

# For Sale ]

## Freeway Frontage on I-40

LOCATED ON N. I-40 FRONTAGE RD. WEST OF ALBUQUERQUE



NEQ I-40 & Lost Horizon Dr. NW | Albuquerque, NM 87121



### AVAILABLE

Land: ±3.0 Acres



### SALE PRICE

\$392,040

- Value-priced vacant land site
- In the path of growth
- Electricity nearby
- Great location for storage and recreation uses
- A-1, Bernalillo County zoning

**NAI**SunVista ] Got Space™

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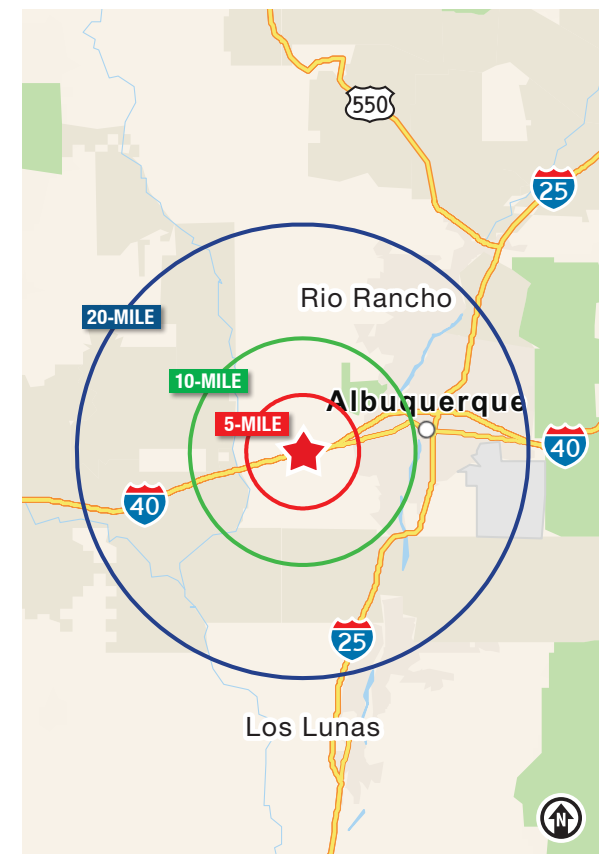


## LOCATION

Demographics	5 mile	10 mile	20 mile
Total Population	5,168	171,096	756,915
Average HH Income	\$68,474	\$81,123	\$92,735
Daytime Employment	743	27,128	346,224

