

OFFERING MEMORANDUM
Bernalillo Heights
EAST I-25 FRONTAGE BERNALILLO

Bernalillo, NM 87004

PRESENTED BY:

LARRY ILFELD, CCIM, ALC
O: 505.265.4401
ilfeld@svn.com
NM #15408

WALT ARNOLD, CCIM, SIOR
O: 505.256.1255
walt.arnold@svn.com
NM #9117

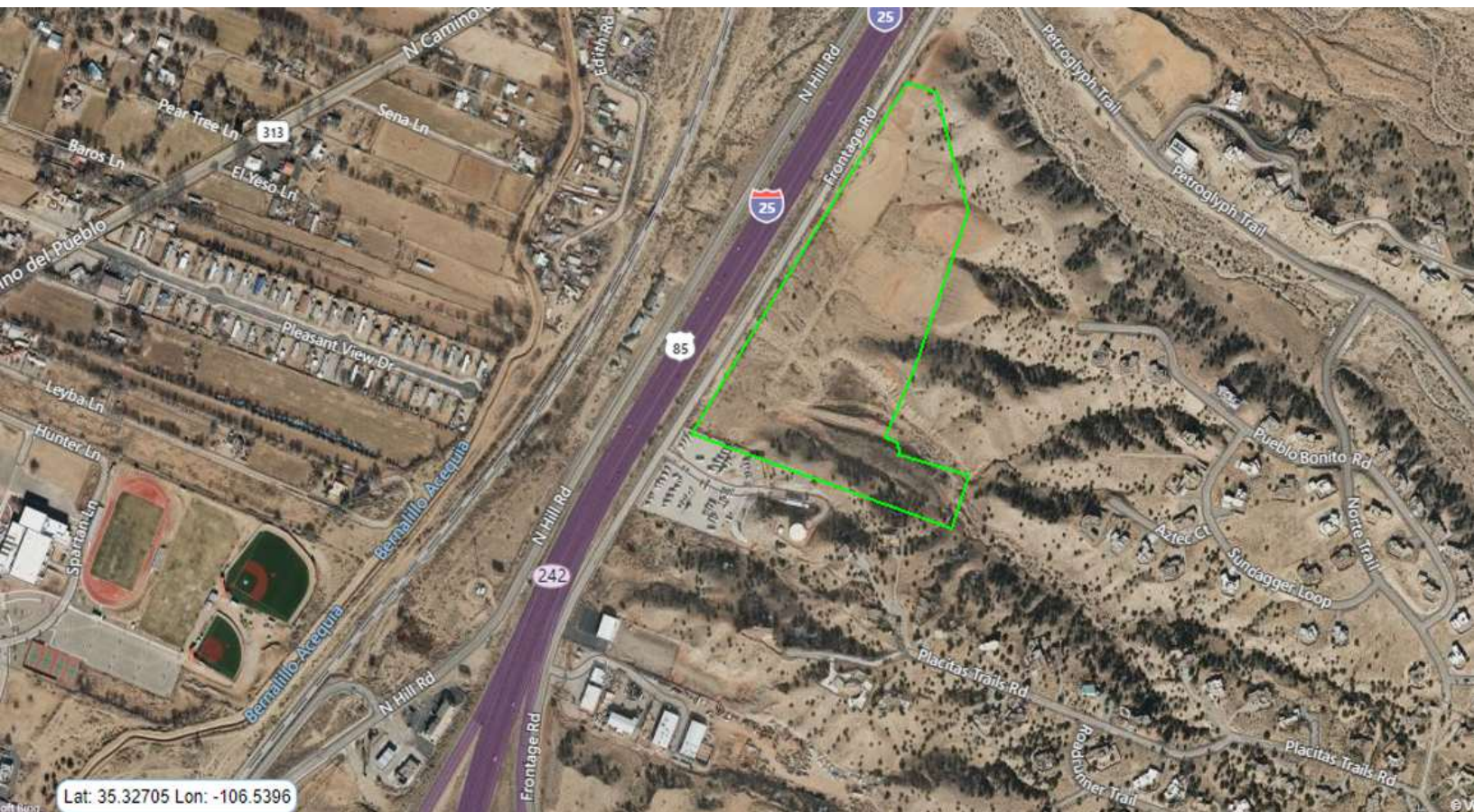


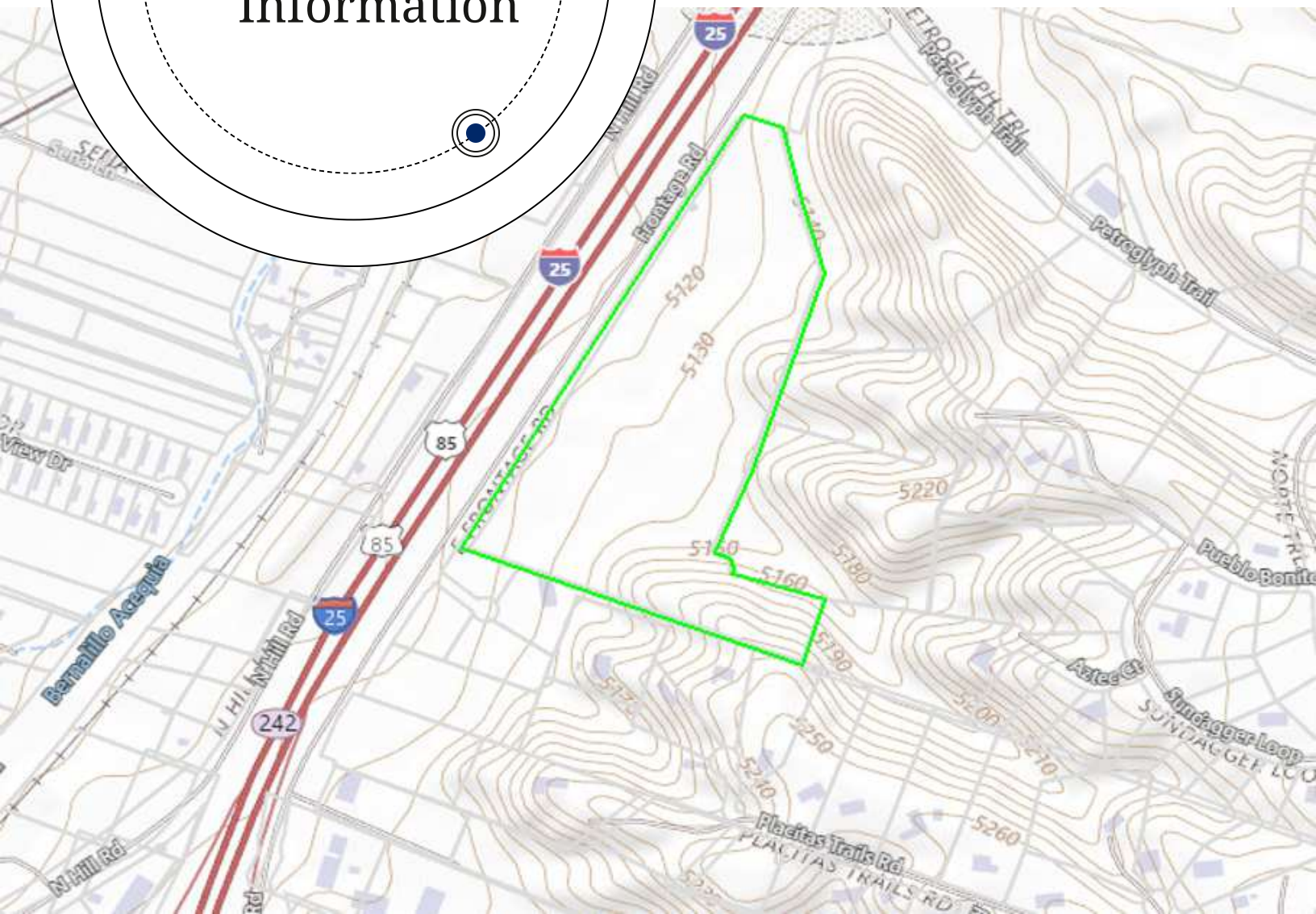


