

# For Sale

## West Mesa Residential Land

DENSE INFILL SITE IN AN ESTABLISHED RESIDENTIAL AREA



SWC Fortuna Rd. & Quailbrush Dr. NW | Albuquerque, NM 87121



### AVAILABLE

Land: ±3.58 Acres



### SALE PRICE

\$620,294  
(\$4.00/SF)

- Well located across from West Mesa High School
- Less than one mile from I-40
- Ideal for a residential subdivision

**NAI**SunVista **Got Space**

Alex Pulliam  
alex@sunvista.com  
505 350 5729

Genieve Posen  
genieve@sunvista.com  
505 998 1568

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

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



# For Sale

## WEST MESA RESIDENTIAL LAND

SWC Fortuna Rd. & Quailbrush Dr. NW | Albuquerque, NM 87121

### SITE

#### AVAILABLE

Land: ±3.58 Acres

#### IDO ZONING

▪ [R-1B](#) 🏡

#### HIGHLIGHTS

- Dense infill site in an established residential area
- Well located across from West Mesa High School
- Less than one mile from I-40
- Streets and sidewalks in place
- Nearby utilities located in street
- Ideal for a residential subdivision
- Located in an [Opportunity Zone](#) and [Qualified Census Tract](#)

#### UTILITIES LEGEND

- Natural Gas Line/Main
- Water Main
- Sewer Main
- Electrical Main





# For Sale

## WEST MESA RESIDENTIAL LAND

SWC Fortuna Rd. & Quailbrush Dr. NW | Albuquerque, NM 87121



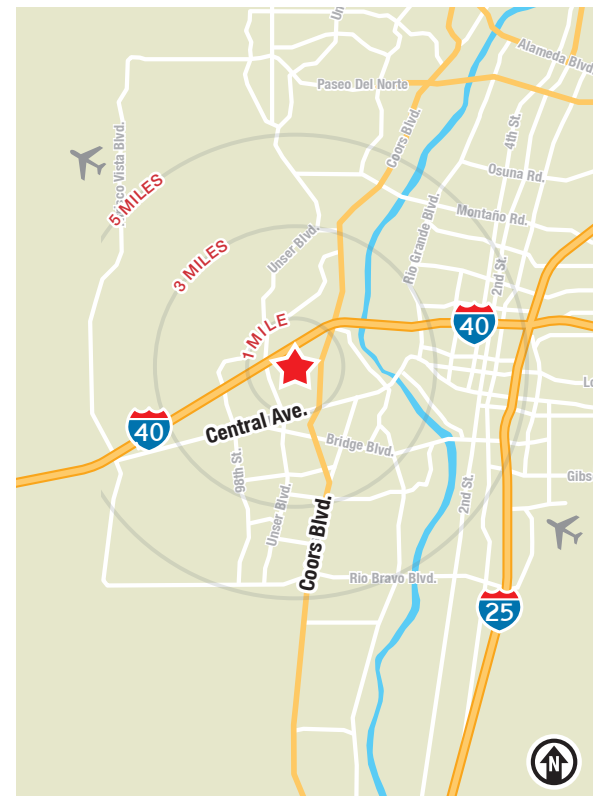
### LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	13,200	95,982	210,752
Average HH Income	\$76,694	\$84,646	\$81,937
Daytime Employment	5,908	22,389	85,273

2024 Forecasted by Esri

**Opportunity Zone** [MORE INFO](#)

**Qualified Census Tract** [MORE INFO](#)



**NAI SunVista**

505 878 0001 | [sunvista.com](http://sunvista.com)

2424 Louisiana Blvd. NE | Suite 100  
Albuquerque, NM 87110

**Alex Pulliam**

[alex@sunvista.com](mailto:alex@sunvista.com)  
505 350 5729

**Genieve Posen**

[genieve@sunvista.com](mailto:genieve@sunvista.com)  
505 998 1568

**Jim Wible, CCIM**

[jimw@sunvista.com](mailto:jimw@sunvista.com)  
505 400 6857

**Keith Meyer, CCIM**

[keithmeyer@sunvista.com](mailto:keithmeyer@sunvista.com)  
505 715 3228



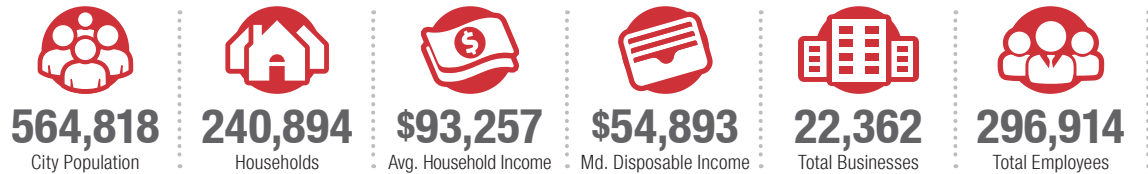
# Albuquerque

## TRADE AREA ANALYSIS

### ALBUQUERQUE | WESTSIDE

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 2024 Demographics)



#### In the News

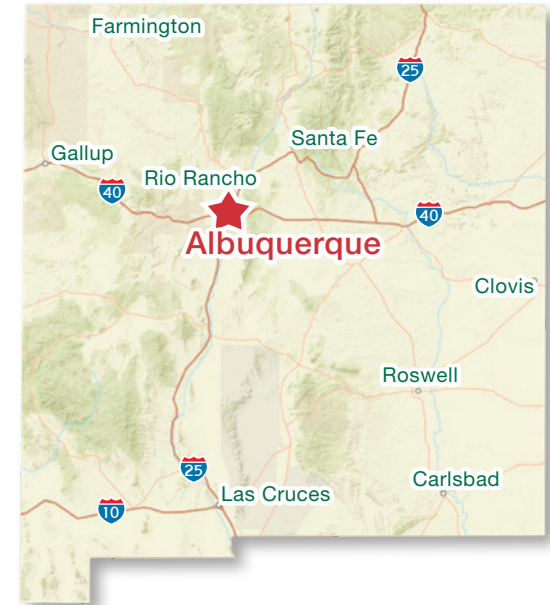
Ranked 6th in America's favorite cities list - *Travel + Leisure*  
Ranks among America's best cities for global trade - *Global Trade Magazine*  
The 5th most cost-friendly city to do business in the U.S. - *KPMG*








**926,835**  
Albuquerque Metro Population



**The Largest**  
City in the State



### IT'S HARD TO BEAT ALBUQUERQUE'S WESTSIDE

-  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.