

Railyard Flats

517 First SW, ABQ NM 87102



Additional resources

Register for More Information:

www.nmapartment.com/Railyardflats

Seller Concession to Buyer: [NMAA Listing #2449517](#)

**Development site for 100 Units in Downtown
and in an underserved market**

Site sits adjacent
to the new CABQ
Rail Trail,
Albuquerque's
version of the
famous NYC
Heighline trail



Units: 124

Land Size: 0.488 acres

Ask Price: \$1,390,000

Zoning: MX-H

QCT: Y

OZ Area: N

**MRA Area: Y
(Barelas)**

Albuquerque is an underserved market that needs 23,048 more additional multifamily rental units and is experiencing phenomenal rent growth from all of the new Netflix, Intel, Amazon and other jobs

EDITORIAL

HOUSING CRISIS

More inventory the real key to tackling soaring rents

There's a housing crisis in Albuquerque, and it doesn't just involve those living on the streets or in their cars.

Out of sight but top of mind for untold thousands of New Mexicans are soaring rental costs. According to Rent.com, the average monthly rent for a one-bedroom apartment in the Duke City has gone up 42% during the pandemic. Mayor Tim Keller says rent in Albuquerque has increased an average of 22% just this year.

Renters of one-bedroom apartments in Albuquerque are paying an average monthly rent of \$1,155. That's up from \$1,064 a year ago and \$812 at the outset of the pandemic.

According to Albuquerque leaders, half of all renters in the city are paying more than 30% of their monthly income for housing — in addition to higher prices for everything else amid the worst inflation in 40 years. That's unsustainable.

The New Mexico Supreme Court in 2020 placed a moratorium on eviction cases related to nonpayment of rent. It was a necessary pandemic safeguard, but the moratorium was phased out this spring and now many Albuquerque residents are seeing their monthly rental costs increase by more than \$200.

A lot of renters are making hard choices, such as Albuquerque's Mia Augustson, who told a Journal reporter she and her spouse have given up their car, put off some health care and called off a planned 20th anniversary celebration after their landlord raised their rent earlier this year by more than \$200.

And while the idea of rent control emerged in Albuquerque as a remedy, it's a seeming short-term fix with long-term negative consequences. It bears pointing out that efforts at rent control in major cities across the U.S. have failed to address the need for more, and more affordable, housing inventory while creating an underground subleasing market.

In fact, local commercial developers and apartment managers say that even the words "rent control" have a chilling effect on expanding housing stock. The last thing the city needs is to put up a "closed for business" sign to investors and developers when the Albuquerque area needs between 13,000 and 33,000 more units. The City Council was correct to overwhelmingly reject a rent control resolution last month by a 7-2 vote.

So what should be done?

The Keller administration has proposed a Housing Forward ABQ initiative that could help with what the mayor calls the "low-hanging fruit" of converting hotels/motels into apartments. If successful, the effort could increase some housing stock in the short term, revitalize blighted areas, keep private properties on the tax rolls and ramp up housing and construction jobs through training programs.

It's an interesting proposition because the city has had real successes converting problem and underutilized properties.

For example, the Metro Redevelopment Agency in 2016 purchased and rehabilitated the blighted El Vado motel into a boutique hotel with commercial tenants.

The El Vado Place apartments have 32 units, 24 of which are affordable.

A similar development is underway for the Imperial Inn in East Downtown. It is a mixed-use development with 16 residential suites, 52 guest rooms, and more than 4,000 square feet of rentable commercial space for retail and restaurants. And the Sundowner was formerly a 110-room motor-court motel on Route 66 that was rehabilitated in 2014 into 71 mixed-income rental units, 60 of which are affordable.

All were vacant or run-down before their conversions, and all are public-private partnerships.

The aim of the city's Housing Forward ABQ initiative is to create 5,000 new housing units by 2025 above what the private housing market will provide. Two years ago, a study found Albuquerque was shy 15,500 affordably priced units to meet the need of its poorest residents. Albuquerque officials say that gap has only widened, and Keller recently said "this is a massive problem structurally."

The initiative also includes converting commercial and office buildings into apartments, and modifications of the city's Integrated Development Ordinance to allow for more "casitas" on single-family properties and to adjust parking requirements to promote higher-density housing. It makes sense to update the IDO to allow more flexibility, such as not requiring full kitchen facilities in converted housing units. For many, a microwave and toaster oven suffice in place of a full oven and stove.

And there is clearly a need. The City Council has appropriated \$15 million for housing vouchers, but city leaders say it's often difficult for voucher recipients to find rental properties that accept them. Meanwhile, city leaders estimate there are 22,000 unhoused households needing permanent supportive housing.

Keller says about 40 new people move into the Albuquerque area every day. Todd Clark of New Mexico Apartment Advisers points out jobs from Netflix, Amazon, Facebook and Intel are great, but they also create pressure on the housing market. "The reason we have double-digit rent growth and 30% appreciation in single-family (units) is because we have all these phenomenal new jobs that our economy hasn't seen in well over a decade," he said.

And a housing shortage makes it more difficult to create and attract jobs.

Albuquerque, like many other cities in New Mexico, has underutilized commercial and office properties. Downtowns are struggling all over the state and need revitalization. And the housing crisis needs to be addressed to meet immediate housing needs — from perennially expensive Santa Fe to the currently booming oil patch.

Albuquerque's effort at public-private property conversions could fill in the immediate gaps and work as a template for other communities. Only through boosting the housing inventory will skyrocketing rental costs stabilize and ensure more people have a steady place to live.