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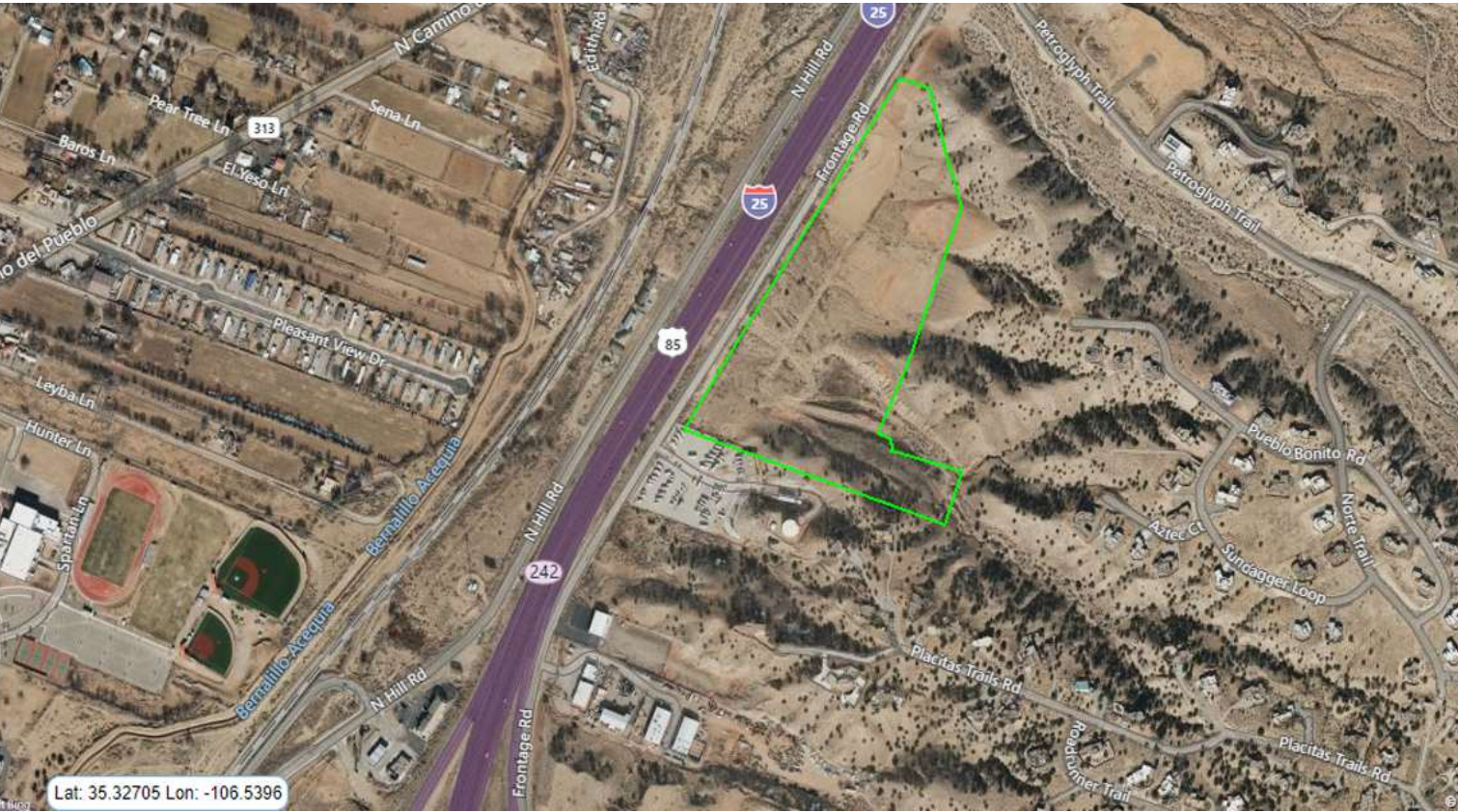
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SECTION 1

Property Information



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$5,250,000
PRICE / SF	\$4.62
LOT SIZE:	4 - 26 Acres
MARKET:	Bernalillo
TRAFFIC COUNT:	71,700
APN:	1021074112133

