

SALE

Expansive 8.4 Acre Parcel

10210 CENTRAL AVE. SW

Albuquerque, NM 87121

PRESENTED BY:

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**Herrera School
Buses and
Coaches**

Central Ave - 14,958 VPD

40,008 VPD

98th Street - 27,780 VPD

CUBESMART[®]
self storage

SITE

8.4 acres

Western Union

Denny's

FLYING J

MICRÔTEL[®]
BY WYNDHAM

**Jack
In the box**

**WINGED
BREWING**

WING STOP

**Mister
CAR WASH**

metro
by T Mobile

BURGER KING

CIRCLE K

**Auto
Zone**

SOUTHWEST

MAVERIK

Dutch Bros

WHATABURGER

Starbucks

Church's

MARKET

URBAN

DOLLAR TREE

NUSENDA[®]
CREDIT UNION

McDonald's

The Palleta Bar

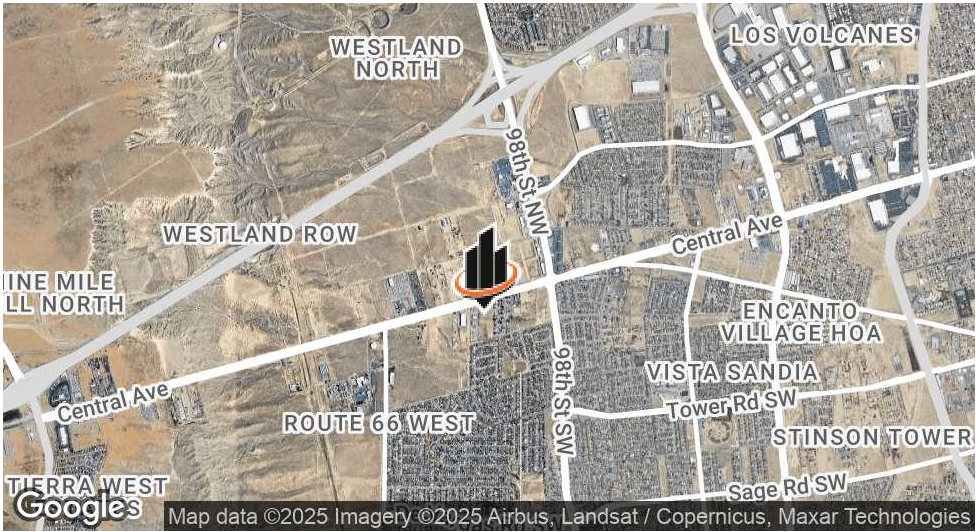
FRED LOYA INSURANCE

MVD NOW
WHY WAIT?

Burr & Temkin

SVN
WALT ARNOLD COMMERCIAL
BROKERAGE, INC.

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,750,000
LOT SIZE:	8.4 Acres
PRICE / SF:	\$4.78
ZONING:	NR-LM
MARKET:	Albuquerque
SUBMARKET:	West Mesa
TRAFFIC COUNT:	12,955

PROPERTY OVERVIEW

This expansive 8.4-acre parcel is zoned NR-LM, presenting an exceptional opportunity for various trucking related enterprises, including cross-dock facilities or travel staging services. Additionally, the property lends itself to alternative ventures such as mobile home sales or the establishment of a mobile home park, along with compatible retail and business park ventures. Moreover, its flexible zoning allows for redevelopment to suit a diverse range of needs, making it a prime investment prospect with significant potential.