EBA For Albuquerque Area

8/7/2024

	# of new jobs	Basic	Basic Jobs	Non Basic Jobs	Total Jobs
F.A.A.(I).N.G effect					
Facebook Construction (est.)	500	N		500	500
Facebook Data Center Operations	35	Y	35		35
Fidelity Investments	240	S	106	134	240
Amazon Fulfillment Center - Project Chico	1,500	Y	1,500		1,500
Amazon Sortation Center - Project Nico	200	Y	200		200
Amazon Los Lunas - Project Charlie	600	Y	600		600
Amazon Airport	?				
Intel Construction	1,000	N		1,000	1,000
Intel Expansion	750	Y	750		750
NBC Universal Studio	330	Y	330		330
NetFlix Construction	1,000	N		1,000	1,000
NetFlix Production	1,500	Y	1,500		1,500
Lanes Industries	70	Y	70		70
LQ Digital	100	Y	100		100
Blue Halo additional jobs (over 260)	64	Y	64		64
MTX Group Inc (Downtown)	250	Y	250		250
Manna Capital LL	950	Y	950		950
Cuna	270	Y	270		270
Vexus Fiber Optic	200	N		200	200
Belen - WindTurbine Manufacturer	250	Y	250		250
Maxeon Solar at Mesa Del Sol - \$1B	1,800	Y	1,800		1,800
Bright Green Grants Expansion					
Mtex Antenna Tech (Germany)	62	Y	62		62
Kairos Power	25	Y	25		25
Australia based hydrogen company- Star Scientific Ltd.	200	Y	200		200
New Westside Film Studio/Sound Stage/Mill (Mesa Studios)					
UNM Hospital Critical Care Tower	700	N	700		700
Array Solar HQ -- \$50M	300	Y	300		300
CineLease \$95M expansion	12	Y	12		12
Wind farm on 9 acres on west Central - Sun Lasso - \$2	1	Y	1		1
Spring Oaks Capital LLC	200	N		200	200
SolAero RocketLab - Semiconductors	100	Y	100		100
Jabil lets go of 130 out of 400 employees	(130)	Y	(130)		(130)
Ebon Solar at Mesa Del Sol	900	Y	900		900
KAFB - Defense Threat Reduction Agency	300	N	150	150	300
KAFB Space Force- Delta 11 - 2025	225	Y	112	113	225
	14,504		11,207	3,297	14,504
EBM (Bernalillo County)					
Total New Jobs			87,860	3,297	91,157
P/E Ratio =					2.17
Total New People					197,811
# of persons per household					2.52
Total New Households					78,496
% that own					65%
# of new single family residences needed					51,023
% that rent					
# of new apartments needed at 100% occupancy					27,474
Occupancy Rate at ideal market balance					95%
# of new apartments needed at 95% occupancy					
					28,920
# of apartments built in 2020-2024					5,872
NEW Gap					23,048

For Sale - Land Site at Railyard Flats - 517 1st SW, Albuquerque, NM 87102



NM Apartment Advisors and Maestas Real Estate Services are proud to bring to 0.488 acre development site zoned Mixed Use High Intensity District with building concept plans. Welcome to the Railyard Flats development land located at 517 1st SW and in the heart of downtown Albuquerque.

Current owner has a conceptual set of building plans / floor plans for 124 units on this site, with a podium design that includes first floor of parking, and four floors of wood frame construction and a roof top deck and 360 degree views of the most amazing city in the country.

The property is located in the Barelmas Metropolitan Redevelopment area and a geography that allows for a significant parking reduction (up to 50%). Renderings and plans are preliminary and buyer/developer should verify their own approvals and plans with their architect/development team.

Do not miss out on this rare opportunity to build into the #1 market in the country for rent growth.

Development Highlights

Site Size: **0.488 acres**

Ask price : **\$1,390,000**

\$/unit: \$11,210

\$/sf: \$65.39

Legal Description: Lot C, Block A, Atlantic and Pacific Addition

UPC#: 101405723424533705

Zoning: MX-H—Mixed Use High Intensity District

Unit types	Count	Area (ft2)
1 Br Unit	96	426
1 Br Unit	4	474
1 Br Unit	4	540
2 Br Unit	4	765
2 Br Unit	4	594
Studio	12	308

Open spaces	Area (ft2)
Rooftop	16,008
Over Parking	2,384
Breezeway	6,548
Balconies	3,444

Parking spaces	Count
Regular Spaces	25
Compact Spaces	51

Total 76

Motorcycle Spaces 3

Total 124 54,084

Total 28,384

Deliverables from the Owner/Developer:

- Conceptual Plan for 124 units
- Floorplans
- Renderings



Anita Maestas

Qualifying Broker

Maestas Real Estate Service

NMREC License #16029

505-463-3565

anita@maestasrealty.com

www.maestasrealty.com

Todd Clarke

CEO

NM Apartment Advisors Inc.

NMREC License #13711

505-430-TODD (8643)

tclarke@nmapartment.com

www.nmapartment.com



Railyard Flats: Comparable Land Sales



Land Comparable sales analysis for 517 1st SW

#	Location	Type	Size (acres)	Zoning	List Price	Sales Price	Closing Date	Planned # of units	\$/unit	\$/acre	\$/sf
A	Montgomery & Wyoming		2.2000	MX-M		\$1,605,186	3/10/2023	102	\$15,737	\$729,630	\$16.75
B	1050 18th NW		4.2500	NR-BP		\$5,320,000	11/15/2022	180	\$29,556	\$1,251,765	\$28.74
C	SWC Bobby Foster and University SE		11.9100	PC		\$9,500,000	4/21/2022	308	\$30,844	\$797,649	\$18.31
D	1801 Mesa Vista NE		0.4670	R-MH		\$875,000	3/30/2022	35	\$25,000	\$1,873,662	\$43.01
E	Alameda and Louisiana		3.2200	MX-L		\$3,100,000	3/7/2022	110	\$28,182	\$962,733	\$22.10
F	NWC Ventura & Holly		3.5500	MX-L		\$2,500,000	11/24/2021	111	\$22,523	\$704,225	\$16.17
G	North Fourth Location	CONF	0.7200			\$545,000	2021	87	\$6,264	\$756,944	\$17.38
H	Nob Hill Location	CONF	2.2490			\$1,563,169	2019	102	\$15,325	\$695,051	\$15.96
I	Acoma/Alvarado		0.4779	R-MH	\$495,000	\$425,000	6/11/2024	36	\$11,806	\$889,307	\$20.42
I	4517 Quaker Heights		1.4891	MX-T	\$1,200,000	\$1,200,000	AVAIL	43	\$27,907	\$805,856	\$18.50
J	4611 Central NE		0.5481	MX-M	\$1,060,546	\$1,060,546	AVAIL	52	\$20,395	\$1,934,950	\$44.42
K	9320 San Pedro NE		6.7700	R-MH		\$5,555,000	9/30/2021	226	\$24,580	\$820,532	\$18.84
Average=									\$21,510	\$1,018,525	\$23.38

\$/unit



100 units
21,257 sf
0.4880 acres

Per Unit Analysis
\$ 2,150,983 Average
\$ 3,084,416 Maximum

Subject site has on greater Albuquerque of the highest density zonings allowed in the area. The ask price of \$1,390,00 is well below the average price per unit which supports a price closer to \$2,635,868



Railyard Flats: Unit Configuration / Massing Elevations



Courtyard layout/design



West Elevation



East Elevation



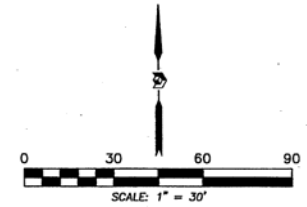
Railyard Flats: Survey



Lots A-1, C, D and E, Block A

Atlantic and Pacific Addition

City of Albuquerque, Bernalillo County, New Mexico
February 2016



Legend

N 90°00'00" E MEASURED BEARING AND DISTANCES	
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES
○	FOUND AND USED MONUMENT AS DESIGNATED
⊙	DENOTES NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" SET THIS SURVEY
△	FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED



Railyard Flats: Nearby Downtown Residential Development



Railyard Flats: About the Rail Trail



Albuquerque's version of the NBUY High line trail is the under development

rail trail which connects the historic railyards to Old town. The estimated total cost for the entire 7-mile loop is estimated to range from \$70M - \$90M and will be an amazing quality of life improvement for downtown/old town Albuquerque.

