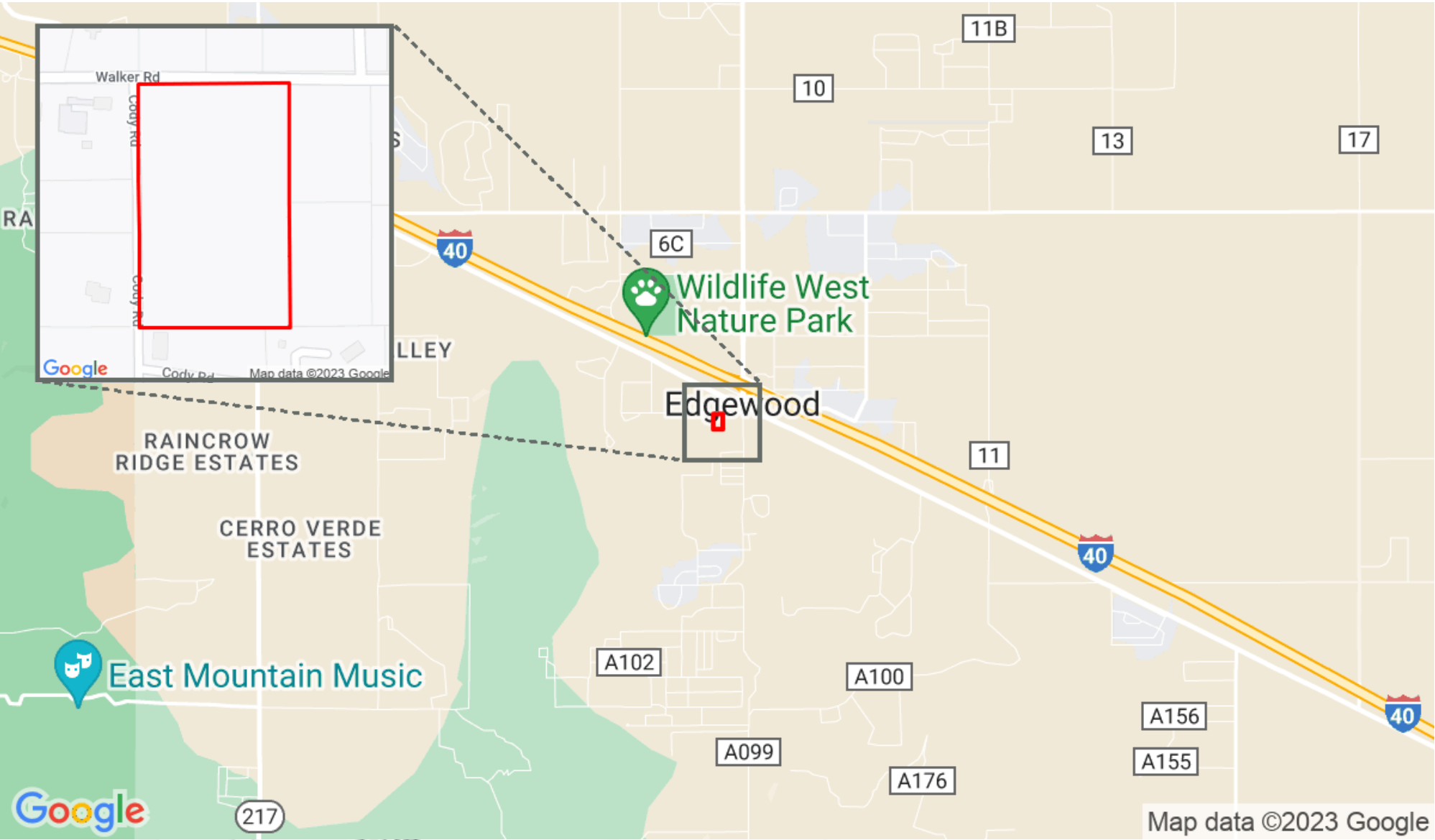


1 Walker Rd



Keller Williams - Santa Fe

130 Lincoln Avenue Santa Fe, NM 87501 | 505-946-2121



Jasmine Sage
jasminesage@kw.com
808-359-4577



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Land For Sale



Keller Williams - Santa Fe

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12.40 acres perfect for multi-family compl...