PROPERTY HIGHLIGHTS

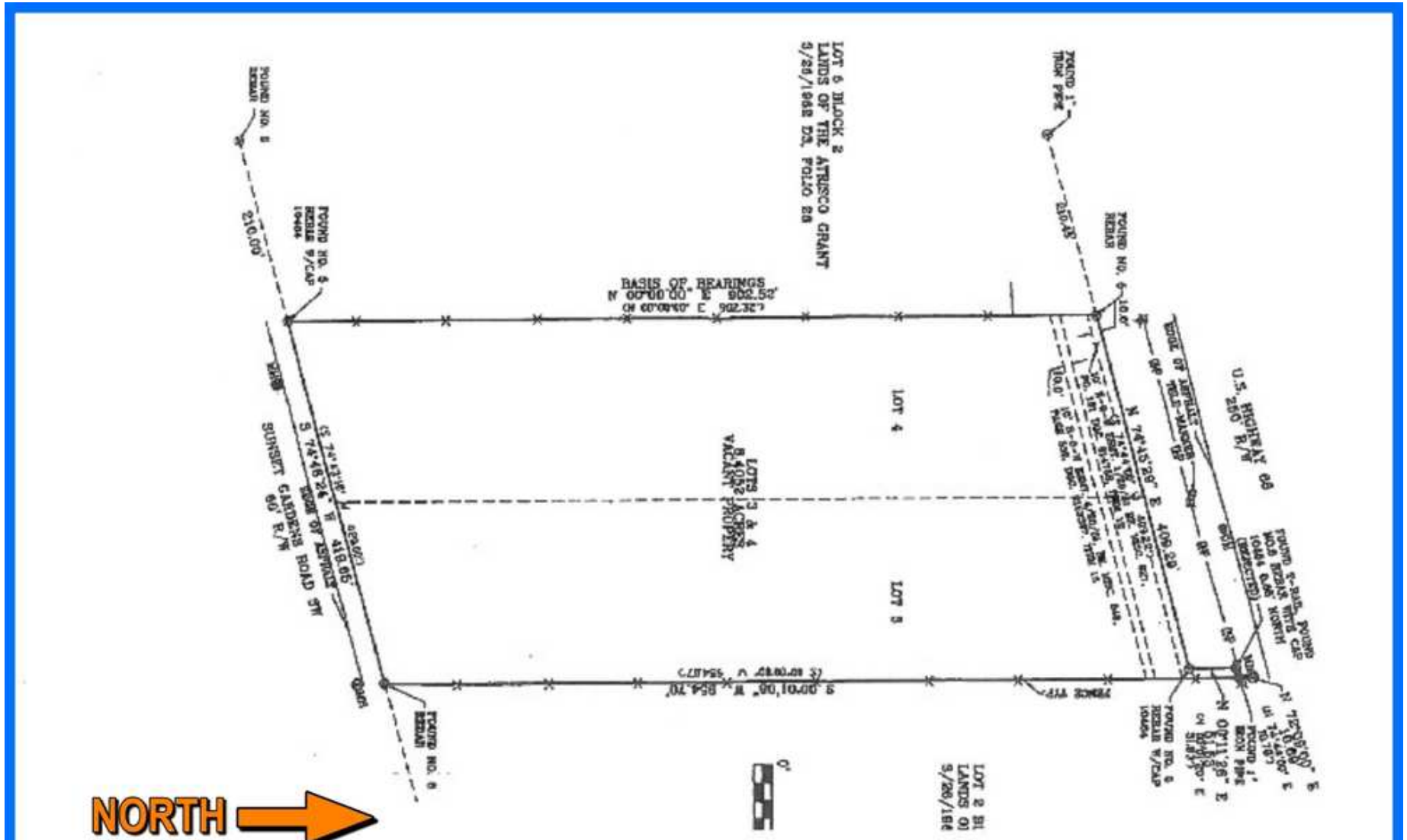
- Excellent freeway access to I-40
- Close proximity to new Amazon Fulfillment Facility & active retail / residential developments
- In the path of one of the fastest growing trade areas in the Albuquerque MSA
- Superior visibility from Central Ave.
- Level topography with reduced and manageable dirt improvement work anticipated for the area (depending upon the specific use)