Additional info at—<https://www.cabq.gov/mra/rail-trail-1>



Press & Updates

Find news and updates about the Rail Trail.



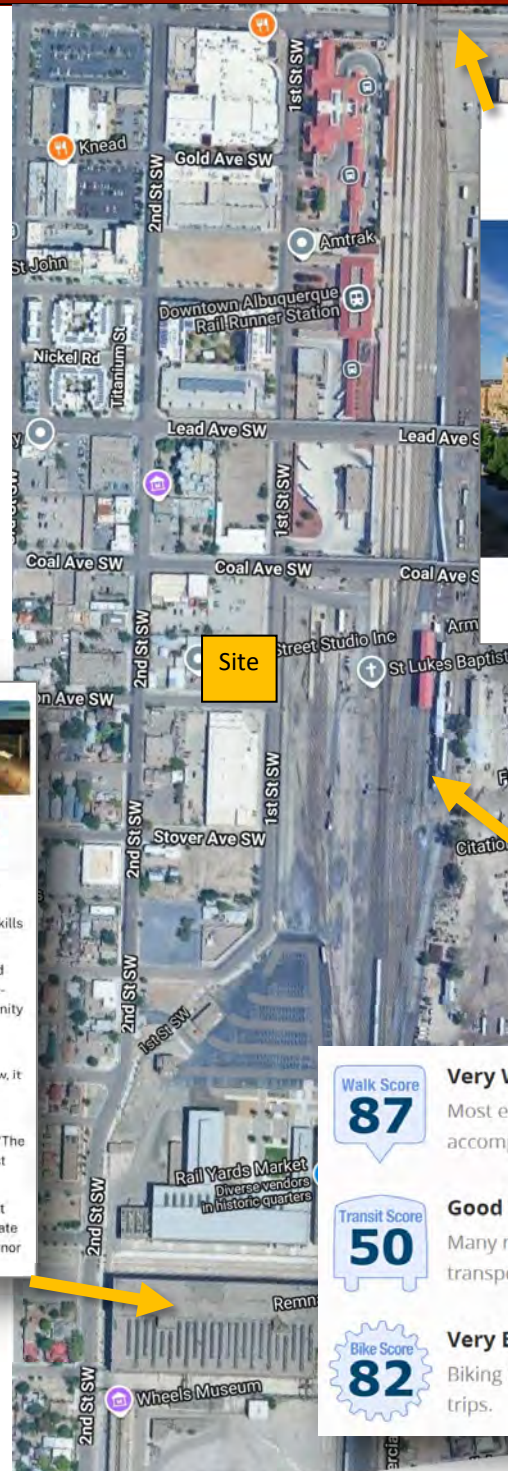
Albuquerque Rail Trail in the News

- Governor announces \$10 million infrastructure investment in Albuquerque Rail Trail
- N.M. Congressional Democrats, Mayor Keller Welcome Almost \$11.5 Million In Federal Investments For Albuquerque Downtown Trail Project
- On Nationwide Building a Better America Tour, DOT Under Secretary Carlos Monje Jr. Highlights Funding from President Biden's Infrastructure Law for the Albuquerque Rail Trail

Railyard Flats: Area Activity

The subject site is located in the epicenter of activity as it is just blocks from the Innovate ABQ district, the coming soon Action! Railyard/New Media Academy and the Rail Runner (which is current in the design phase of a \$42M maintenance shed).

Couple this with the proximity to the announced rail trail and off the charts walk, transit and bike scores make this an ideal site for 100 new units!



Welcome to InnovateABQ®!

InnovateABQ® is a 7-acre innovation site in downtown Albuquerque to foster economic development and job creation in New Mexico. The site is intended to help put the region on a path to higher growth by improving the productivity of people and firms in ways that lead to better incomes and living standards for all.

This vision includes more than 720,000 square feet of physically-compact, technically-wired, walkable space devoted to bringing together initiatives from New Mexico's innovators to foster the creation of long-term, job-creating ventures and increase access to opportunity for the entire community. See our latest News for up to date information, and Contact us today to find out more!



Action! Rail Yards will soon be home to New Mexico Media Academy



Railyards NM Media Academy building at night.

Academy will be a job training and development hub for expanding local entertainment industry.

Today, the City of Albuquerque, along with Governor Michelle Lujan Grisham and Central New Mexico Community College, announced that the Railyards will be home to the New Mexico Media Academy (NMMA). The academy is a collaborative initiative that will provide the local workforce with important skills to take on new opportunities in the growing film and entertainment industry.

"We've always had a vision that the Rail Yards would be the active heart of Albuquerque once again, and now that vision is becoming a reality," said Mayor Tim Keller. "This is the result of years of intentional re-investment. We look forward to having the New Mexico Media Academy be an active part of our community as coming generations of film professionals get trained right here at home for local careers."

"This project puts Albuquerque at the center of one of our state's fastest growing industries," said Lawrence Rael, Chief Administrative Officer. "The Rail Yards is so important to our city's history, and now, it is going to be an essential part of our future."

"Albuquerque has solidified itself as a great film city, and we know we have to keep developing our workforce to meet industry demands," said Max Gruner, Director, Economic Development Department. "The NMMA will help ensure that local productions are staffed by local crews who have access to the highest quality training."

"State and City partnerships like these are how we create transformative change for New Mexicans. Our students will be trained by the best-in-the-industry and on state-of-the-art technology to further cultivate the film and digital media workforce and holistic ecosystem we are building in New Mexico," said Governor Michelle Lujan Grisham.

Walk Score
87

Very Walkable

Most errands can be accomplished on foot.

Transit Score
50

Good Transit

Many nearby public transportation options.

Bike Score
82

Very Bikeable

Biking is convenient for most trips.



