities available***
- **Village of Los Lunas -** Quick permitting process and development friendly
- **20 minutes to Downtown** Albuquerque via I-25
- **Adjacent to Meta campus,** national retailers & high-growth residential communities

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**To Be Independently Verified*

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Benefits

Zoned C-1 within the MSO-2 (Main Street Overlay) District, the property is purpose-built for a broad spectrum of commercial uses — retail, restaurant, office, hospitality, medical, automotive, residential, multifamily and more — while the overlay encourages cohesive, pedestrian-friendly development befitting Los Lunas's thriving Main Street identity.

All utilities are available at the site, eliminating a major hurdle and accelerating your timeline from contract to groundbreaking. Pair that with the Village of Los Lunas's industry-leading commercial permitting process and this becomes one of the most shovel-ready large commercial parcels in Valencia County

The surrounding trade area has never been stronger. Meta's Los Lunas data center campus — now exceeding 3.8 million square feet with over $2.5 billion in direct investment — anchors a regional economic boom driving demand for retail, dining, hospitality, and services. Rapidly expanding master-planned residential communities including Huning Ranch and Los Senderos are funneling thousands of rooftops directly into this corridor.

Located just 20 minutes south of downtown Albuquerque with seamless I-25 access, this is the kind of generational land opportunity that rarely comes to market at this scale.

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Market Aerial



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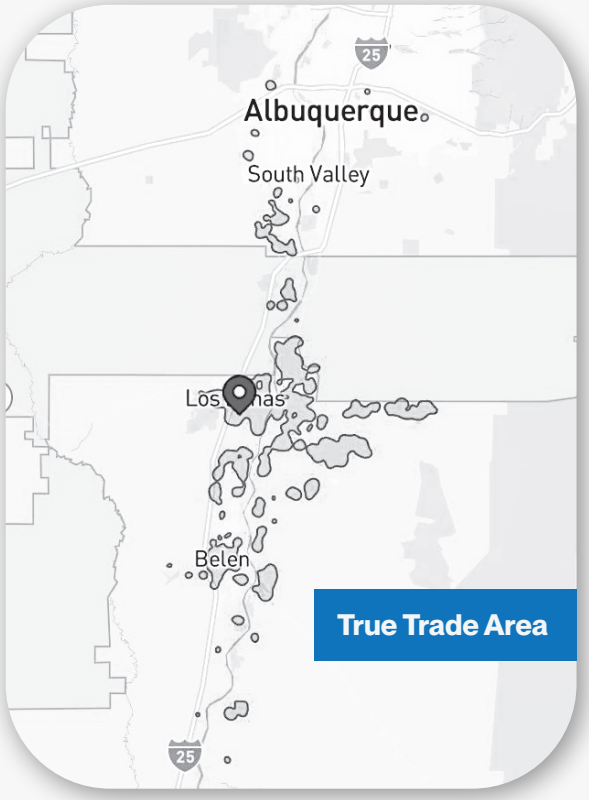
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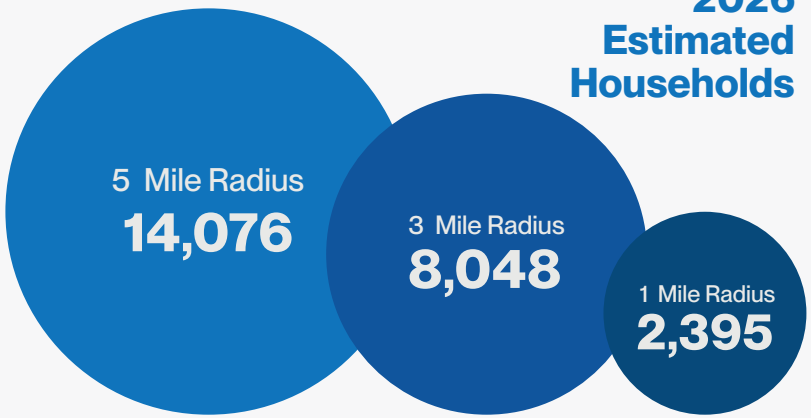
Market Overview



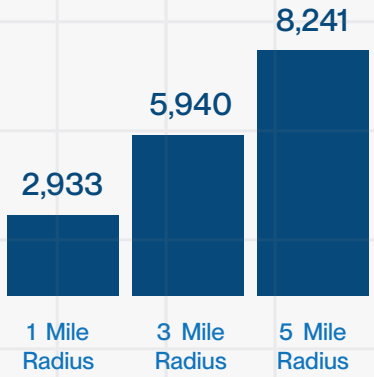
Average Household Income

72K

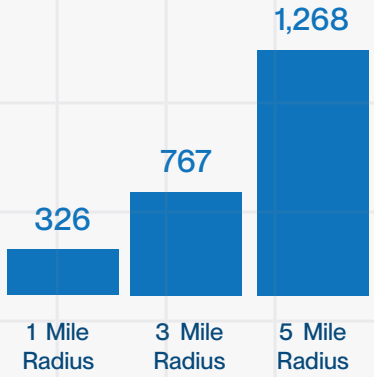
2026 Estimated Households



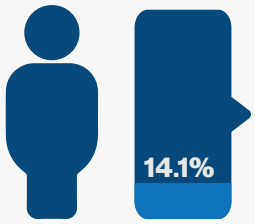
2026 Estimated Total Employees



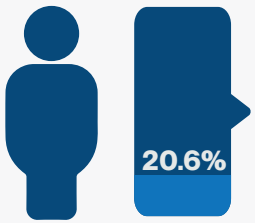
2026 Estimated Total Businesses



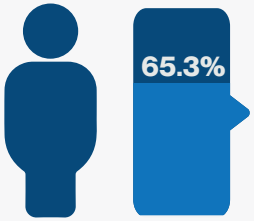
Age



18 - 37
age range



38 - 51
age range



52+
age

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