Land For Sale

Prepared on September 19, 2023

1 Walker Edgewood, NM 87015-8781, Edgewood, NM, 87015



Listing Details | Land For Sale

Total Available Space	12.4 Acres
Asking Price	\$1,620,000
Listing Price Per SF	\$3.00
List Price Per Acre	\$130,645
Cap Rate (Actual)	-
Available Date	Now
Days On Market	58 days

Date Listed	7/23/2023
Last Modified	9/18/2023
Listing ID	38923652
Parking Spaces	-
Electrical	-
Water	-
Sanitary Sewer	-

Description

Ideal for a multi-family complex or apartments. Five lots being sold as one. Edgewood, Albuquerque's bedroom community, Leave the city behind. Near schools and shopping with easy access to I-40. The middle of Edgewood beckons you. Previous plans for an R/V park opposed by neighbors but perfect for an apartment complex or possibly manufactured home development.

Use this link in Google Maps

<https://goo.gl/maps/4ttM42sdwCDSyAmo8>

Property Details

Zoning	-
Parcels	910014245
Legal Owner	Los Pinones Ltd Ptnrshp
Submarket	-

County	Santa Fe
Water	-
Natural Gas	-
Sanitary Sewer	-

Contact



Jasmine Sage
505-983-5151
jasminesage@kw.com

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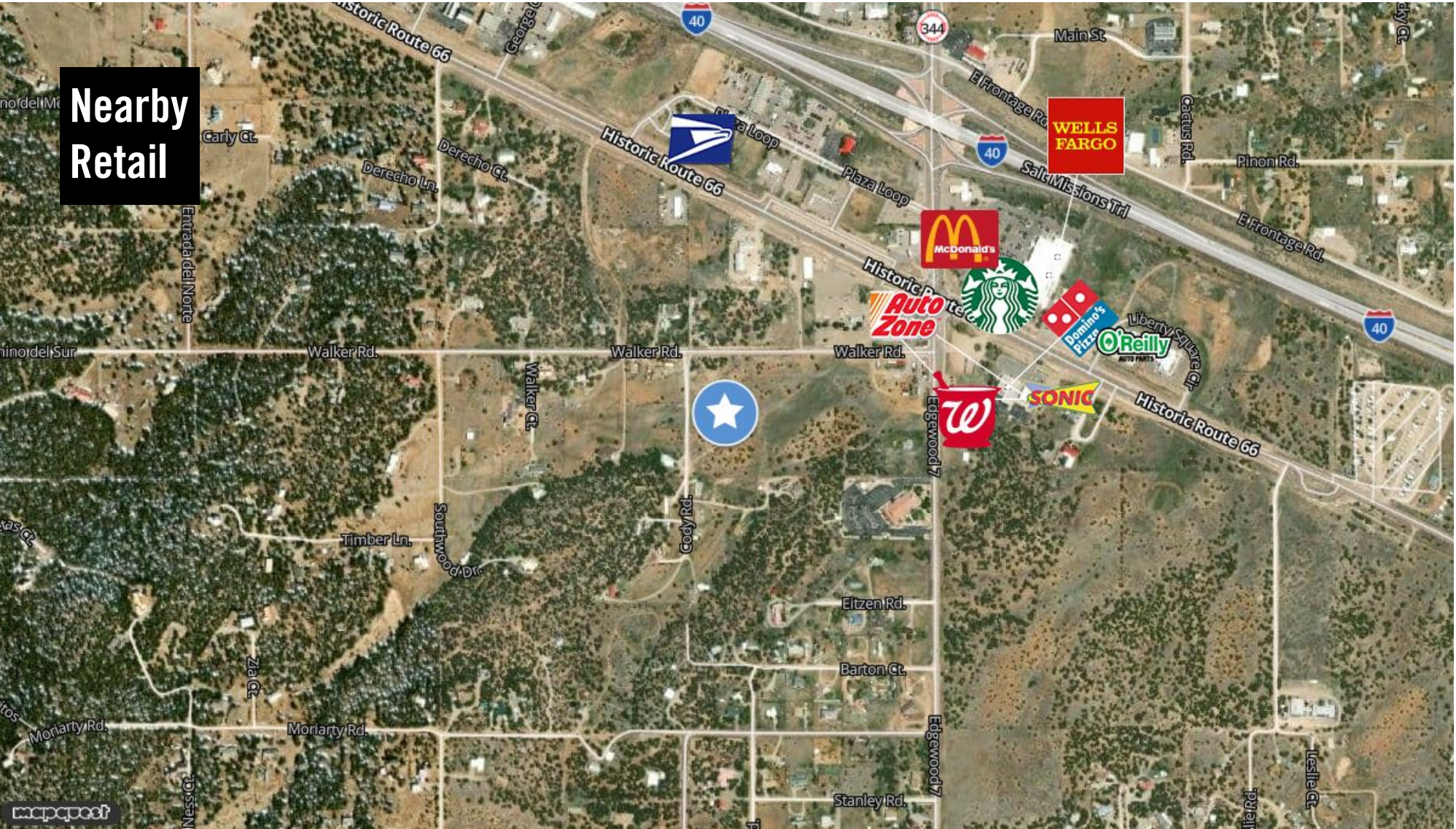
Jasmine Sage
 jasminesage@kw.com
 808-359-4577