Bid Postings

Bid Number: RFP 2025-01
 Bid Title: NMRR Operations and Maintenance Facility Design Consultant and Owner Representative
 Category: RFPs
 Status: Open

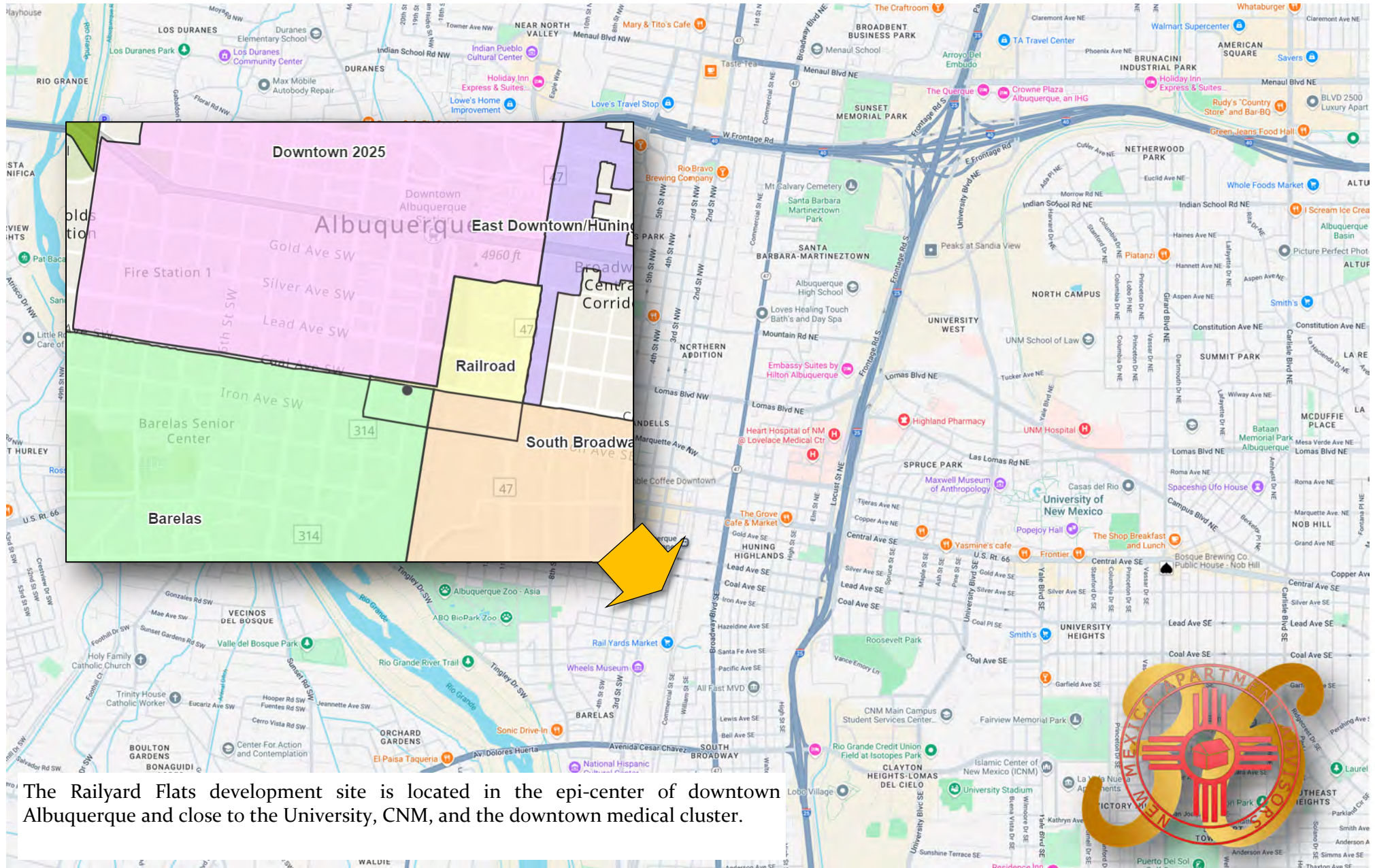
Desc Iption:
 The Rio Metro Regional Transit District ("RMRTD") invites individuals and firms ("Offerors") to submit Proposals for a Contract for the work indicated on the title page of this solicitation in accordance with the specifications contained in this Qualifications Based Selection ("QBS") RFP. This QBS RFP contains specific requests for information.

The purpose of this procurement is to select one or more individual(s)/firm(s) to serve as Facility Design Consultant and Owner Representative to assist the RMRTD in the design and construction of the New Mexico Rail Runner Express ("Rail Runner") Operations and Maintenance Facility ("OMF"). The RMRTD desires to use a Two-Step Design Build Bridging ("DBB") method to deliver the OMF.

Procurement No.: RFP2025-01
 Issue Date: August 16, 2024
 Pre-Submission Conference: None
 Submission Due Time/Date: September 27, 2024, 2:00 p.m. (MOT)

Publication Date/Time:
 6/16/2024 10:40 AM
 Closing Date/Time:
 9/27/2024 2:00 PM

Railyard Flats: Location Map



Railyard Flats: Zoning Info

Part 14-16-5: Development Standards

5-1: Dimensional Standards

5-1(D) MIXED-USE ZONE DISTRICTS

5-1(D)(1) Mixed-use Zone District Table

All development in any Mixed-use zone district shall comply with the dimensional standards in Table 5-1-2, unless an exception or a different standard is stated in another section of this IDO. Subsection 14-16-2-4(E) (Mixed-use – Form-based Zone District (MX-FB)) includes dimensional standards for MX-FB sub-zones.

Table 5-1-2: Mixed-use Zone District Dimensional Standards

UC-MS-PT = Urban Centers, Main Streets, and Premium Transit areas as identified in the ABC Comp Plan
BR = bedroom DU = dwelling units.

Note: Any different dimensional standards in Part 14-16-3 (Overlay Zones) and Section 14-16-5-9 (Neighborhood Edges) applicable to the property shall supersede the standards in this table.

Zone District	MX-T ^[1]	MX-L	MX-M	MX-H
Site Standards				
Usable open space, minimum ^[2]	Efficiency or 1 BR: 225 sq. ft./unit 2 BR: 285 sq. ft./unit ≥3 BR: 350 sq. ft./unit UC-MS-PT: 50% reduction			
Setbacks ^{[3][4][5][6]}				
Front, minimum	5 ft. UC-MS-PT: 0 ft. ^[7]			
Front, maximum	N/A UC-MS-PT: 15 ft.			
Side, minimum	Interior: 0 ft.; Street side of corner lots: 5 ft. UC-MS-PT: 0 ft.			
Side, maximum	N/A UC-MS-PT: Interior: N/A; Street side of corner lots: 15 ft. ^[7]			
Rear, minimum	15 ft. UC-MS-PT: 0 ft. where rear lot line abuts a street or alley			
Rear, maximum	N/A			
Building Height ^[6]				
Building height, maximum	30 ft.	38 ft. UC-MS-PT: 55 ft.	48 ft. UC-MS-PT: 65 ft. No maximum for portions of building >100 ft. from all lot lines	68 ft. UC-MS-PT: 75 ft.
		UC-MS-PT-MT: 12 ft. Structured Parking Bonus		UC-MS-PT-MT: 24 ft. Structured Parking Bonus
		UC-MS-PT-MT: 12 ft. Workforce Housing Bonus		

[1] Residential development that qualifies for funding through Article 14-17 of ROA 1994 (Family Housing Developments) may be eligible for development incentives specified in that Article.