PROPERTY OVERVIEW

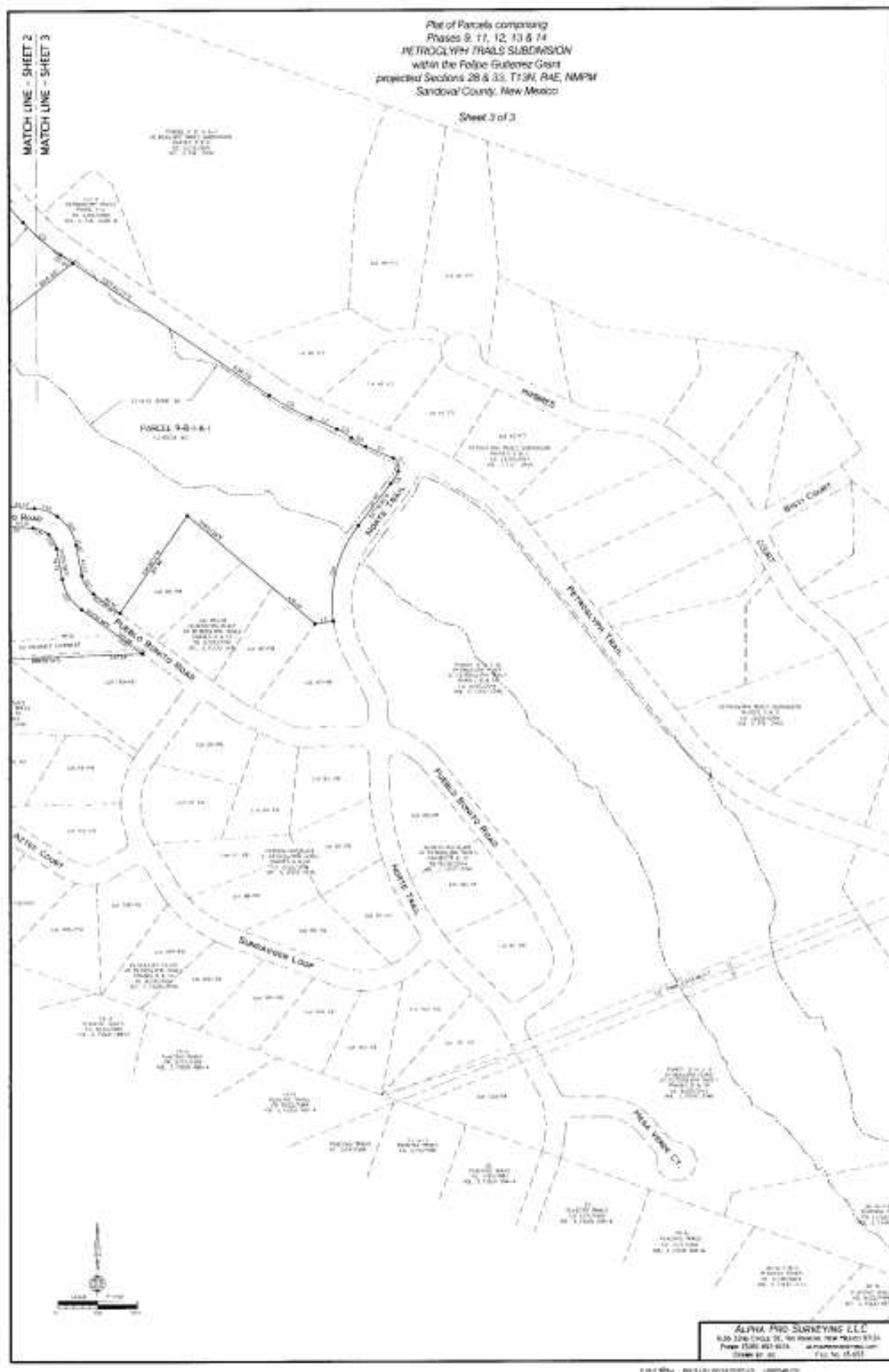
Join the Bernalillo development boom with this large, versatile parcel on East I-25 Frontage. With 71,700 cars passing daily between Albuquerque and Santa Fe and endless potential, this property is the perfect investment opportunity for Land / Retail-Pad investors.

PROPERTY HIGHLIGHTS

- Prime location on East I-25 Frontage
- Ideal for Land / Retail-Pad development
- High visibility with 71,700 daily traffic flow
- Large, versatile parcel with endless potential