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Jasmine Sage
jasminesage@kw.com
808-359-4577



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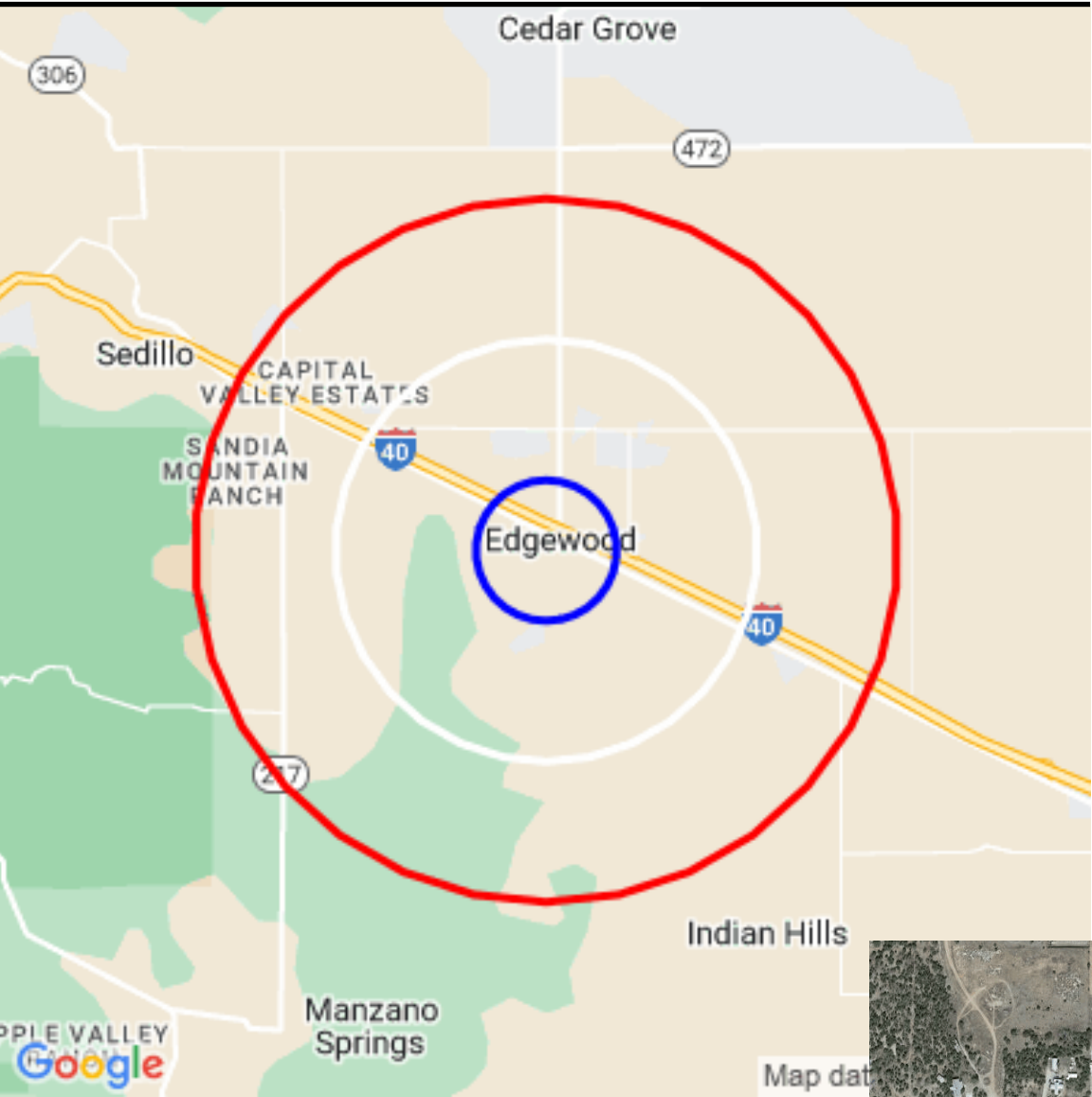
1 Walker Rd



