



SITE

1.39
1.56
1.42
(4.37 Total)

Sale Price: \$1,200,000

Land Size: 4.37 acres

Features:

- Beautiful, open lot for sale as one lot or can be sold as 3 separate lots
- Located on the corner of 86th and Bridge
- Utilities
- Quick Access Off Central Ave
- I-40 Less than ½ mile away



SW of 86th and Bridge Vacant Land
Albuquerque, NM 87121

Absolute Investment Realty | 131 Madison St. NE Albuquerque, NM 87108 | 505-346-6006 | Info@go-absolute.net lucas@go-absolute.net alfredo@go-absolute.net

Lucas Romero 505-610-1991
Alfredo Barrenechea 505-401-0135

Property Summary



Absolute Investment Realty has been selected to exclusively represent the owner in the sale of this centrally located land parcel. Located South of Central Ave, and West of Coors Blvd, this parcel is easily accessible from most other areas in the city. Located in the South Valley, this property is ideal for an industrial use. Its location by Central Ave. makes it easy to access, and can be developed or used for a variety of purposes. Located in the heart of the South Valley, this acreage is surrounded by property with similar types of land. Wide open spaces provide a huge range of possibilities as far as private use. This land is a lot less constricted as far as building size, purpose and neighboring tenants since it is a bare slate. This land space is ideal as well because of its location nearby major arteries in the South Valley. Surrounding areas include small neighborhoods and local businesses.

Property Information Summary

Zoning:	MX-M Mixed-use: Moderate
Property Address:	SWC of 86th and Bridge, Albuquerque NM 87121
Property Description:	Vacant Land
Gross Land Area:	Acres: 4.37
Visibility:	Excellent
Signage:	Excellent
Curb Appeal:	Excellent
Highest and Best Use:	Retail/Industrial

*The information contained in this marketing package is believed to be reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Additionally, this package and the information contained herein is intended only for parties with a bonified interest in the lease or purchase of this property and should not be distributed otherwise.



SW of 86th and Bridge Vacant Land
Albuquerque, NM 87121

Absolute Investment Realty | 131 Madison St. NE Albuquerque, NM 87108 | 505-346-6006 | info@go-absolute.net | lucas@go-absolute.net | alfredo@go-absolute.net

Lucas Romero
505-610-1991

Alfredo Barrenechea
505-401-0135

Trade Area Map



Trade Area Demographics			
Radius	1 Mile	3 Mile	5 Mile
Population (2019 Estimate)	15,213	91,798	170,633
Avg HH Income (2019)	\$55,522	\$60,670	\$61,786