BERNALILLO HEIGHTS | East I-25 Frontage Bernalillo Bernalillo, NM 87004

PLAT MAPS





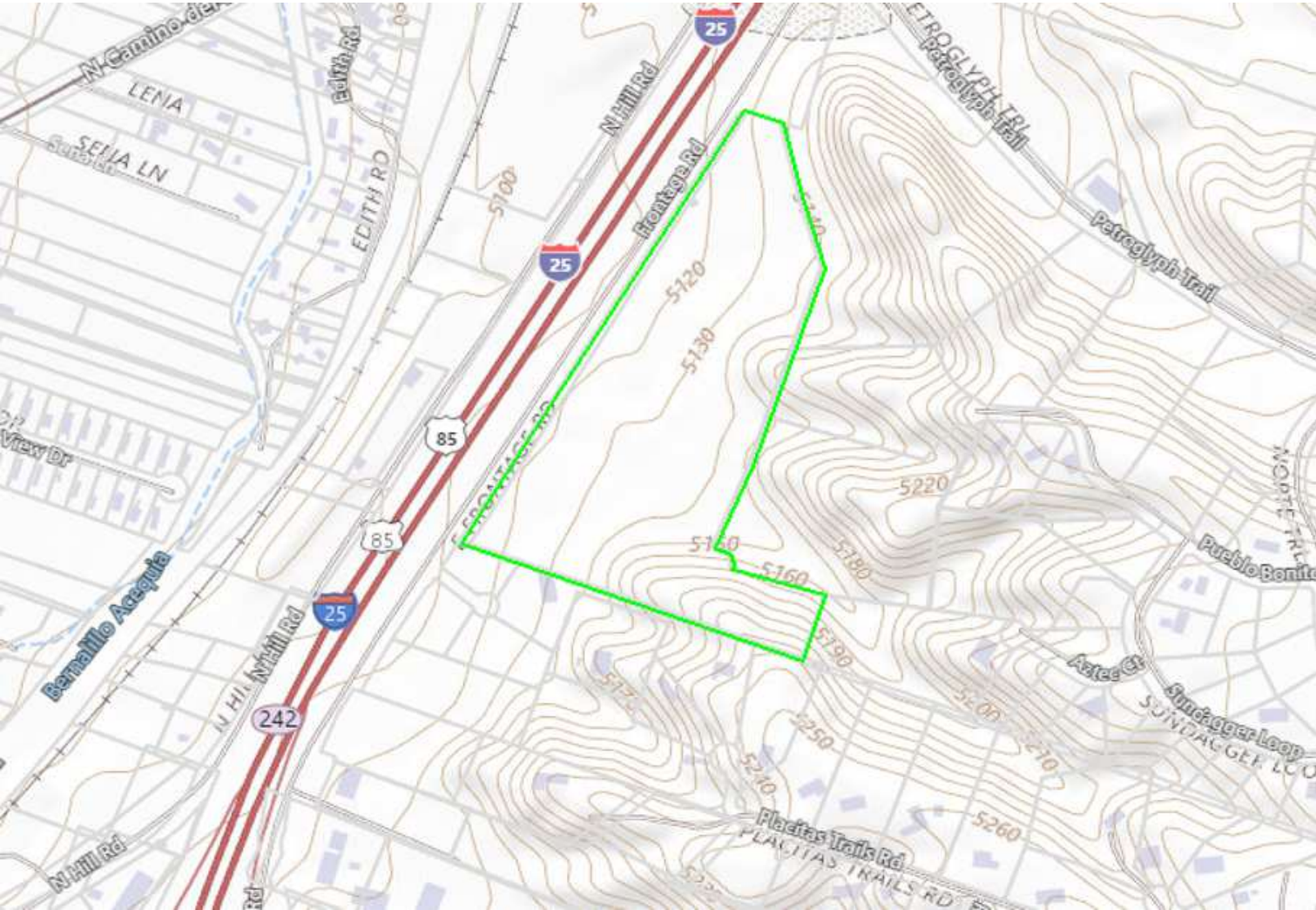
ADDITIONAL PHOTOS



SECTION 2
Location
Information



TOPOGRAPHIC MAP



