WESTPOINTE 40

I-40 & 98th St. | Albuquerque, NM

BUILD-TO-SUIT | GROUND LEASE | FOR SALE



Visit Our YouTube Channel to View this Property Video

80± Acres of Versatile, Development-Ready Land

PRIME LOCATION IN THE GROWING WEST I-40 TRADE AREA

- Development-Ready for Industrial, Distribution or Retail
- Great I-40 Access and Visibility
- New Speculative Industrial Development Within
- ±39,460 to ±62,900 Cars Per Day

NAISunVista] Got Space™

Opening the Door to Commercial Real Estate Excellence

WESTPOINTE 40

80± ACRES OF VERSATILE, DEVELOPMENT-READY LAND

SEC I-40 & 98th St. NW | Albuquerque, NM 87105

AN EMERGING INDUSTRIAL PARK



NAI SunVista

Riley McKee CCIM, SIOR
riley@sunvista.com | 505 379 1549

Alex Pulliam
alex@sunvista.com | 505 350 5729

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

Jim Hakeem
jim@sunvista.com | 505 878 0006

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OVERVIEW

AVAILABLE

- Land: ±80 Acres
- Build-to-Suit, Ground Lease or Sale

HIGHLIGHTS

- Multiple tracts of development-ready land ideal for industrial, distribution or retail users
- New speculative distribution warehouse within business park
- Rapid access to I-40
- High visibility from both I-40 and 98th St.
- New nearby infrastructure has been added, including the recently-completed Daytona Rd.
- Wet and dry utilities available
- Located in qualified Opportunity Zone
- Economic Development Incentives available

ZONING

- NR-BP, Permitted uses include:
  - Light manufacturing
  - Warehousing
  - Distribution
  - Retail
  - Conditional-use drive-thru

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RETAIL CONCEPT SITE PLAN

Join these nearby retailers and others:

MAVERIK · SONIC · Denny's · PANDA EXPRESS · Jack in the box · WHATABURGER · DUTCH BROS

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A GROWING REGIONAL DISTRIBUTION HUB

Join These Companies and Others:

amazon · Ben E. Keith Co. · FedEx · TEMPUR-PEDIC · Coca-Cola



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EASY ACCESS TO REGIONAL MARKETS



DRIVE TIMES

DESTINATION	MILES	DRIVE TIME
AMARILLO	289	4 hrs 10 min
CHEYENNE, WY	549	7 hrs 51 min
CHIHUAHUA, MX	503	8 hrs 12 min
CO. SPRINGS	379	5 hrs 21 min
DALLAS	650	9 hrs 30 min
DENVER	449	6 hrs 30 min
EL PASO	266	3 hrs 49 min
HOUSTON	841	12 hrs 50 min
LAS VEGAS	575	8 hrs 0 min
LOS ANGELES	787	11 hrs 37 min
LUBBOCK	322	5 hrs 5 min
OKLAHOMA CITY	544	7 hrs 48 min
PHOENIX	419	6 hrs 32 min
SALT LAKE CITY	599	9 hrs 46 min
SAN ANTONIO	709	10 hrs 52 min
SANTA FE	64	1 hr 3 min
TUCSON	449	6 hrs 27 min

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MARKET SNAPSHOT | Albuquerque, New Mexico

Albuquerque benefits from controlled supply and stable demand from federal and aerospace users. With a 3.3% vacancy rate, its build-to-suit focus has helped avoid the volatility seen in speculative-heavy markets.