SW of 86th and Bridge Vacant Land
Albuquerque, NM 87121

Lucas Romero Alfredo Barrenechea
 505-610-1991 505-401-0135

Site Close Up & Location Description



LOCATION DESCRIPTION

This property is conveniently located



SW of 86th and Bridge Vacant Land
Albuquerque, NM 87121

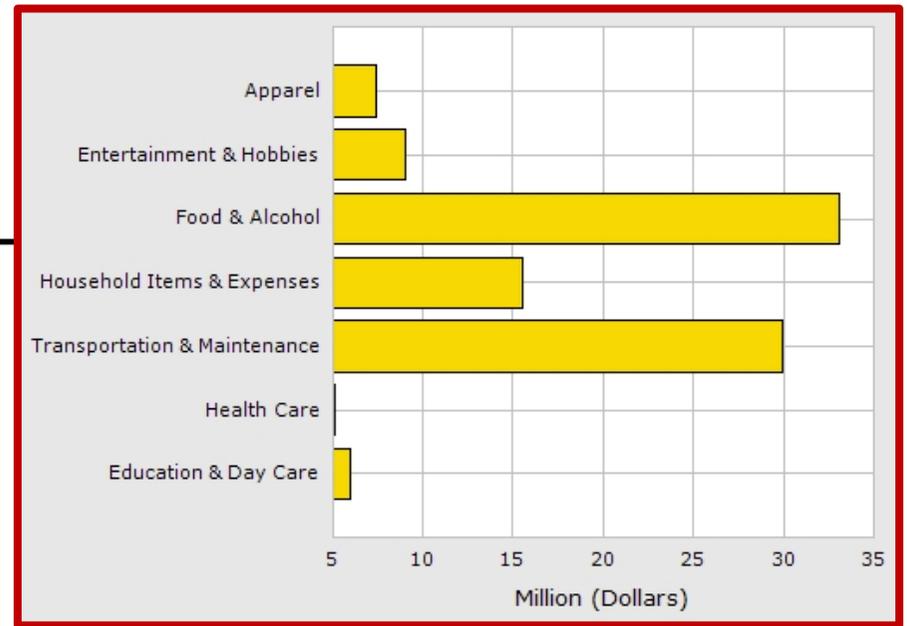
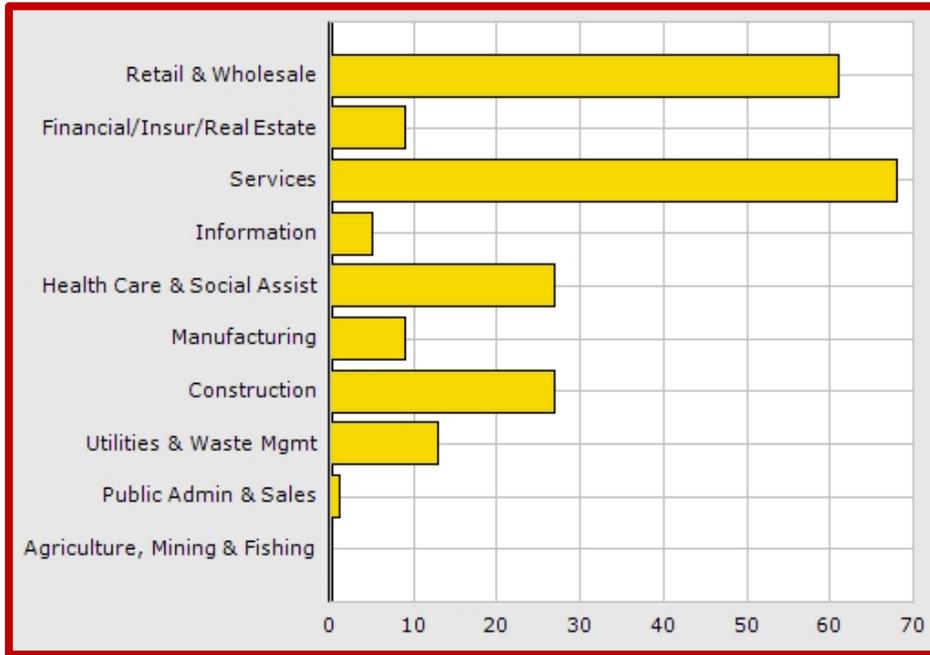
Absolute Investment Realty | 131 Madison St. NE Albuquerque, NM 87108 | 505-346-6006 | Info@go-absolute.net lucas@go-absolute.net alfredo@go-absolute.net