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Demographic Report



1 Walker Rd

Population

Distance	Male	Female	Total
1- Mile	678	698	1,375
3- Mile	2,601	2,711	5,312
5- Mile	4,285	4,397	8,682



Jasmine Sage
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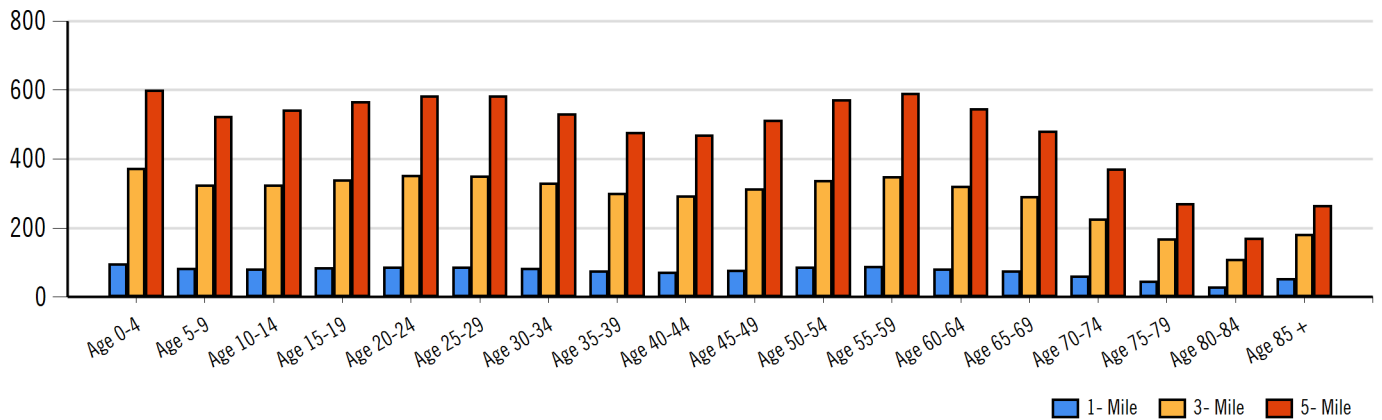
1 Walker Rd