2024 Forecasted by Esri

**Opportunity Zone** MORE INFO



**NAI SunVista**

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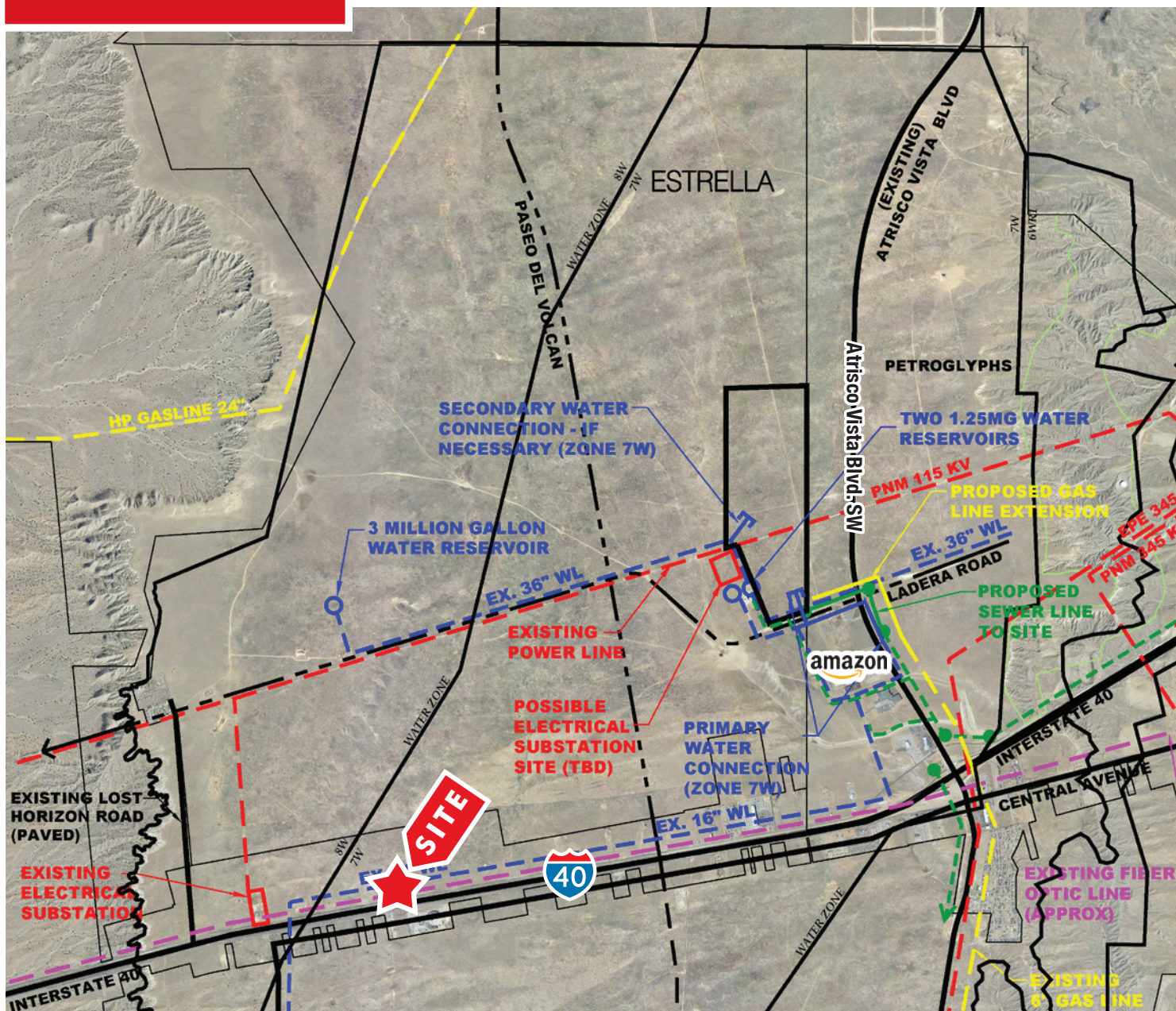
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## UTILITIES

### LEGEND

- FUTURE ROADWAYS
- EXISTING ROADWAYS
- - - EXISTING WATER LINE
- PROPOSED WATER LINE
- - - EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LINE
- - - EXISTING POWER LINES
- - - EXISTING GAS LINES
- PROPOSED GAS LINES



# Albuquerque

## TRADE AREA ANALYSIS

### ALBUQUERQUE | NEW MEXICO

Located near the geographic center of New Mexico at the intersection of I-25 and I-40 and resting at the foot of the Sandia Mountains, Albuquerque is the state's most populous city and one of the most livable in the U.S. The city serves as a major transportation and shipping hub for the Southwest, with BNSF Railway, air cargo from Albuquerque International Airport (Sunport), and a commuter train running from Belen to Santa Fe. Albuquerque is home to the International Balloon Fiesta, the world's largest gathering of hot-air balloons. A talented workforce, a business-friendly environment, a community rooted in history and a high quality of life make Albuquerque hard to beat.

#### ALBUQUERQUE BY THE NUMBERS (ESRI 2024 Demographics)

  
**564,818**  
City Population


  
**240,894**  
Households

  
**\$93,257**  
Avg. Household Income

  
**\$54,893**  
Md. Disposable Income

  
**22,362**  
Total Businesses

  
**296,914**  
Total Employees

  
**926,835**  
Albuquerque Metro Population

  
**The Largest**  
City in the State



#### In the News

Ranked 6th in America's favorite cities list - *Travel + Leisure*  
Ranks among America's best cities for global trade - *Global Trade Magazine*  
The 5th most cost-friendly city to do business in the U.S. - *KPMG*

#### TOP 8 REASONS TO CHOOSE ALBUQUERQUE

- Low-risk location
- Skilled workforce
- Business incentives
- The metro area communities
- Quality of life
- Cost of living
- Innovation central
- On the cutting edge of technology



#### HEALTHCARE

Albuquerque is the center of health care excellence in New Mexico. UNM is a nationally-recognized Class 1 research institution. There are more than 2,000 hospital beds in the metro area.



#### EDUCATION | SKILLED WORKFORCE

Albuquerque is top in nation for cities with the most college graduates – more than 70,000 college students reside in metro area. The area also has one of the largest number of PhD's per capita in the nation.



#### COMPETITIVE BUSINESS CLIMATE

Low energy costs, low property taxes, affordable real estate, low cost of living, a qualified/productive workforce, aggressive incentives and efficient market access make Albuquerque an attractive choice.