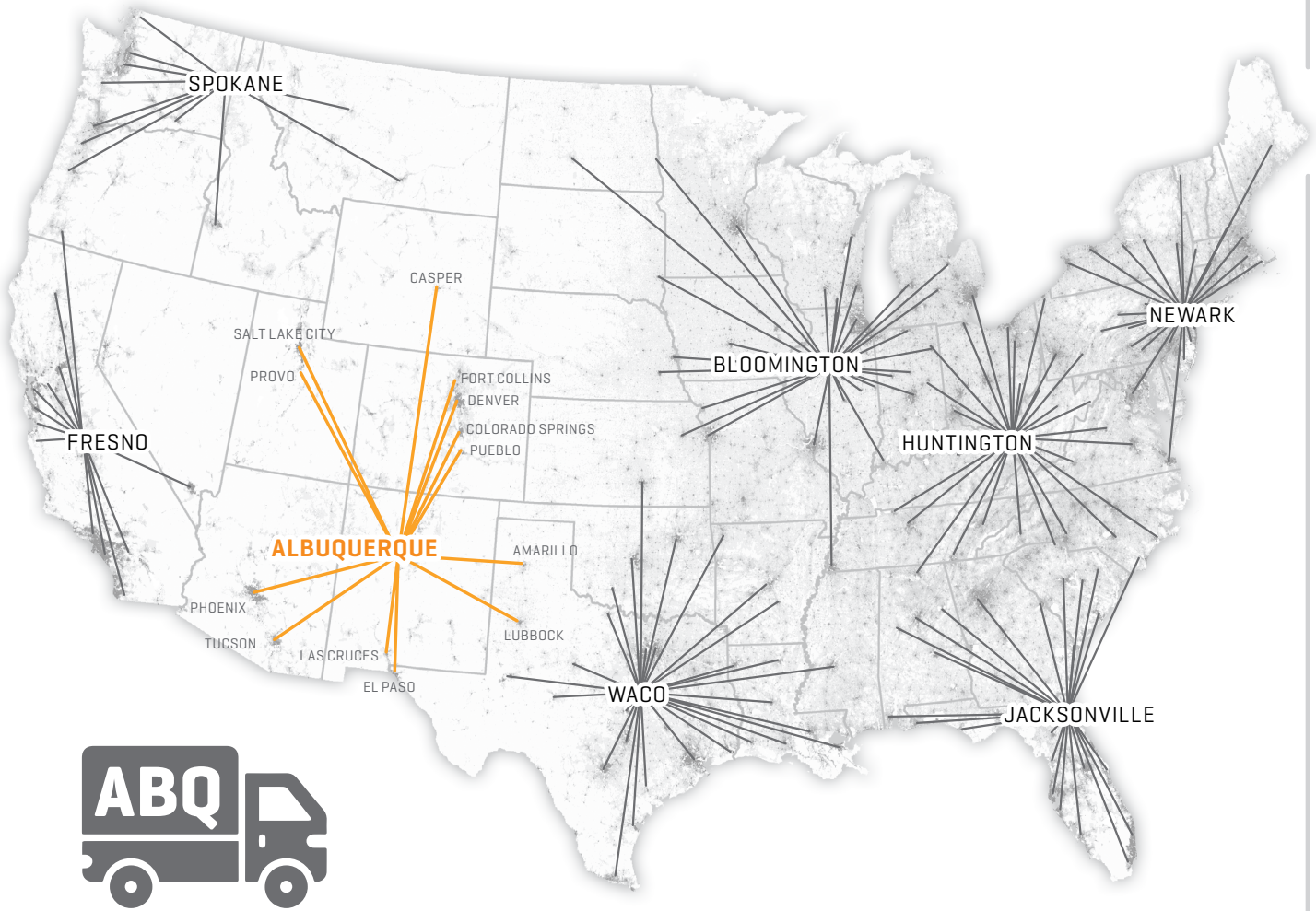
Why It Matters

These emerging markets are becoming critical alternatives to high-cost, supply-constrained industrial hubs. Developers and investors are drawn by their connectivity, labor availability, and affordability, even in the face of rising vacancy in some areas. The long-term outlook remains strong as infrastructure investments and new demand drivers take hold.

What's Next

As speculative construction slows and market fundamentals begin to settle, consequently, these secondary markets are well-positioned for the next phase of industrial expansion. At the same time, nearshoring, distributed supply chains, and evolving tenant preferences are reshaping the industrial landscape. As a result, these ten markets are well-positioned to benefit from these trends.

Source: CRE Daily, 2025



Albuquerque is one of 8 locations that combined serves 95% of the United States population within a one-day drive.