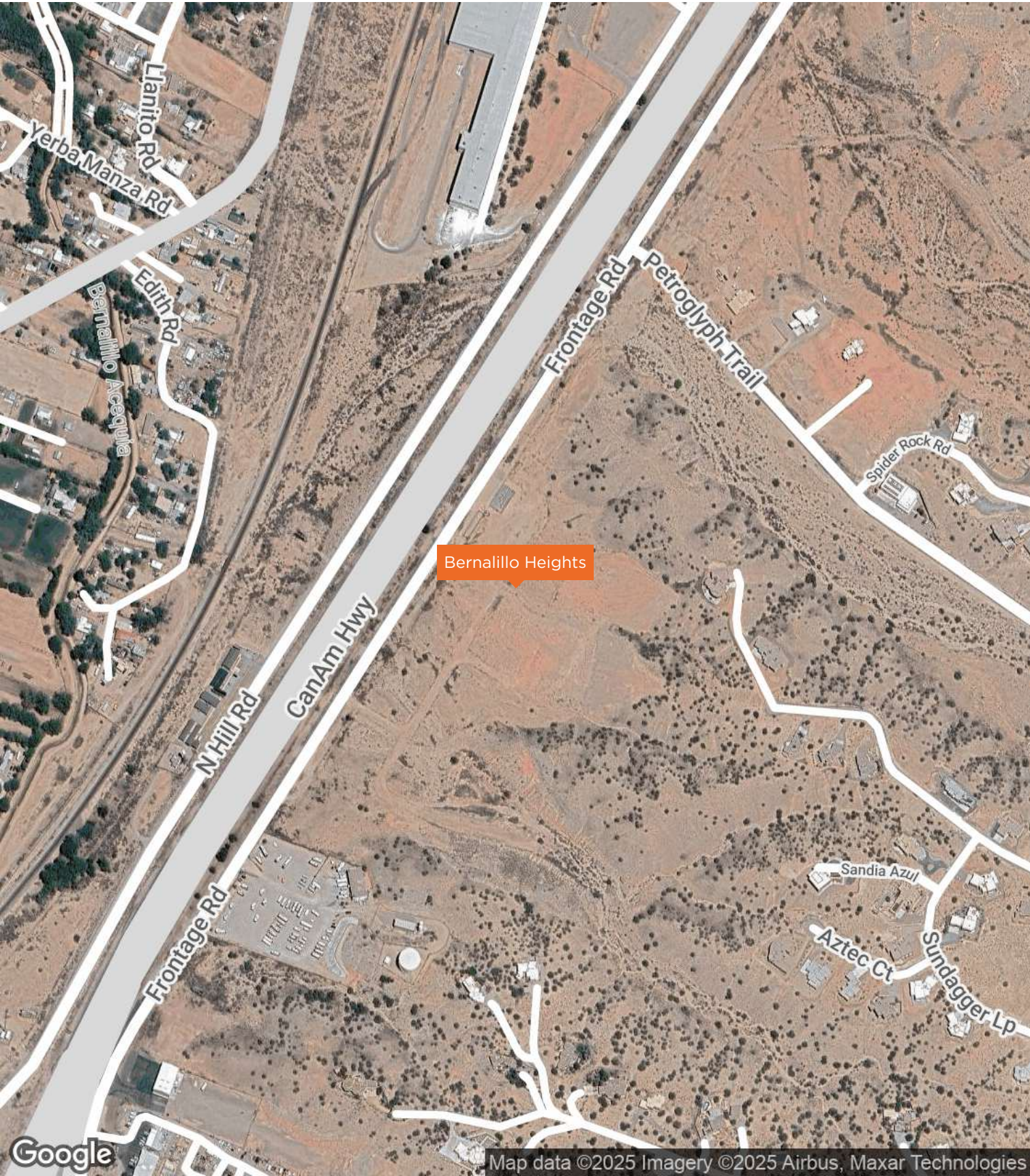
RETAILER MAP



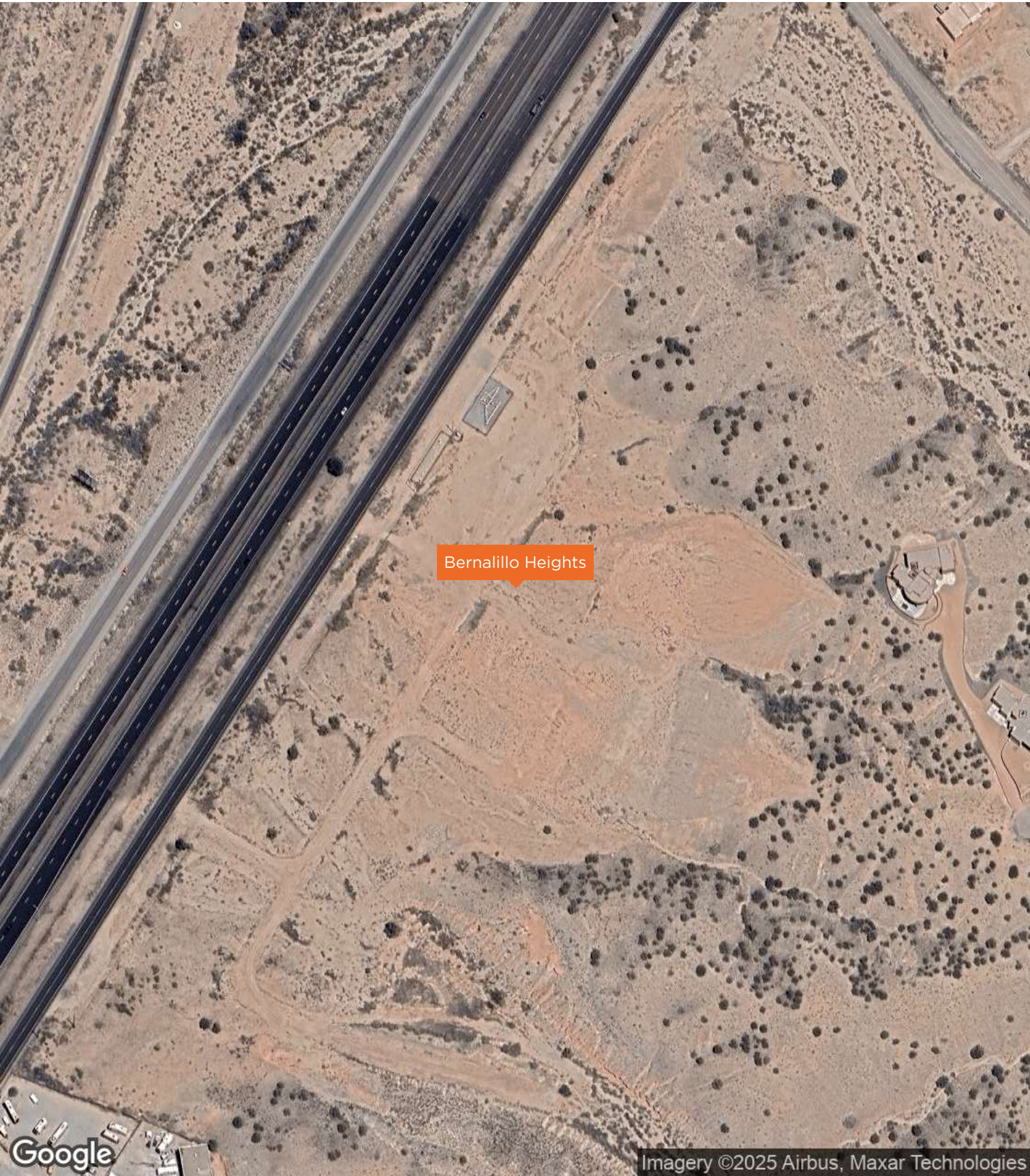
AERIAL MAP POP RANK AND DISTANCE



LOCATION MAP



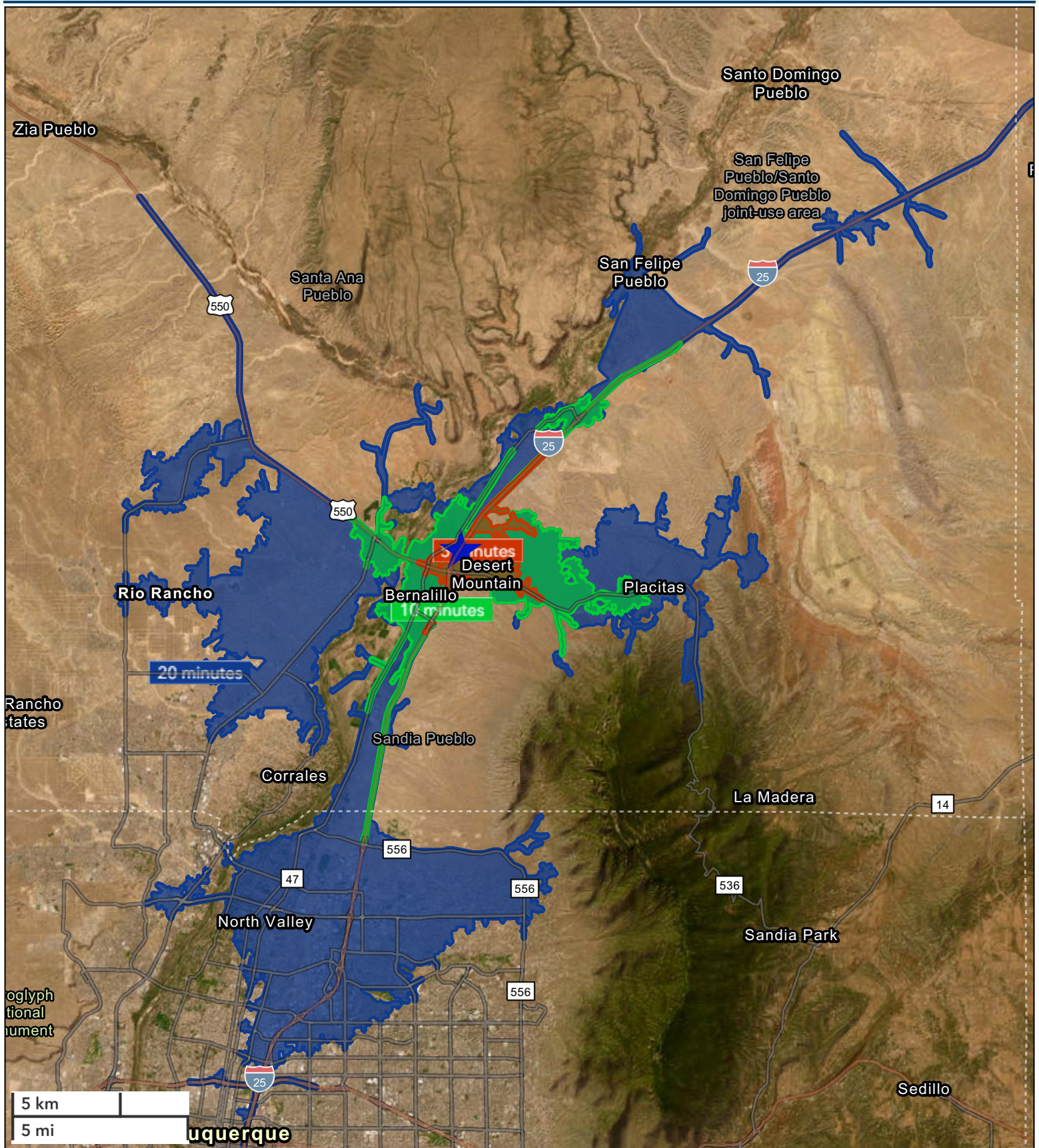
AERIAL MAP



SECTION 3

Demographics