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SURVEY



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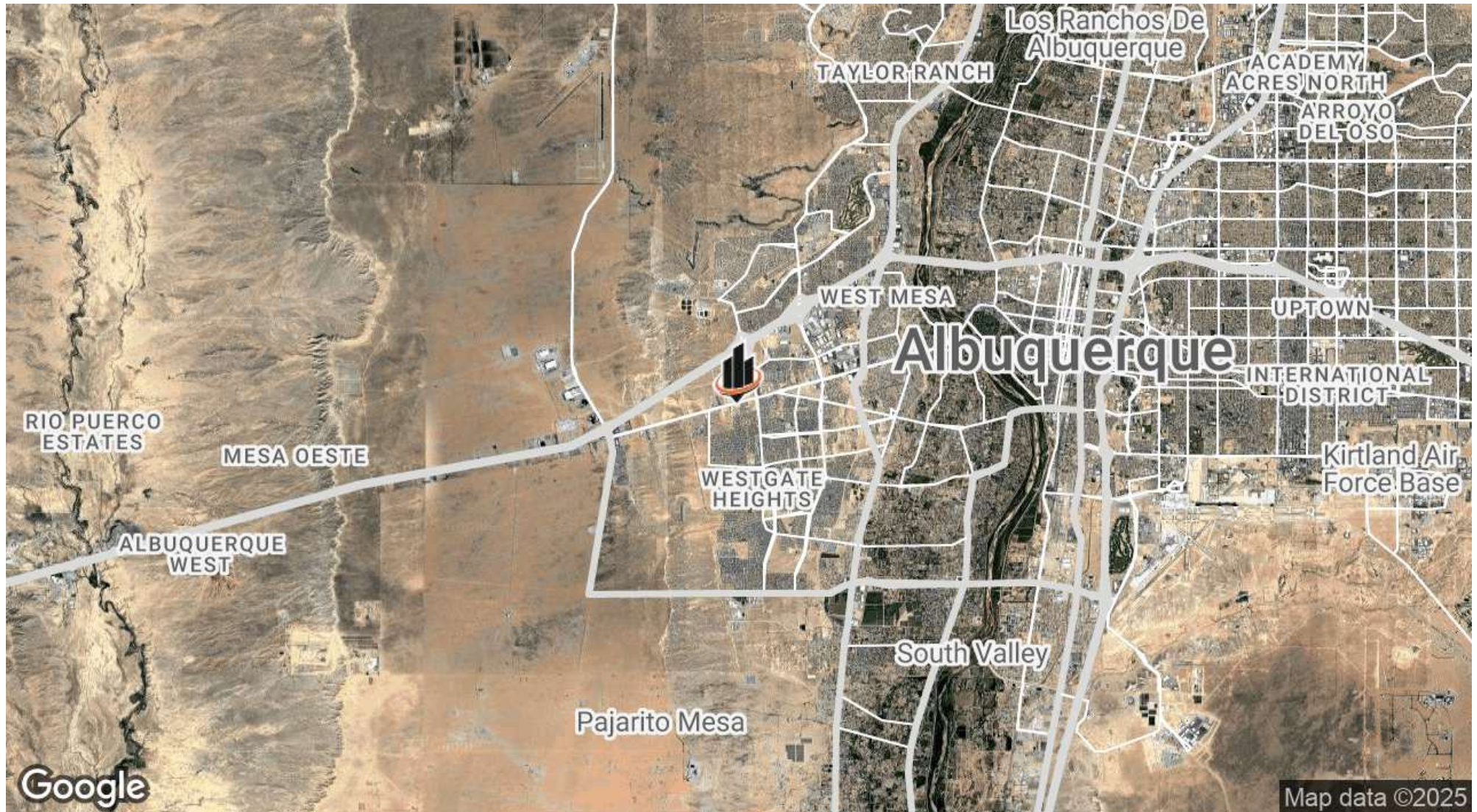
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HIGH UP AERIAL