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TRADE AREA ANALYSIS

ALBUQUERQUE | A REGIONAL INDUSTRIAL HUB

Located near the geographic center of New Mexico at the intersection of I-25 and I-40, 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 Southwestern United States with the BNSF Railway, air cargo from Albuquerque International Airport (Sunport), and a commuter train running from Belen to Santa Fe. A talented workforce, a business-friendly environment, a community rooted in history and a high quality of life make Albuquerque hard to beat.

932,477
Albuquerque Metro Population

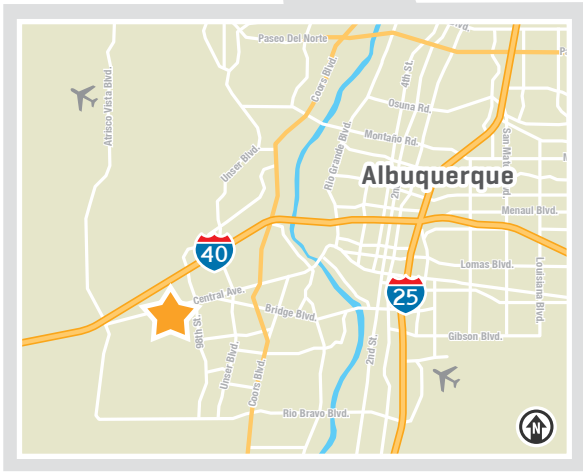
1
The Largest
City in the State

ALBUQUERQUE BY THE NUMBERS (ESRI 2025 Demographics)

566,057	241,738	$95,396	$56,388	21,751	277,887
City Population	Households	Avg. Household Income	Md. Disposable Income	Total Businesses	Total Employees



NEW MEXICO TRAFFIC INTENSITY



ABQ: A SIGNIFICANT DISTRIBUTION HUB

The West I-40 corridor is home to many of the region's largest distributors. It's ability to serve all New Mexico markets and beyond make this trade area one of the elite locations for large industrial users.

amazon · TEMPUR-PEDIC · FedEx · Coca-Cola · Ben E. Keith Co. · Labatt Food Service · Flagship Food Group

THE ALBUQUERQUE ADVANTAGE

- Low-risk location
- Skilled workforce
- Business incentives
- Quality of life
- Low cost of living
- On the cutting edge of technology

COMPETITIVE BUSINESS CLIMATE

Low energy costs, low property taxes, affordable real estate and cost of living, a qualified/ productive workforce, aggressive incentives, efficient market access

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ABOUT THE DEVELOPER

TITAN DEVELOPMENT

INDUSTRIAL DEVELOPMENT + INVESTING

Titan Development is a full-service development company, providing all necessary services to transform raw land into an operational facility. Formed in 1999, Titan Development has a wealth of experience in both land and vertical development. Titan maintains offices in New Mexico and Texas in order to foster the relationships that create success for our clients and investors. Titan delivers projects with the highest quality work and customer service, within budget and on time and tailors the structure of each development to meet client objectives.

We work with manufacturers, e-commerce and distribution companies, auto industry suppliers, logistics experts, educators, and tech industry suppliers to understand and solve problems that address the fast-changing needs of today's businesses. Titan Development's industrial solutions are tailor-made to fit the specific business objectives of leading organizations worldwide.

Most recently, Titan Development has launched its second private equity real estate fund that highlights its equity fund management and strategic investment services, as well as macroeconomic and market analysis capability. Titan Development Real Estate Fund II (TDREF II) was established to raise and invest equity in Titan Development's existing pipeline as well as other investment opportunities. TDREF II will have a focus on industrial and multifamily asset types in Texas and the southwest.

SERVICES

- Project Feasibility
- Conceptual Estimating
- Site Evaluation
- Design/Build
- Value Engineering
- Project Management
- Construction
- Facility Operation
- Maintenance
- Built-to-suit
- Leaseback
- Land Sales

KEY INDUSTRIAL STATISTICS

Our Presence in the Industrial Market

PROPERTY
under management
6.8M SF

PROPERTIES
developed by Titan
36

ACRES
controlled by Titan
980



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FOR MORE INFORMATION, CONTACT ONE OF OUR ADVISORS:

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