Lucas Romero
505-610-1991

Alfredo Barrenechea
505-401-0135

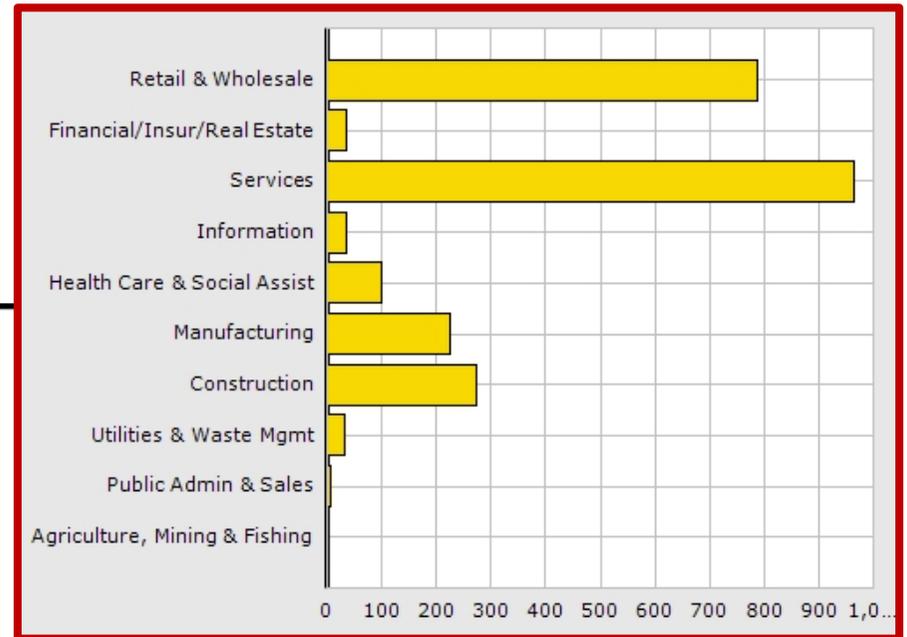
Demographics

Consumer Spending Totals – 1 Mile



Businesses – 1 Mile

Daytime Employees – 1 Mile



SW of 86th and Bridge Vacant Land
Albuquerque, NM 87121

Absolute Investment Realty | 131 Madison St. NE Albuquerque, NM 87108 | 505-346-6006 | Info@go-absolute.net | lucas@go-absolute.net | alfredo@go-absolute.net

Lucas Romero
 505-610-1991

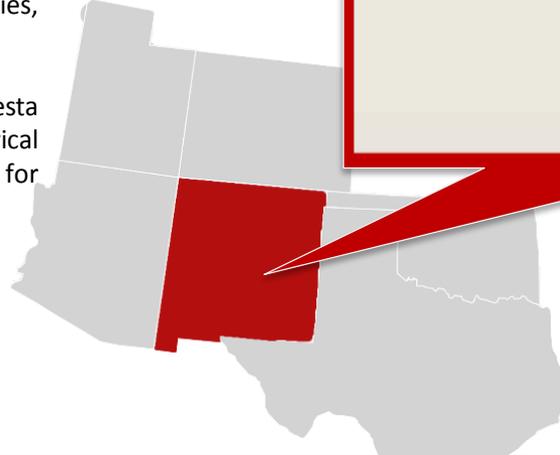
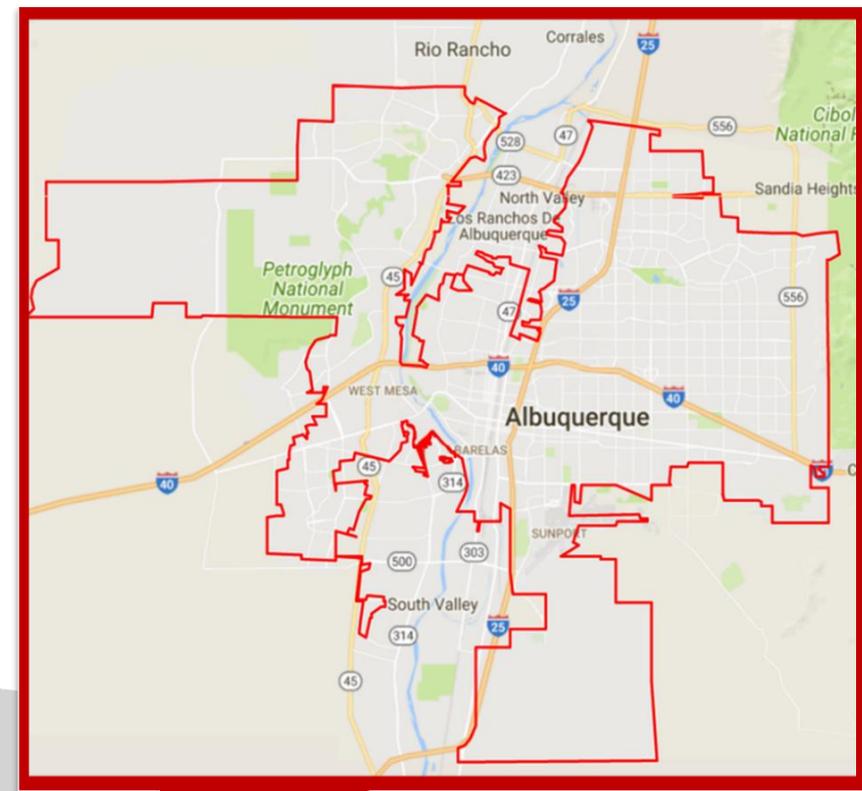
Alfredo Barrenechea
 505-401-0135

Albuquerque, NM MSA

Albuquerque is located in the Rio Grande Valley, and is shadowed by the majestic Sandia Mountains. With a population of approximately 900,000 people, the metro area has a projected growth rate of 7.2% over the next 2.5 years. Rio Rancho, a suburb of Albuquerque with a population of 89,900, has experienced explosive growth of over 65% from 2,000–2010, is the fastest growing city in New Mexico, and one of the fastest growing cities in the United States.