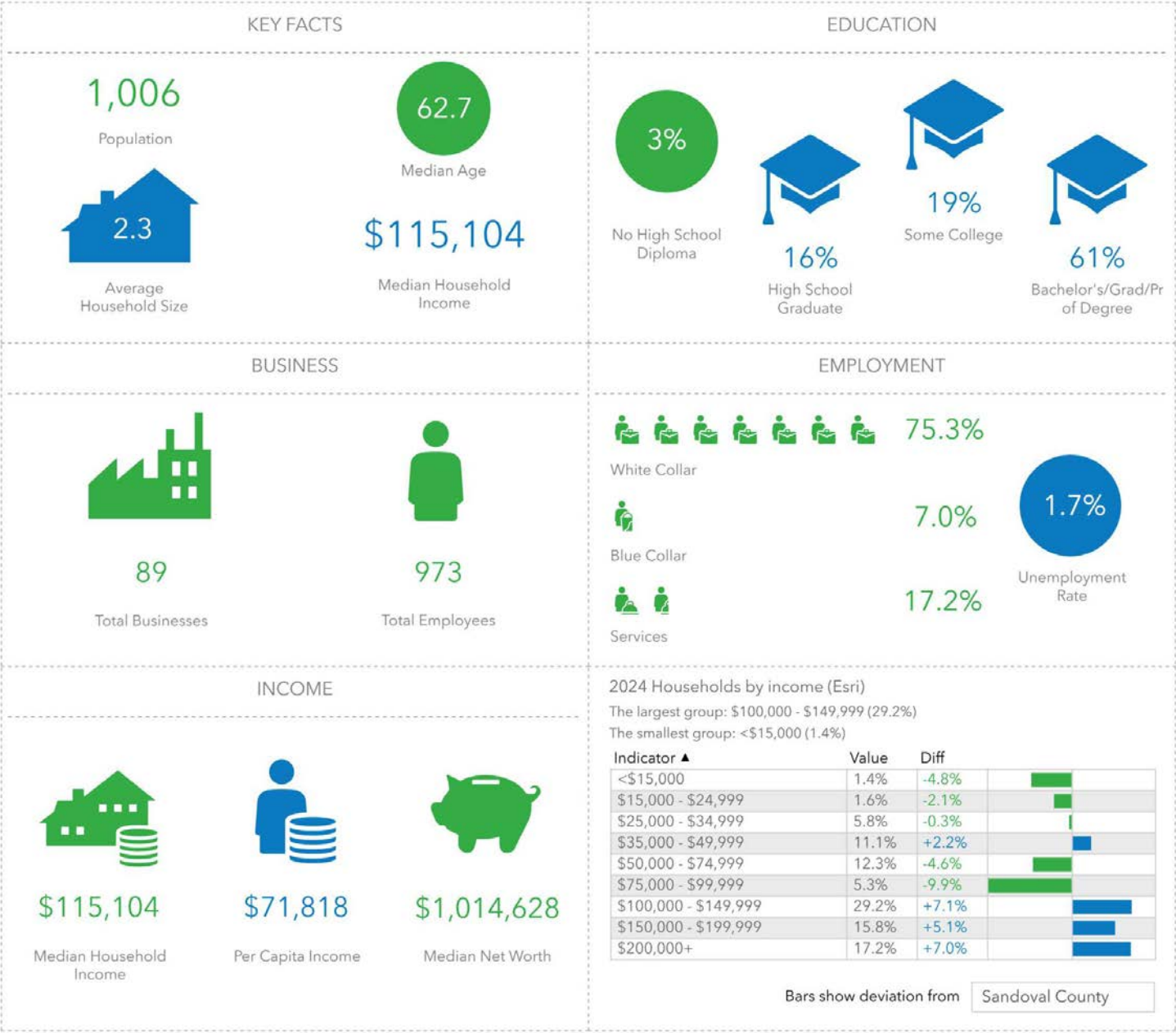




5 MINUTES DRIVE TIME DEMOGRAPHICS

Key Facts

East I-25 Frontage Rd
Drive time of 5 minutes

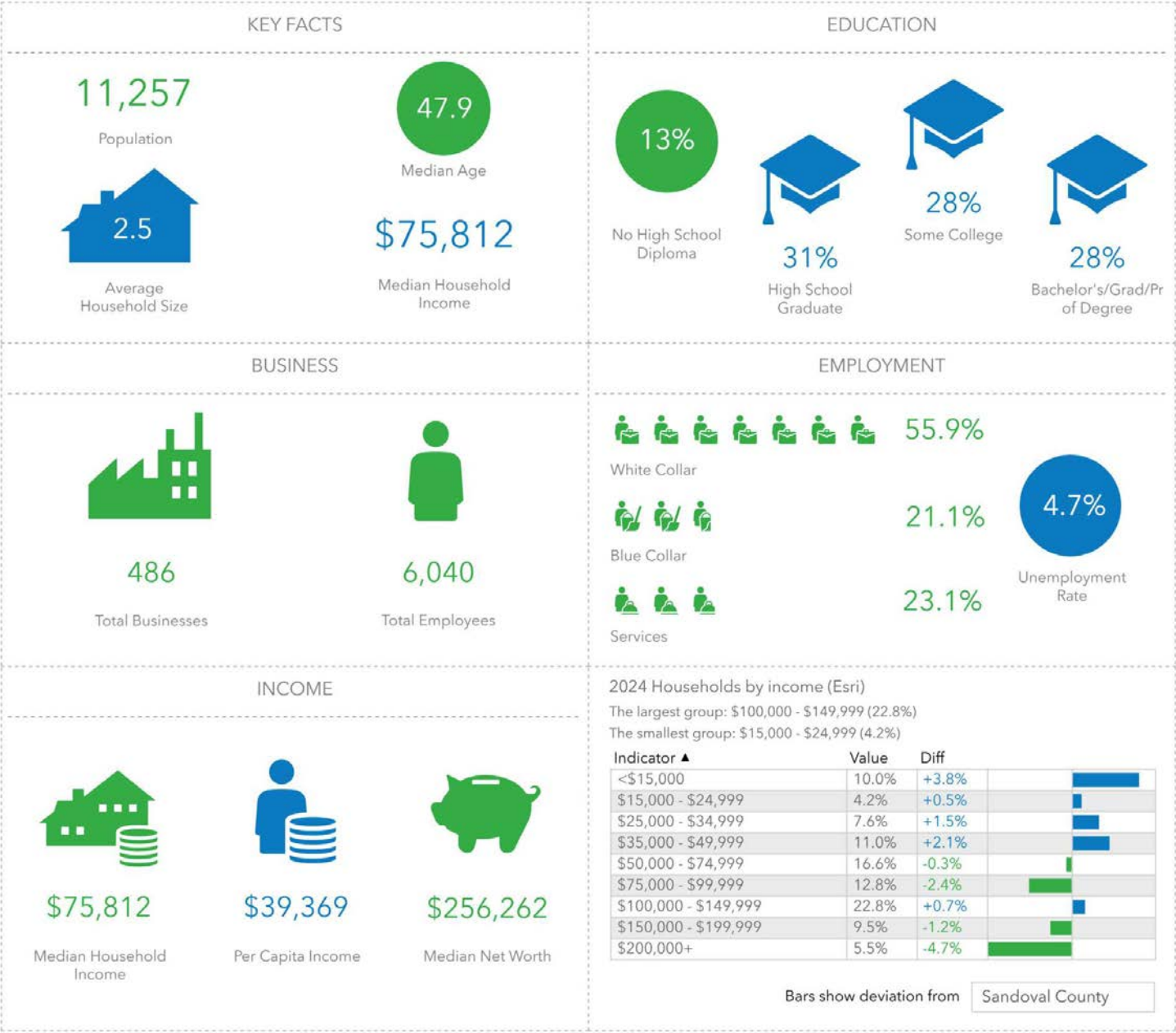


This infographic contains data provided