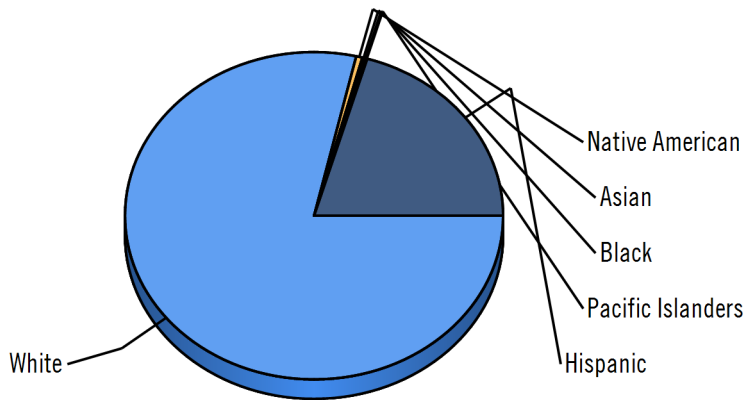
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Population by Distance and Age (2020)



Ethnicity within 5 miles



White Native American Asian Black Pacific Islanders Hispanic

Home Ownership 1 Mile



Home Ownership 3 Mile



Home Ownership 5 Mile



Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
1-Mile	654	20	0.86 %
3-Mile	2,470	92	1.54 %
5-Mile	4,018	166	1.74 %



Jasmine Sage
jasminesage@kw.com
808-359-4577

MOODY'S
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1 Walker Rd



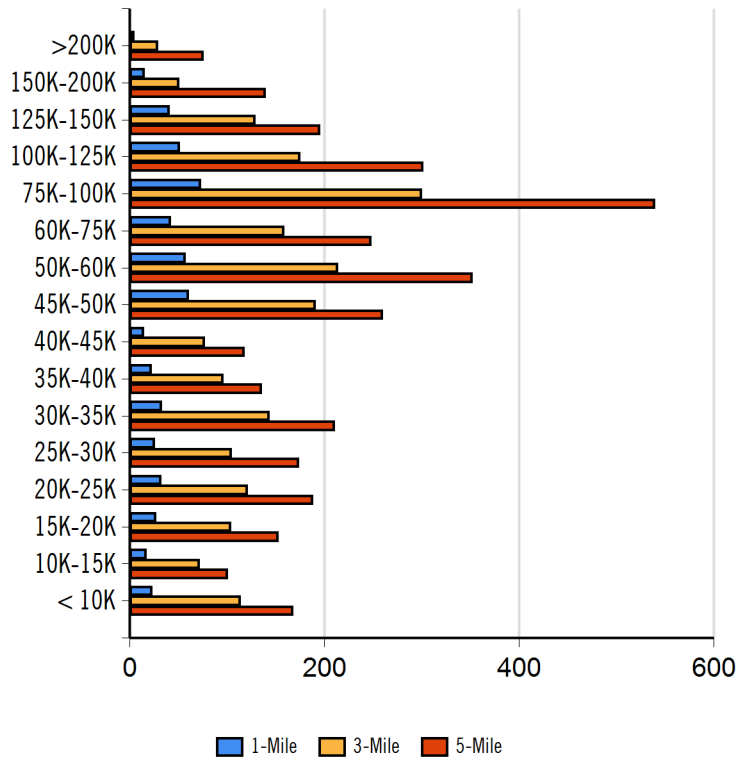
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Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	1	0	77	31	9	48	58	8	59	147	45	48	57
3-Mile	8	1	261	148	45	215	197	45	264	528	188	160	250
5-Mile	25	5	386	262	77	391	296	69	477	933	254	252	349

Household Income



Radius	Median Household Income
1-Mile	\$57,246.50
3-Mile	\$62,707.20
5-Mile	\$72,720.00

