



Sale Price: \$275,000

Land Size: 1.18 acres

Features:

- Beautiful, open lot for sale
- Located in Gun Club Area of Southwest Albuquerque

- Utilities
- Potential Access Off Coors
- Approx 5 miles to I-25

El Charro Pl. Vacant Land Albuquerque, NM
2907 El Charro SW 87121

Absolute Investment Realty | 131 Madison St. NE Albuquerque, NM 87108 | 505-346-6006 | Info@go-absolute.net

Lucas Romero
505-610-1991

lucas@go-absolute.net



Site Close Up & Location Description



LOCATION DESCRIPTION

This property is conveniently located On Coors Blvd just South of Gun Club near new developments. Great Coors frontage on busy intersection.

El Charro Pl. Vacant Land Albuquerque, NM
2907 El Charro SW 87121

Absolute Investment Realty 131 Madison St. NE Albuquerque, NM 87108 | 505-346-6006 | Info@go-absolute.net

Lucas Romero
505-610-1991

lucas@go-absolute.net



Trade Area Map

Trade Area Demographics

Radius	1 Mile	3 Mile	5 Mile
Population (2018 Estimate)	6,039	88,866	268,269
Avg HH Income (2018 est)	\$40,379	\$42,705	\$44,487



El Charro Pl. Vacant Land Albuquerque, NM
2907 El Charro SW 87121

Absolute Investment Realty | 131 Madison St. NE Albuquerque, NM 87108 | 505-346-6006 | info@go-absolute.net

Lucas Romero
 505-610-1991

lucas@go-absolute.net



Property Summary



Absolute Investment Realty is proud to present this opportunity to develop over an acre sized, excellent parcel directly off Coors Blvd. This area has seen new development and investment including a brand new Large Circle K across Coors. This property is zoned C-1 which has numerous uses such as retail, bank, auto, restaurant, daycare, gym and many more.

Property Information Summary

Zoning:	C-1
Property Address:	2907 El Charro Pl SW., Albuquerque NM 87121
Property Description:	Vacant Land
Total Available Space:	1.18 Acres
Visibility:	Excellent
Signage:	Excellent
Curb Appeal:	Excellent
Highest and Best Use:	Retail/Auto/Office

*The information contained in this marketing package is believed to be 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. Additionally, this package and the information contained herein is intended only for parties with a bonified interest in the lease or purchase of this property and should not be distributed otherwise.



El Charro Pl. Vacant Land Albuquerque, NM
2907 El Charro SW 87121

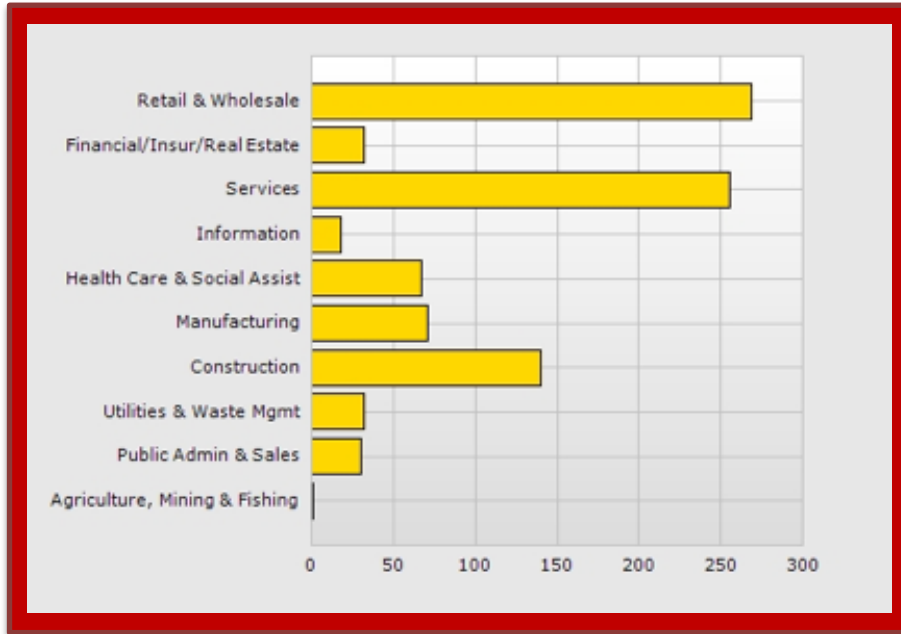
Absolute Investment Realty 131 Madison St. NE Albuquerque, NM 87108 | 505-346-6006 | Info@go-absolute.net