[2] Usable open space requirements indicated in this table are for multi-family residential development only. Additional usable open space requirements in Subsections 14-16-4-3(B)(3)(i) (Dwelling, Cottage Development) and 14-16-4-3(B)(5)(a) (Dwelling, Townhouse) may apply to low-density residential development in any Mixed-use zone district.

[3] At corners and junctions with driveways, drive aisles, or alleys, additional clear sight triangle requirements in the DPM may apply.

[4] For all low-density residential development, any driveway on a front or street side lot line must meet the standards in Subsection 14-16-3(C)(3)(b) (Driveways, Drive Aisles, and Access).

[5] For buildings constructed on a lot line abutting a privately owned lot that is not under the same ownership as the subject property, Subsection 14-16-5-1(F) (Buildings Constructed on a Lot Line) applies.

[6] Greater setbacks and/or reduced heights may be required for compliance with the National Electrical Safety Code (NESC) along lot lines that abut, are adjacent to, or within properties that contain overhead power lines and/or electric utility easements. Electric service provision

Part 14-16-5: Development Standards

5-5: Parking and Loading

5-5(B): Applicability

5-5(B)(3): Existing Parking

to satisfy the Americans with Disabilities Act, if the primary building is expanded by less than 200 square feet and the number of existing parking spaces on the parcel is not reduced.

5-5(B)(2)(c) Barelas Area

The minimum off-street parking requirement in the following mapped area in Barelas is **50 percent of any requirement** in Table 5-5-1. No additional parking adjustments or credits are allowed.



5-5(B)(2)(d) Nob Hill Area

Non-residential uses other than restaurants, bars, and nightclubs in establishments of less than 3,000 square feet in the following mapped area do not have to meet minimum off-street parking requirements, except those required to satisfy the Americans with Disabilities Act.



5-5(B)(3) Existing Parking

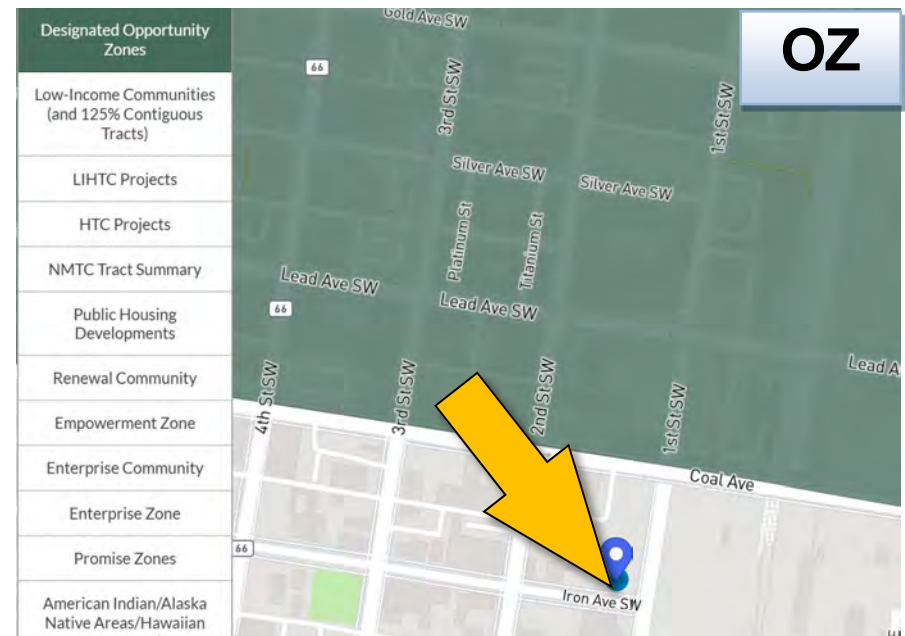
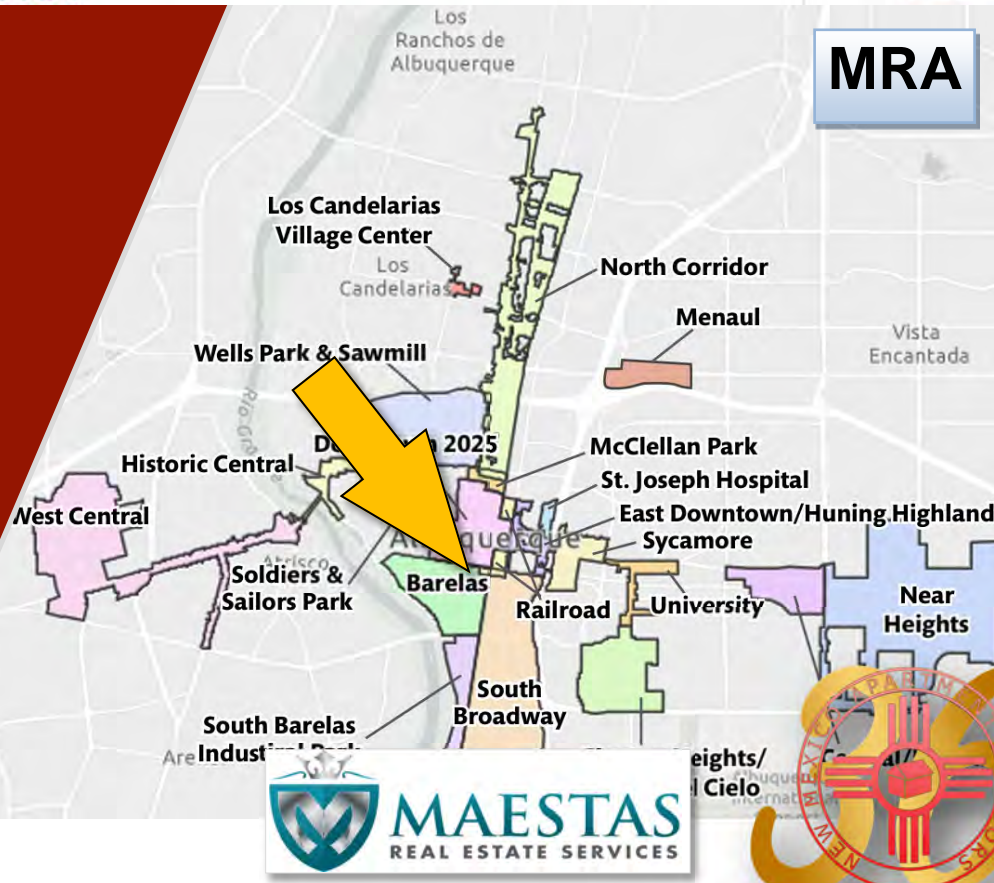
Off-street parking or loading spaces provided prior to the effective date of this IDO shall not be reduced or reconfigured in any way that would bring the property or use out of compliance with this Section 14-16-5-5 or would increase the degree of any existing nonconformity with the provisions of this Section 14-16-5-5.

