

# For Sale

## 9-Acre Development Site

IDEAL LOCATION FOR SINGLE-FAMILY DEVELOPMENT



1325 Foothill Dr. SW | Albuquerque, NM 87105

**NAI SunVista** ] Got Space™

**±9.0 Acres Available**

**Melody Torres**

melody@sunvista.com | 505 280 2839

**Alexis Lovato**

alexis@sunvista.com | 505 639 6433



# For Sale

1325 Foothill Dr. SW | Albuquerque, NM 87105



## PROPERTY

### AVAILABLE

Land:  $\pm 9.0$  Acres

### SALE PRICE

\$1,575,129.60 (\$4.00/SF)

### HIGHLIGHTS

- Fully-fenced
- Excellent visibility and accessibility on a well-traveled commuter route
- Strong residential presence surrounding the site
- Rapid residential and commercial development in the surrounding area
- Easy access to I-40, Central Ave. and Rio Bravo Blvd.

### ZONING

- A-1/ R-1
- Allows for low-density residential development, bed and breakfast establishments, and agricultural activities

### LOCATION

- SEQ Old Coors Dr. & Sage Rd. SW



# For Sale

1325 Foothill Dr. SW | Albuquerque, NM 87105

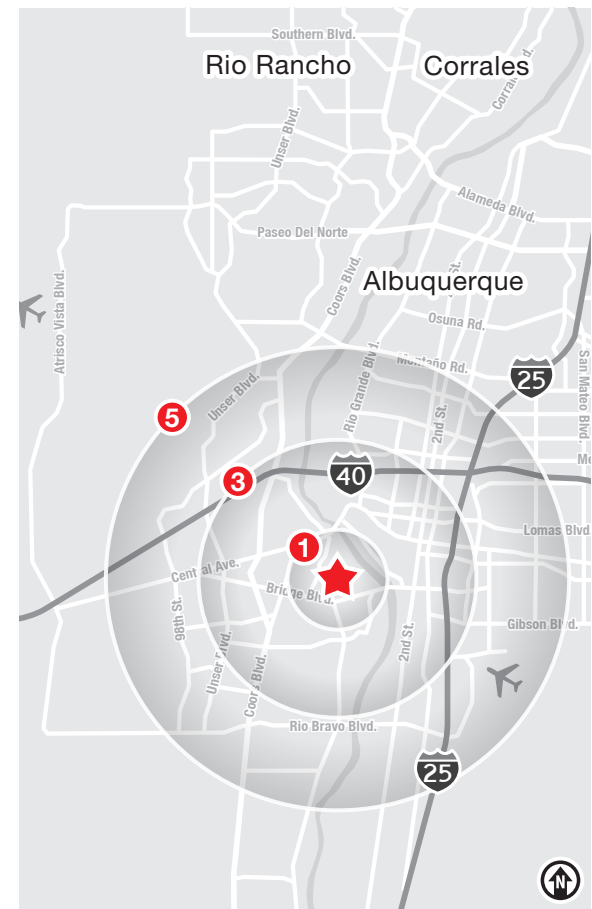


## LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	8,817	108,244	206,842
Average HH Income	\$72,681	\$69,455	\$75,832
Daytime Employment	1,185	20,836	98,974

2024 Forecasted by Esri

## HUB Zone



**NAI SunVista**

The information contained is believed 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. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.

**Melody Torres**  
melody@sunvista.com  
505 280 2839

**Alexis Lovato**  
alexis@sunvista.com  
505 639 6433