Albuquerque is home to the University of New Mexico (UNM) and the University of New Mexico Hospital (UNMH) which together employ 20,210 people. Kirtland Air Force Base and Sandia National employ a high-tech, educated work force of about 23,000 people. Lying at the center of the New Mexico Technology Corridor, Albuquerque is ranked as one of Forbes Best Cities for Business, for its concentration of high-tech private companies and government institutions along the Rio Grande river valley. Some key technology based employers include Sandia National Laboratories, Intel, Raytheon, Northrup Grumman, and Titan Aerospace (recently purchased by Google). Albuquerque is a regional center for transportation, health care, government agencies, nuclear research, and tourism.

Albuquerque is host to the world famous Albuquerque International Balloon Fiesta which draws over 1,000,000 visitors per year. Less than one hour away is the Historical City of Santa Fe, which has year round outdoor activities, it also holds awards for quality of life, and low cost of living,.



Albuquerque MSA Demographics (2016 Estimate)

 Total Population	 Total Households	 Avg. Household Income
909,906	357,434	\$69,380



SW of 86th and Bridge Vacant Land
Albuquerque, NM 87121

Lucas Romero Alfredo Barrenechea
 505-610-1991 505-401-0135

Absolute Investment Realty

Meet the Brokers



Alfredo Barrenechea
Qualifying Broker

Alfredo specializes in the acquisition and disposition of investment real estate and has experience in closing large industrial, office, and hospitality transactions. With over 12 years of experience in the commercial real estate industry as a developer, landlord and broker Alfredo has worked with nation's top tenants, investors and real estate investment companies. Alfredo has a passion for helping his clients meet their real estate investing goals and excels at closing complicated transactions. Alfredo has a MS in Electrical Engineering and a BS in Computer Engineering from the University of New Mexico and is a member of CARNM and ICSC.



Some of Alfredo's Recent Transactions



Lucas Romero
Associate Broker

Lucas, born and raised in Albuquerque, joined Absolute in 2018. Lucas uses his vast professional relationships to help clients with their commercial needs. Lucas has a finance background and has been in the insurance and financial services business for 15 years.



Some of Lucas's Recent Transactions

Who We Are

[Absolute Investment Realty](#) is an investment oriented commercial real estate brokerage firm focused on helping our clients meet their commercial real estate investment goals. Our clients range from private local investors to multi-national REITs. We have closed transactions throughout the United States and have clients from around the world. No job is too small or too large for our dedicated team of professionals. We are experts on current market conditions and can advise our clients on the best pricing and buying or selling strategies. We have industry wide connections and make it a policy to work hand in hand with our peers, principals and institutions to get the deal done. We are second to none in our ability to identify, sell or lease investment quality real estate.

Our Mission

Absolute Investment Realty's mission is to help our clients achieve their commercial real estate goals.

Our firm excels because we execute with attention to detail, exceptional financial analysis capabilities, second to none market knowledge, and the highest level of customer service.

We start by understanding our client's needs and working closely with them to develop a customized acquisition, disposition, leasing or development plan specifically designed to help our clients reach their goals as expeditiously as possible.

Awarded to the top 5 brokerage firms in NM, Absolute Investment Realty has achieved the coveted Costar Power Broker Award every year we've been in business.



SW of 86th and Bridge Vacant Land
Albuquerque, NM 87121

Absolute Investment Realty | 131 Madison St. NE Albuquerque, NM 87108 | 505-346-6006 | Info@go-absolute.net | lucas@go-absolute.net | alfredo@go-absolute.net

Lucas Romero
505-610-1991

Alfredo Barrenechea
505-401-0135