

For Sale

Build-Ready Residential Lots

EASTLAND HILLS SUBDIVISION IN LOS LUNAS

SEQ Cypress Blvd. & Avenida Alamosa | Los Lunas, NM 87031



AVAILABLE

Land: ± 24.0 Acres



SALE PRICE

\$6,825,000

- 105 pre-engineered, ready-to-build sites with all underground utilities to each
- Lot sizes from ± 0.14 to 0.25 Acres (Average: 53' x 100')
- Additional ± 76 acres with 600 lots are also available

NAISunVista **Got Space**[™]

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HIGHLIGHTS

- 105 superior, pre-engineered pad sites that exceed compaction testing. This will allow a builder to “go vertical” with NO dirt removal.
- All underground utilities have been brought to each lot:
 - New Mexico Water & Sewer
 - New Mexico Gas
 - PNM Electric
 - Comcast & Plateau High-Speed Internet
- Lots sizes range from ± 0.14 to 0.25 Acres
- Average size of each lot is 53' x 100'
- Essential shopping is less than 10 minutes away
- I-25 is only 10 minutes away
- Albuquerque International Airport is just 20 minutes away
- I-40 is just 35 minutes away
- Nearby schools:
 - Anne Parish Elementary: 2 miles
 - Desert View Elementary: 6.5 miles
 - Valencia Middle School: 7 miles
 - Valencia High School: 7.5 miles
- An additional ± 76 acres with 600 lots is also available

ZONING Valencia County

SITE

- Land: ± 24.0 Ac.
- Lots: 105

Open Space/
Park

AVENIDA ALAMOSA

AVENIDA MERIDA

CALLE GUAYMAS

AVENIDA ALAMEDA

CALLE GRANADA

CAMINO HILDALGO

CALLE GUAYMAS

Cypress Blvd.



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LOCATION

Demographics	5 mile	10 mile	20 mile
Total Population	30,355	62,602	210,717
Average HH Income	\$66,943	\$72,986	\$70,995
Daytime Employment	5,436	12,6582	53,196

2023 Forecasted by Esri



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LOS LUNAS | NEW MEXICO

Over the past 40 years, Los Lunas has had a population increase of more than a thousand percent making it one of the fastest-growing communities in New Mexico. This is due in part to the ease of doing business. Not only do they offer competitive incentives, but proudly boast a fast, 2-4-week maximum approval process for commercial and residential plans as well as building permits. Just ask Facebook, Amazon, Niagara Bottling, Wall Colmonoy, Accurate Machine & Tool or any of our other economic-base companies and national retailers. Los Lunas is a small community but with more than 2,000 acres of available commercial land across three business parks with direct access to two major interstates, there are big possibilities on the horizon.



2nd Fastest
Growing City in
New Mexico



LOS LUNAS BY THE NUMBERS (ESRI 2023 Demographics)



18,133
City Population



6,797
Households



\$76,086
Avg. Household Income



\$49,250
Md. Disposable Income



573
Total Businesses



6,513
Total Employees

Los Lunas' population has grown 47.8% since 2000.

CHALLENGES

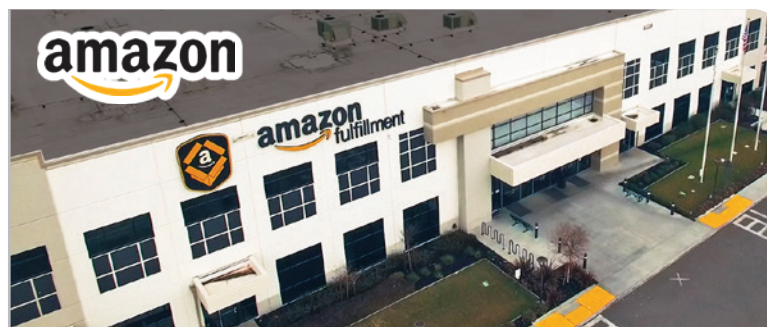


Los Lunas experiences a significant level of retail leakage of approx. **\$155 million** into the City of Albuquerque.

OPPORTUNITIES



Investors can bridge the gap of needs and retail services of a rapidly-growing Los Lunas.



Amazon is building a 1 million SF fulfillment facility just west of Los Lunas. It will employ more than 600 people when completed.



Facebook is Expanding

- The first phase of Facebook's server farm in Los Lunas was completed in 2019.
- The latest \$800 million expansion of the project was announced in October 2021 and will push Facebook's investment into Los Lunas to nearly \$2 billion.
- New houses, stores, businesses and restaurants have come to the area and more are to follow.