by Esri, Esri-Data Axle. The vintage of the data is 2024, 2029. © 2025 Esri

10 MINUTES DRIVE TIME DEMOGRAPHICS

Key Facts

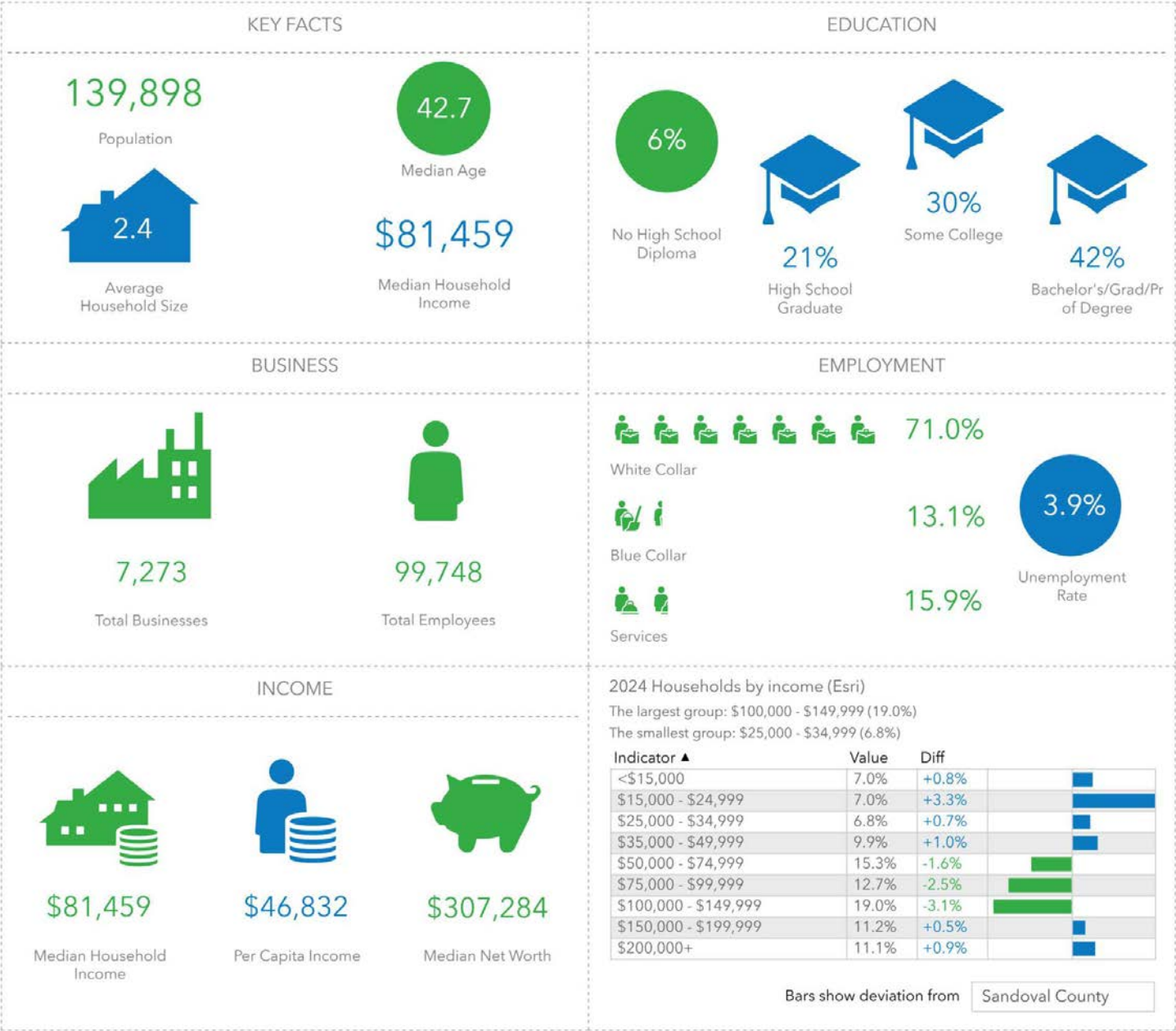
East I-25 Frontage Rd
Drive time of 10 minutes