Radius	Average Household Income
1-Mile	\$65,724.00
3-Mile	\$65,889.40
5-Mile	\$75,142.13

Radius	Aggregate Household Income
1-Mile	\$35,514,267.95
3-Mile	\$133,687,219.15
5-Mile	\$232,310,982.45

Education

	1-Mile	3-mile	5-mile
Pop > 25	934	3,590	5,860
High School Grad	207	822	1,383
Some College	286	1,042	1,671
Associates	86	309	501
Bachelors	161	614	1,017
Masters	72	248	388
Prof. Degree	14	51	81
Doctorate	8	36	55

Tapestry

	1-Mile	3-mile	5-mile
Expensive Homes	25 %	33 %	30 %
Households with 4+ Cars	50 %	75 %	73 %
Military Households	52 %	68 %	62 %
Mobile Homes	141 %	242 %	251 %
New Homes	43 %	69 %	78 %
New Households	19 %	30 %	33 %
Public Transportation Users	0 %	1 %	2 %
Teen's	26 %	40 %	42 %
Vacant Ready For Rent	19 %	35 %	40 %
Young Wealthy Households	0 %	0 %	0 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.



Jasmine Sage
jasminesage@kw.com
808-359-4577



1 Walker Rd



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Expenditures

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	25,436,635		96,840,188		162,728,903	
Average annual household	47,152		47,777		51,169	
Food	6,140	13.02 %	6,205	12.99 %	6,611	12.92 %
Food at home	4,065		4,097		4,286	
Cereals and bakery products	575		582		610	
Cereals and cereal products	204		207		217	
Bakery products	371		375		392	
Meats poultry fish and eggs	809		813		845	
Beef	190		189		196	
Pork	148		148		152	
Poultry	150		152		158	
Fish and seafood	128		129		137	
Eggs	66		67		69	
Dairy products	408		413		438	
Fruits and vegetables	820		827		871	
Fresh fruits	120		121		128	
Processed vegetables	159		160		165	
Sugar and other sweets	153		153		158	
Fats and oils	129		130		136	
Miscellaneous foods	768		773		806	
Nonalcoholic beverages	353		354		364	
Food away from home	2,075		2,107		2,325	
Alcoholic beverages	336		338		370	
Housing	17,055	36.17 %	17,266	36.14 %	18,205	35.58 %
Shelter	10,250		10,393		11,002	
Owned dwellings	6,154		6,244		6,763	
Mortgage interest and charges	3,099		3,137		3,442	
Property taxes	2,059		2,103		2,277	
Maintenance repairs	995		1,003		1,044	
Rented dwellings	3,331		3,340		3,314	
Other lodging	764		808		923	
Utilities fuels	4,103		4,126		4,239	
Natural gas	381		384		400	
Electricity	1,641		1,648		1,674	
Fuel oil	154		159		167	
Telephone services	1,282		1,287		1,325	
Water and other public services	644		647		672	
Household operations	1,147	2.43 %	1,163	2.43 %	1,251	2.44 %
Personal services	324		327		360	
Other household expenses	823		836		891	
Housekeeping supplies	570		580		614	
Laundry and cleaning supplies	158		160		166	
Other household products	334		339		360	
Postage and stationery	78		81		87	
Household furnishings	984		1,001		1,096	
Household textiles	71		73		82	
Furniture	197		211		245	
Floor coverings	23		24		29	
Major appliances	140		139		140	
Small appliances	83		84		90	
Miscellaneous	469		468		509	
Apparel and services	1,253	2.66 %	1,257	2.63 %	1,350	2.64 %
Men and boys	239		247		271	
Men 16 and over	200		207		228	
Boys 2 to 15	39		39		43	
Women and girls	442		450		486	



Jasmine Sage
jasminesage@kw.com
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Women 16 and over	365	374	411
Girls 2 to 15	77	75	74
Children under 2	86	86	88

Expenditures (Continued)