Railyard Flats: 2025 QCT, OZ and MRA Map location

The site is situated in a Qualified Census tract, an Opportunity Zone, and the downtown Metropolitan Redevelopment Area (MRA).

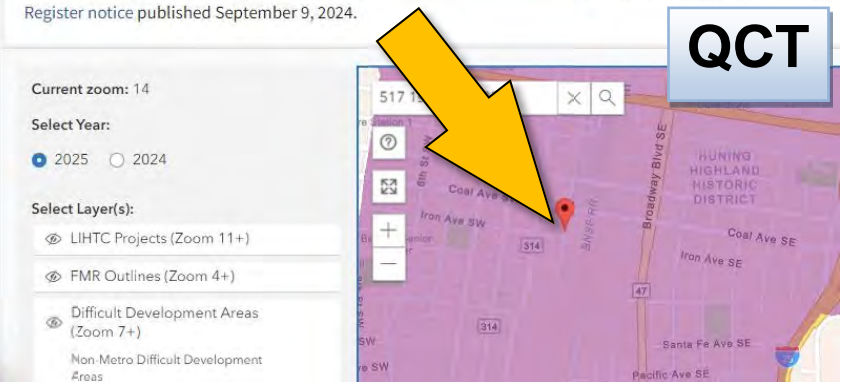
The City of Albuquerque has finding, incentives and tax abatement programs available for developer's who assist in bringing on more housing supply to stem the housing shortage.

Additional info at <https://www.cabq.gov/mra/incentives>



Overview of 2024 and 2025 Small DDAs and QCTs

The 2025 Qualified Census Tracts (QCTs) and Difficult Development Areas (DDAs) are effective January 1, 2025. Decennial census. The 2025 metro DDAs use ZIP Code Tabulation Area (ZCTA) boundaries from the 2020 Decennial Register notice published September 9, 2024.



Railyard Flats: Property tax and legal description & survey

Platted Parcel Address: 517 1ST ST SW
Assessor Parcel Address: 517 1ST ST SW
Report Date: 9/22/2024



www.cabq.gov/gis

Bernalillo County Assessor Ownership Data

[\(Click here for more information\)](#)

Owner Name: FIRST & IRON LLC
Owner Address: 12105 SIGNAL AVE NE ALBUQUERQUE NM 87122-1514
Uniform Property Code (UPC): 101405723424533705 Tax Year: 2024 Tax District: A1AM
Legal Description: LT C BLK A REPLAT OF LOTS A-1, C, D AND E, BLOCK A ATLANTICAND PACIFIC ADDITION
CONT .4880 AC
Property Class: V Document Number: 2017008945 013117 WD - EN Acres: 0.488

Albuquerque Planning and Zoning Data

[Bernalillo County Planning and Zoning](#)

Jurisdiction: ALBUQUERQUE Zone Atlas Page: [K-14](#)
IDO Zone District: [MX-H](#) IDO District Definition: High Intensity
Land Use: 15 | Vacant Lot: C Block: A Subdivision: ATLANTIC & PACIFIC
ADDN

Neighborhood Associations

[Office of Neighborhood Coordination](#)

City Recognized Neighborhood Associations: Barelvas NA

Services

Police Beat: 224 Area Command: VALLEY
Residential Trash Pickup and Recycling: Wednesday

City Council Districts

City Council District: [2 - Joaquin Baca](#) Councilor Email: joaquinbaca@cabq.gov
Policy Analyst: Nathan A. Molina Policy Analyst Email: namolina@cabq.gov Policy Analyst Phone #: 505-768-3332

Other Legislative Districts

US Congressional District: 1 - Melanie Stansbury
County Commission District: 2 - Steven Michael Quezada
NM House Of Representatives: 14 - Miguel P. Garcia
NM Senate: 13 - Bill B. O'Neill