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Key Facts

East I-25 Frontage Rd
Drive time of 20 minutes

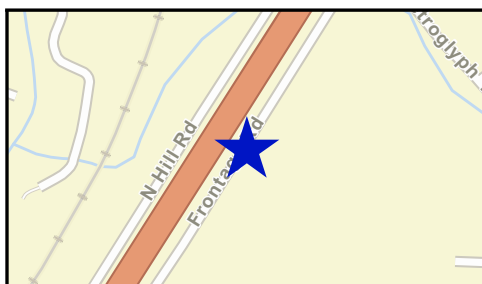
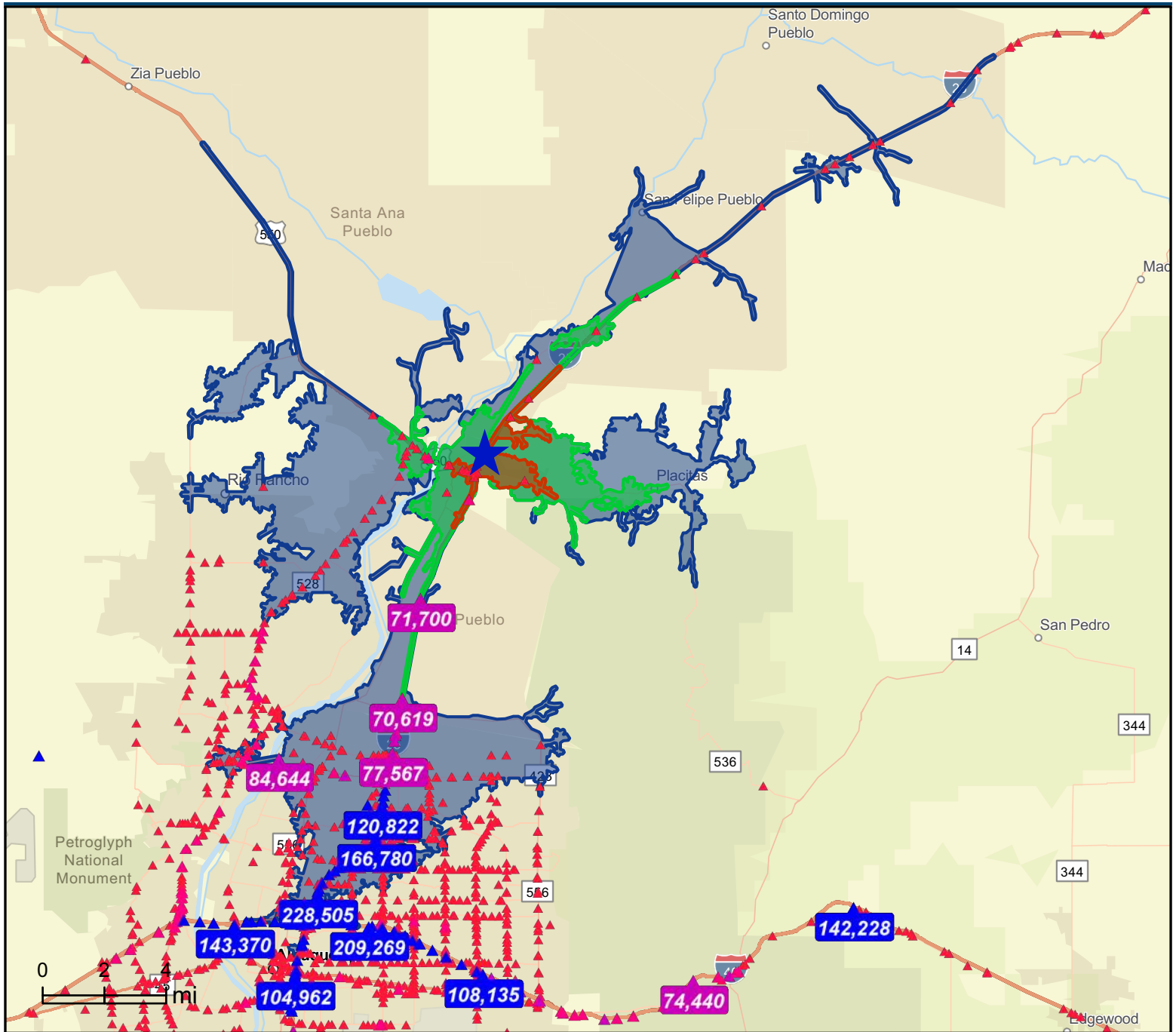


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Traffic Count Map

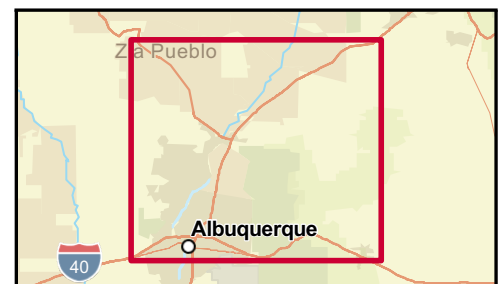
East I-25 Frontage Rd
400-410 Frontage Rd, Placitas, New Mexico, 87043
Drive time: 5, 10, 20 minute radii

Prepared by Esri
Latitude: 35.32482
Longitude: -106.52824



Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Source: ©2024 Kalibrate Technologies (Q4 2024).

April 04, 2025

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