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RETAILER MAP



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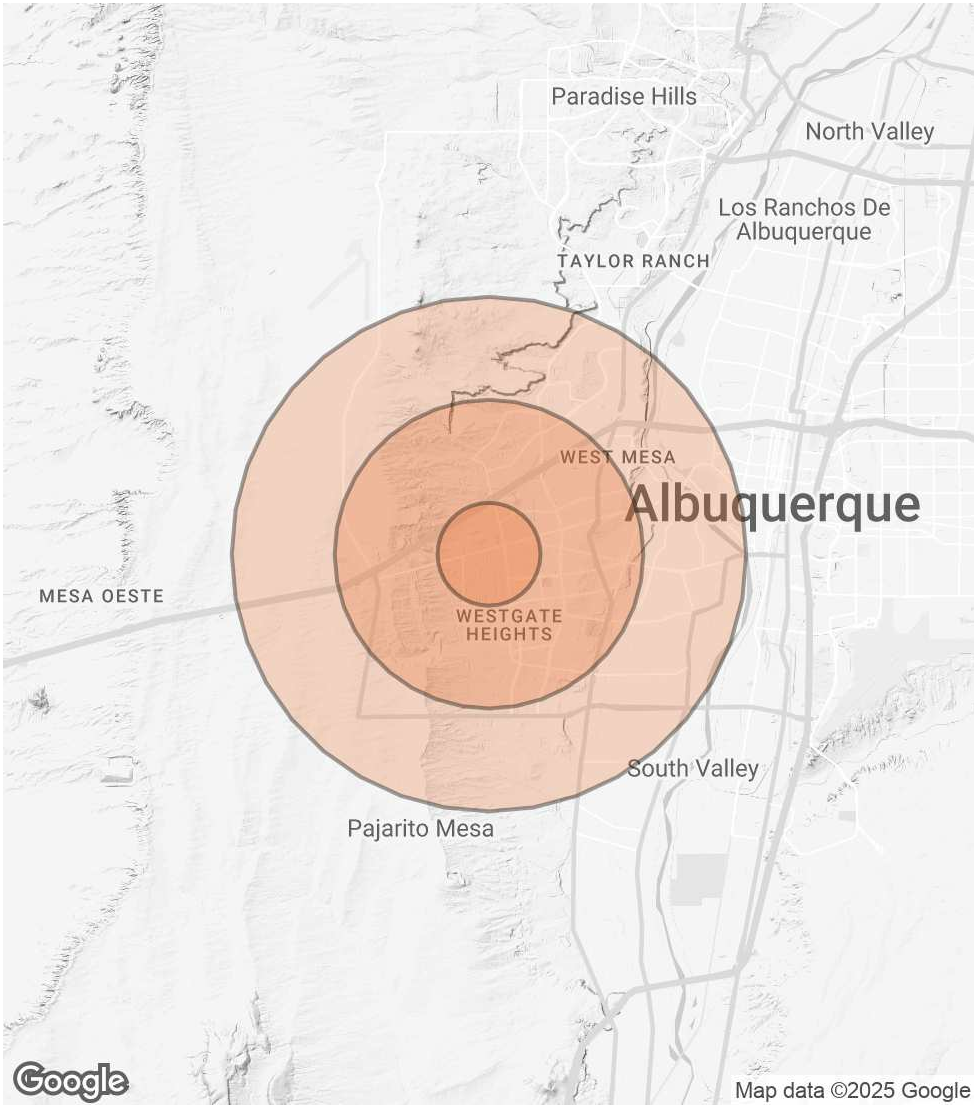
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	14,099	92,167	152,760
AVERAGE AGE	34	35	37
AVERAGE AGE (MALE)	33	34	36
AVERAGE AGE (FEMALE)	35	36	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,551	30,741	54,316
# OF PERSONS PER HH	3.1	3	2.8
AVERAGE HH INCOME	\$77,399	\$76,247	\$74,558
AVERAGE HOUSE VALUE	\$194,703	\$238,200	\$260,371

Demographics data derived from AlphaMap



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