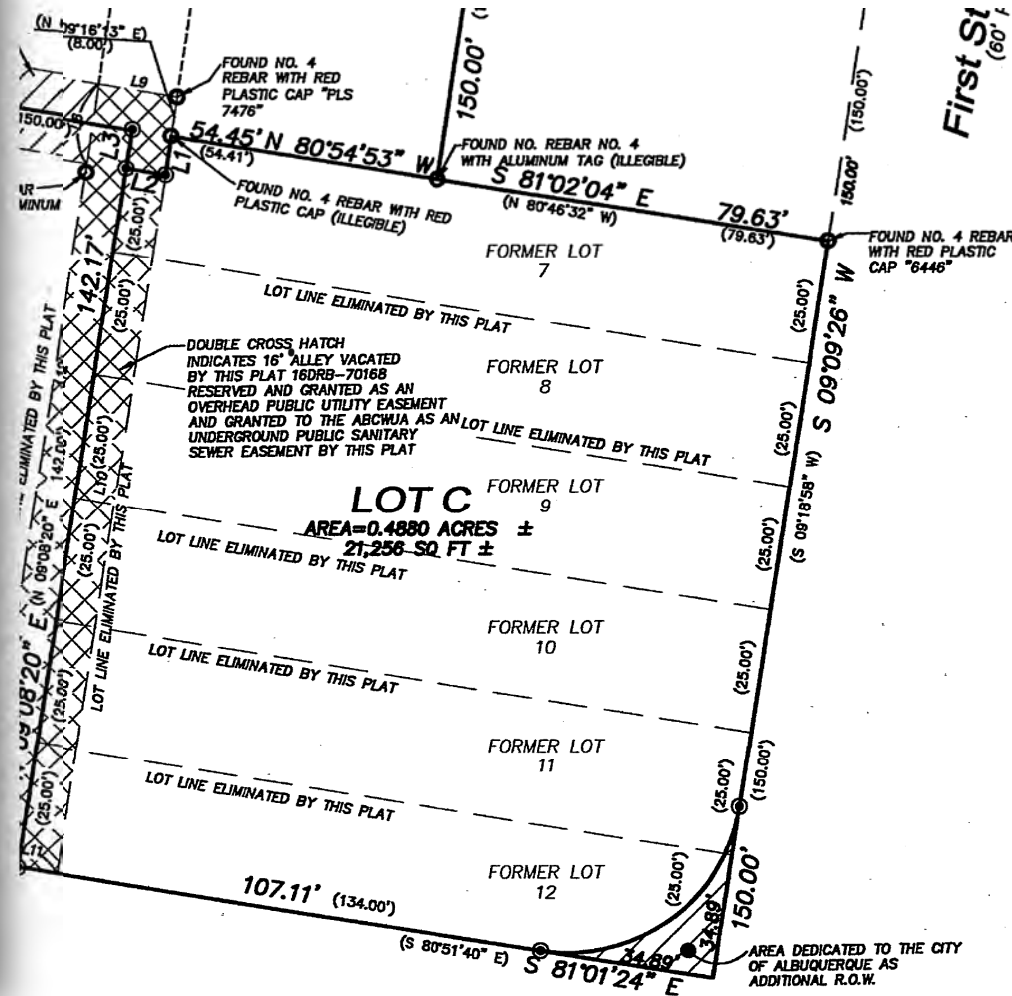
APS School Service Areas

[Albuquerque Public Schools](#)

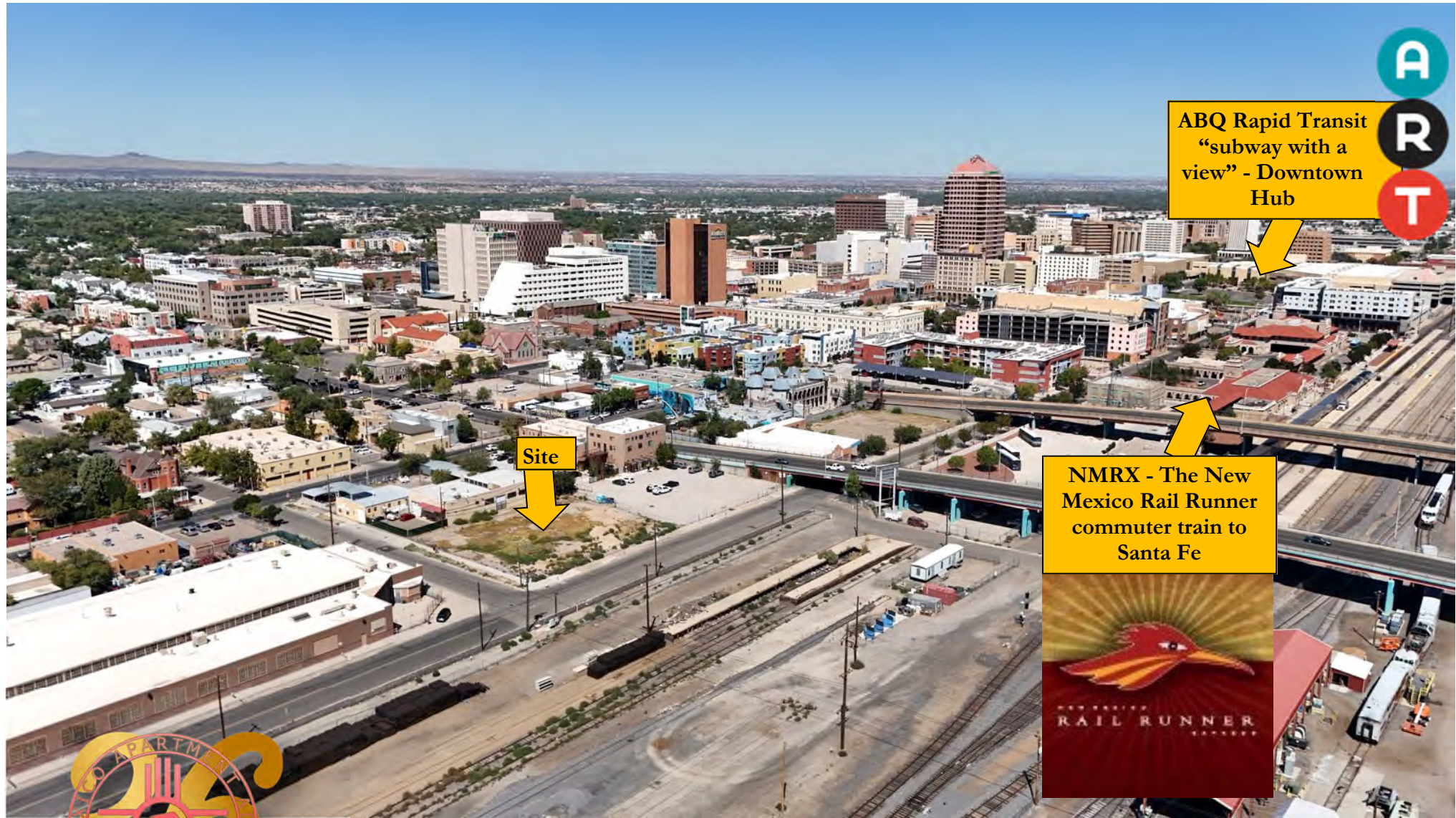
Elementary School: DOLORES GONZALES Middle School: WASHINGTON High School: ALBUQUERQUE

FEMA Flood Zone: X

[FEMA Flood Map Service Center](#)



Railyard Flats: Walking Distance to Mass-transit



Reasons to invest in Albuquerque, NM

Albuquerque is home to

Three of the six F.A.A.N.G. tech companies:



Facebook

Data Center

A



Distribution center under construction—announced 1,000 new jobs

A

Apple

N



announced \$1 Billion of new programming

G

Google

Due to Sandia and Los Alamos National (nuclear) Laboratories - New Mexico has more PhDs per capita than any other state.

#3rd place in United States for Film and TV

The city has made a major investment in its transportation corridor - along historic Route 66 the new A.R.T. or Albuquerque Rapid Transit has been installed - a \$130M investment and upgrade into this transit corridor. Did you know that apartment communities in the top 10% of walk, bike or transit scores achieve 25% higher rents?

Albuquerque offers over 300 days of sunshine, ski and golf in the same day, hundreds of miles of biking/hiking trails, more parks/open space per person and North America's largest bosque forest.