Lucas Romero
505-610-1991

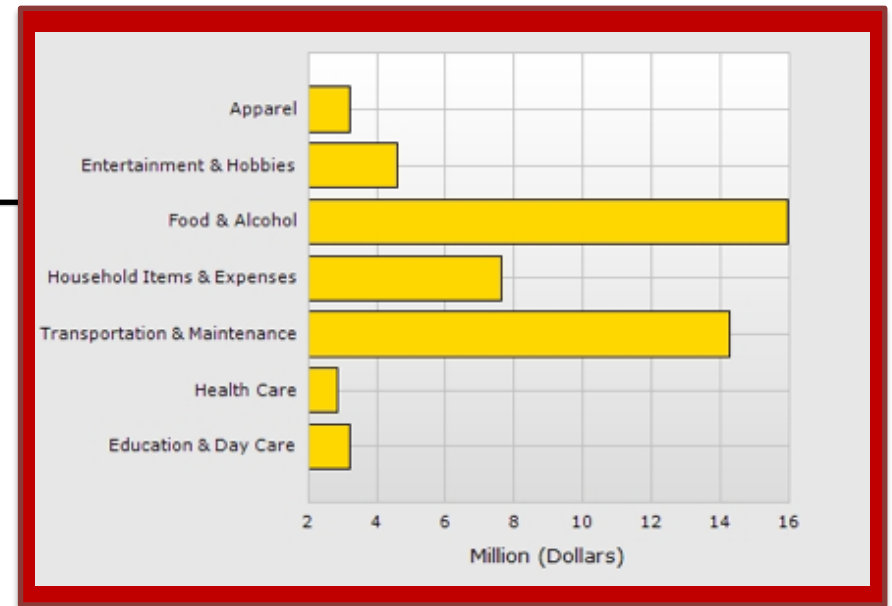
lucas@go-absolute.net

Demographics

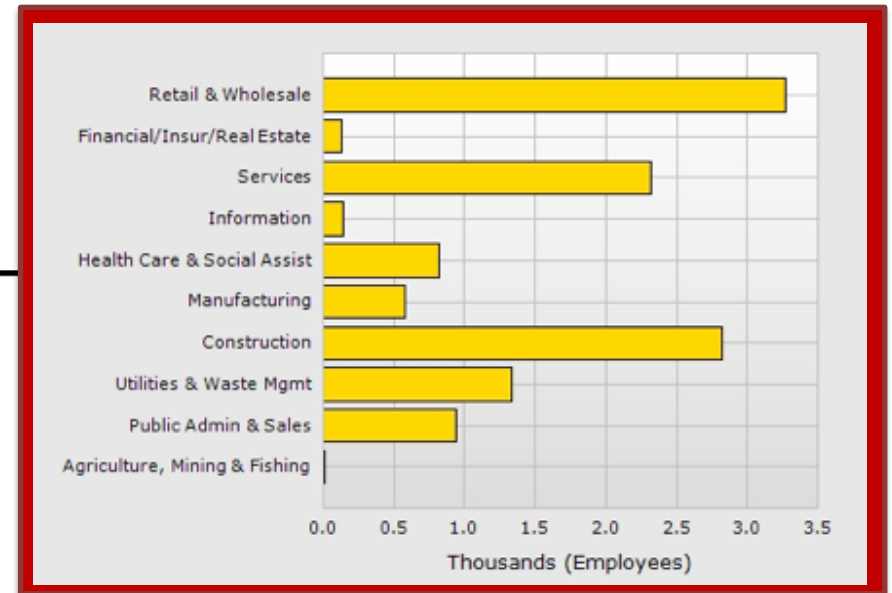
Consumer Spending Totals – 1 Mile



Daytime Employees – 1 Mile



Businesses – 1 Mile

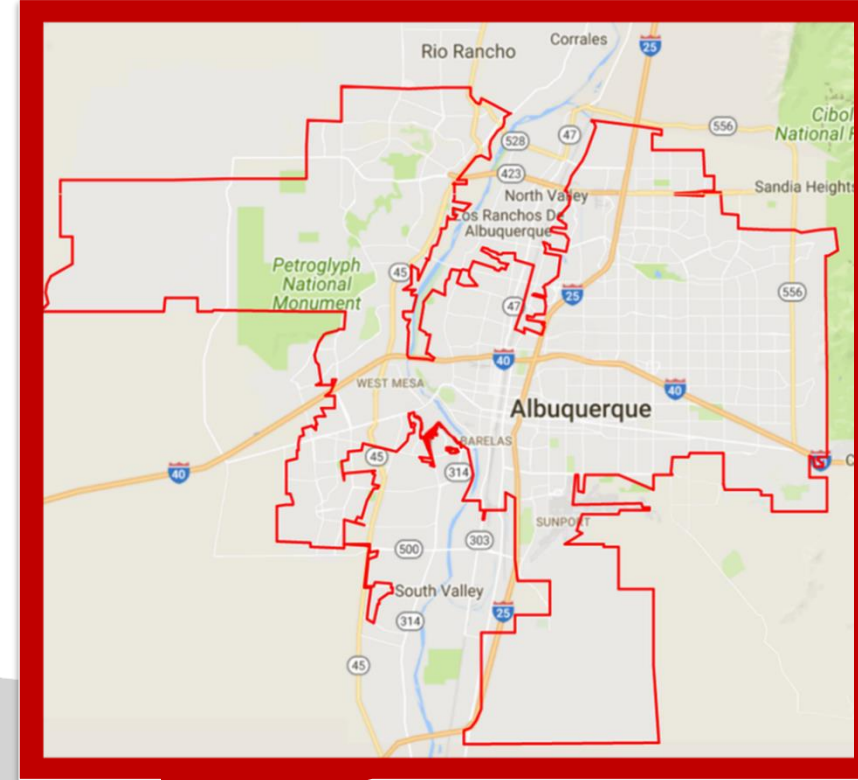
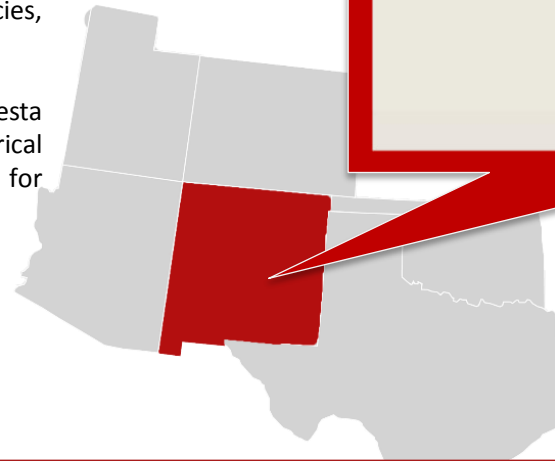