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	25,436,635		96,840,188		162,728,903	
Average annual household	47,152		47,777		51,169	
Transportation	6,545	13.88 %	6,586	13.78 %	7,016	13.71 %
Vehicle purchases	1,494		1,519		1,690	
Cars and trucks new	739		773		884	
Cars and trucks used	713		702		761	
Gasoline and motor oil	2,116		2,112		2,190	
Other vehicle expenses	2,514		2,518		2,630	
Vehicle finance charges	173		172		180	
Maintenance and repairs	857		863		925	
Vehicle insurance	1,178		1,173		1,185	
Vehicle rental leases	305		309		339	
Public transportation	419		435		505	
Health care	3,742	7.94 %	3,771	7.89 %	3,950	7.72 %
Health insurance	2,457		2,475		2,568	
Medical services	782		793		850	
Drugs	384		381		403	
Medical supplies	119		121		128	
Entertainment	2,854	6.05 %	2,860	5.99 %	3,053	5.97 %
Fees and admissions	509		522		601	
Television radios	1,033		1,032		1,054	
Pets toys	1,041		1,044		1,120	
Personal care products	604		614		665	
Reading	51		52		57	
Education	1,089		1,161		1,349	
Tobacco products	406		408		405	
Miscellaneous	756	1.60 %	769	1.61 %	822	1.61 %
Cash contributions	1,298		1,318		1,359	
Personal insurance	5,018		5,167		5,952	
Life and other personal insurance	173		168		179	
Pensions and Social Security	4,845		4,999		5,773	

Estimated Households					Housing Occupied By		Housing Occupancy		
Distance	Year	Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
1-Mile	2020	2,104	1,786	17.97 %	455	1,546	1,831	273	198
3-Mile	2020	4,784	4,530	5.50 %	1,038	3,481	4,395	389	1,129
5-Mile	2020	8,092	7,366	9.69 %	1,760	5,888	7,526	566	1,855
1-Mile	2023	2,068	1,786	15.78 %	447	1,520	1,837	231	308
3-Mile	2023	4,922	4,530	9.21 %	1,071	3,575	4,484	438	1,043
5-Mile	2023	7,751	7,366	5.73 %	1,689	5,633	7,313	438	2,422