Albuquerque, New Mexico in the news

- ☑ **9th best mid-sized city of the Future**
Foreign Direct Investment magazine—03/2015
- ☑ **6th best city to travel to for food snobs**
Travel+Leisure—03/2015
- ☑ **America's best city for Global Trade for Skilled Workforce**
Global Trade magazine—11/2014
- ☑ **3rd best city for rent growth**
All Property Management as reported in ABQ Journal—10/2013
- ☑ **6th best city in US for connecting workers to jobs using Public Transportation**
Brookings Institute—July 2012
- ☑ **One of the 10 best park systems in the nation**
Trust for Public Land—2012
- ☑ **3rd most fittest city**
Men's Fitness Magazine—2012
- ☑ **3rd best city to make movies**
Moviemaker.com—June 2012
- ☑ **Top 25 best places to Retire**
CNNMoney.com—Sept. 2011
- ☑ **15th best city in Bloomberg's Business Week (best cities)**
Bloomberg's Business Week—2011
- ☑ **#17th best bike friendly city**
Bicycling Magazine—2010
- ☑ **Top Ten for Being a Healthy Community**
Outside Magazine—#6—August 2009
- ☑ **One of the Best Cities in the Nation**
Kiplinger Magazine—#2—July 2009
- ☑ **Top 10 places to Live**
U.S. News & World Report—June 2009
- ☑ **AAA rates Albuquerque 2nd in vacation affordability**
American Automobile Association—June 2008
- ☑ **UNM Anderson School Ranked in Global 100**
Aspen Institute, October 2007

Kiplinger

Millionaires in America 2020: All 50 States Ranked | Slide 9 of 52

44. New Mexico



MILLIONAIRE HOUSEHOLDS: 40,450
TOTAL HOUSEHOLDS: 813,135
Concentration of Millionaires: 4.97%

RANK: 43 (+1 from last year)

MEDIAN INCOME FOR ALL HOUSEHOLDS:
\$47,169

MEDIAN HOME VALUE: \$174,700

New Mexico is a land of stark contrasts when it comes to its millionaire population. Los Alamos, New Mexico – best known for the world-famous Los Alamos National Laboratory – seems like an unlikely place to find a lot of millionaires. **But at 13.2%, it has the second-highest concentration of millionaires per capita of any city in the U.S.**

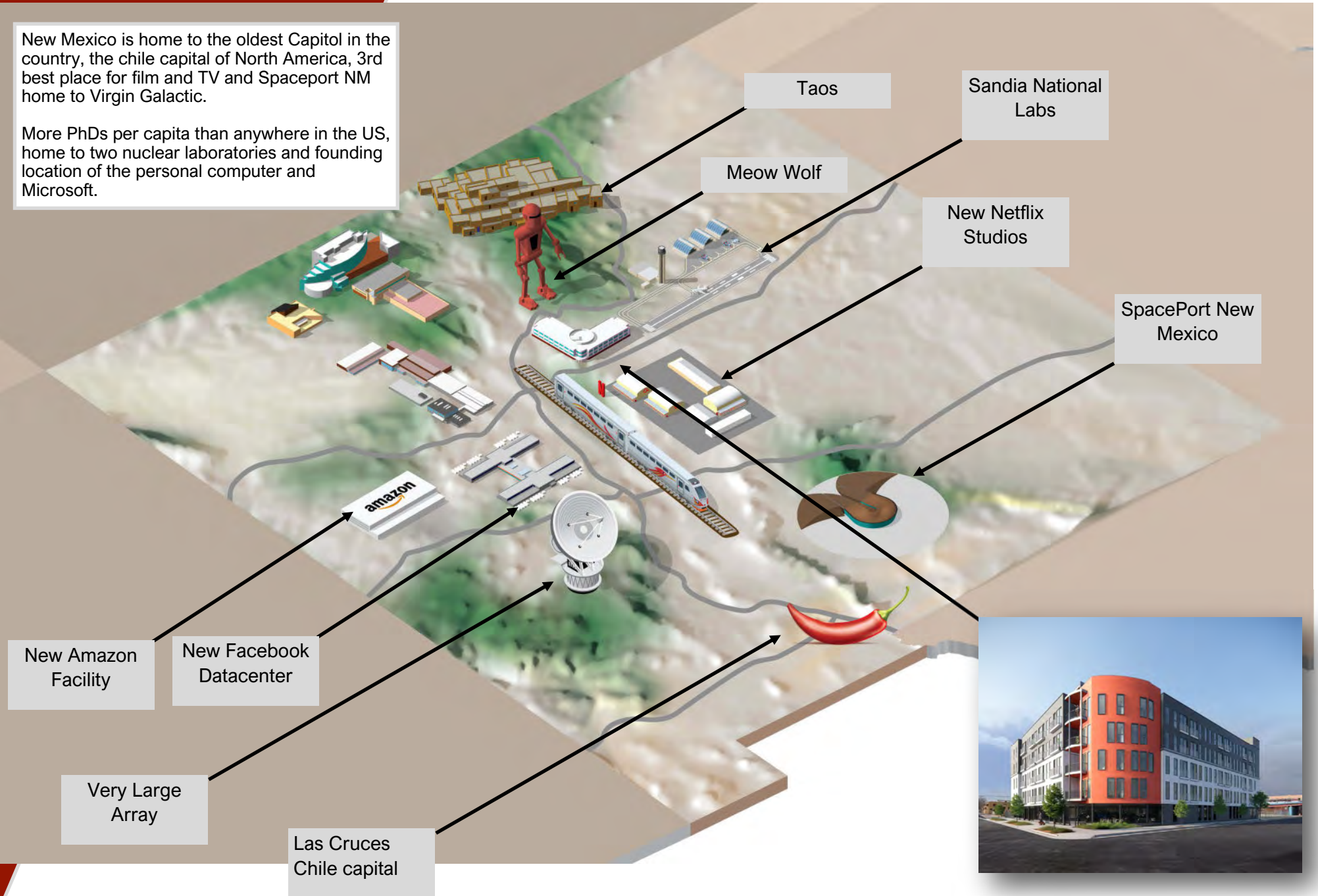
In addition to medicine, top-paying jobs are found in general internal medicine, engineering management and psychiatry.

Yet outside of Los Alamos, the state's concentration of millionaires puts it in the bottom 10 in the U.S. Fewer than 1 in 20 households claiming investable assets of \$1 million or more.

New Mexico is on the international map

New Mexico is home to the oldest Capitol in the country, the chile capital of North America, 3rd best place for film and TV and Spaceport NM home to Virgin Galactic.

More PhDs per capita than anywhere in the US, home to two nuclear laboratories and founding location of the personal computer and Microsoft.



Railyard Flats: Aerial/Brokerage Info



North



Todd Clarke 

CEO & Qualifying Broker
NM Apartment Advisors Inc.
NMREC License #13711
505-440-TODD
tclarke@nmapartment.com
www.nmapartment.com

Anita Maestas

Qualifying Broker
Maestas Real Estate Service
NMREC License #16029
505-463-3565
anita@maestasrealty.com
www.maestasrealty.com



**Confidential Info available to
qualified developers who may register for at
www.nmapartment.com/Railyardflats**