Albuquerque, NM MSA

Albuquerque is located in the Rio Grande Valley, and is shadowed by the majestic Sandia Mountains. With a population of approximately 900,000 people, the metro area has a projected growth rate of 7.2% over the next 2.5 years. Rio Rancho, a suburb of Albuquerque with a population of 89,900, has experienced explosive growth of over 65% from 2,000–2010, is the fastest growing city in New Mexico, and one of the fastest growing cities in the United States.

Albuquerque is home to the University of New Mexico (UNM) and the University of New Mexico Hospital (UNMH) which together employ 20,210 people. Kirtland Air Force Base and Sandia National employ a high-tech, educated work force of about 23,000 people. Lying at the center of the New Mexico Technology Corridor, Albuquerque is ranked as one of Forbes Best Cities for Business, for its concentration of high-tech private companies and government institutions along the Rio Grande river valley. Some key technology based employers include Sandia National Laboratories, Intel, Raytheon, Northrup Grumman, and Titan Aerospace (recently purchased by Google). Albuquerque is a regional center for transportation, health care, government agencies, nuclear research, and tourism.

Albuquerque is host to the world famous Albuquerque International Balloon Fiesta which draws over 1,000,000 visitors per year. Less than one hour away is the Historical City of Santa Fe, which has year round outdoor activities, it also holds awards for quality of life, and low cost of living.



Albuquerque MSA Demographics (2016 Estimate)

		
Total Population	Total Households	Avg. Household Income
909,906	357,434	\$69,380

El Charro Pl. Vacant Land Albuquerque, NM
2907 El Charro SW 87121

Absolute Investment Realty 131 Madison St. NE Albuquerque, NM 87108 | 505-346-6006 | info@go-absolute.net

Lucas Romero
505-610-1991

lucas@go-absolute.net



Absolute Investment Realty



Lucas Romero
Associate Broker

Lucas, born and raised in Albuquerque, joined Absolute in 2018. Lucas uses his vast professional relationships to help clients with their commercial needs. Lucas has a finance background and has been in the insurance and financial services business for 15 years.

Who We Are

[Absolute Investment Realty](#) is an investment oriented commercial real estate brokerage firm focused on helping our clients meet their commercial real estate investment goals. Our clients range from private local investors to multi-national REITs. We have closed transactions throughout the United States and have clients from around the world. No job is too small or too large for our dedicated team of professionals. We are experts on current market conditions and can advise our clients on the best pricing and buying or selling strategies. We have industry wide connections and make it a policy to work hand in hand with our peers, principals and institutions to get the deal done. We are second to none in our ability to identify, sell or lease investment quality real estate.

Our Mission

Absolute Investment Realty's mission is to help our clients achieve their commercial real estate goals.

Our firm excels because we execute with attention to detail, exceptional financial analysis capabilities, second to none market knowledge, and the highest level of customer service.

We start by understanding our client's needs and working closely with them to develop a customized acquisition, disposition, leasing or development plan specifically designed to help our clients reach their goals as expeditiously as possible.

Awarded to the top 5 brokerage firms in NM, Absolute Investment Realty has achieved the coveted Costar Power Broker Award every year we've been in business.



El Charro Pl. Vacant Land Albuquerque, NM
2907 El Charro SW 87121

Absolute Investment Realty | 131 Madison St. NE Albuquerque, NM 87108 | 505-346-6006 | Info@go-absolute.net

Lucas Romero
505-610-1991

lucas@go-absolute.net