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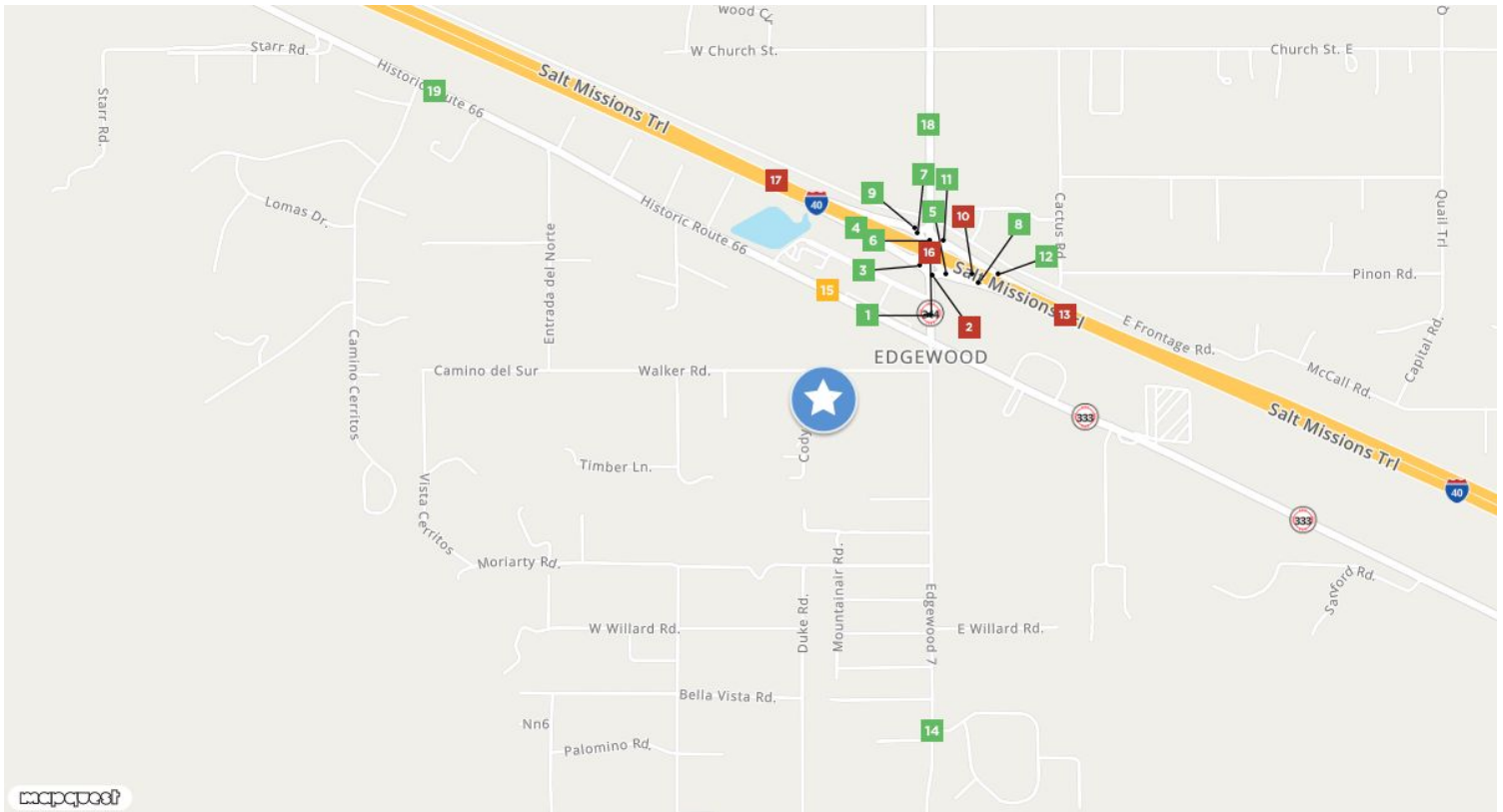
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Traffic Counts



Dripping Springs Road 1 Pliz Loop Year: 2021 6,315 est Year: 2018 761 Year: 2017 13,265	2 Year: 2021 10,160 est Year: 2018 10,021	3 Year: 2021 2,765 est Year: 2018 2,727	4 Hwy 344 Year: 2021 3,520 est Year: 2018 3,472	5 Year: 2021 1,041 est Year: 2018 1,027
Douglas Rd SW 6 Maplewood Ave Year: 2021 3,822 est Year: 2018 2,320 Year: 2017 10,961	7 Year: 2021 4,622 est Year: 2018 4,559	8 Main St Year: 2021 1,750 est Year: 2018 1,726	9 Year: 2021 2,353 est Year: 2018 2,321	10 Year: 2021 21,017 est Year: 2018 20,531
11 Year: 2021 1,041 est Year: 2018 1,027	12 Main St Year: 2021 2,061 est Year: 2018 2,033	13 Williams Ranch Rd Year: 2021 25,621 est Year: 2018 25,028	14 County Road 7 Year: 2021 2,678 est Year: 2018 2,661	15 State Hwy 333 Travis Rd Year: 2021 6,548 est Year: 2014 6,645 Year: 2013 6,837
State Hwy 344 16 Pliz Loop Year: 2021 11,423 est Year: 2014 11,392 Year: 2013 11,255	17 I- 40 Hwy 344 Year: 2021 21,268 est Year: 2014 18,422 Year: 2013 18,147	State Hwy 344 18 Church St Year: 2021 4,034 est Year: 2014 2,305 Year: 2013 2,278	State Hwy 333 19 Cam Cerritos Year: 0 est Year: 1997 3,824	



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