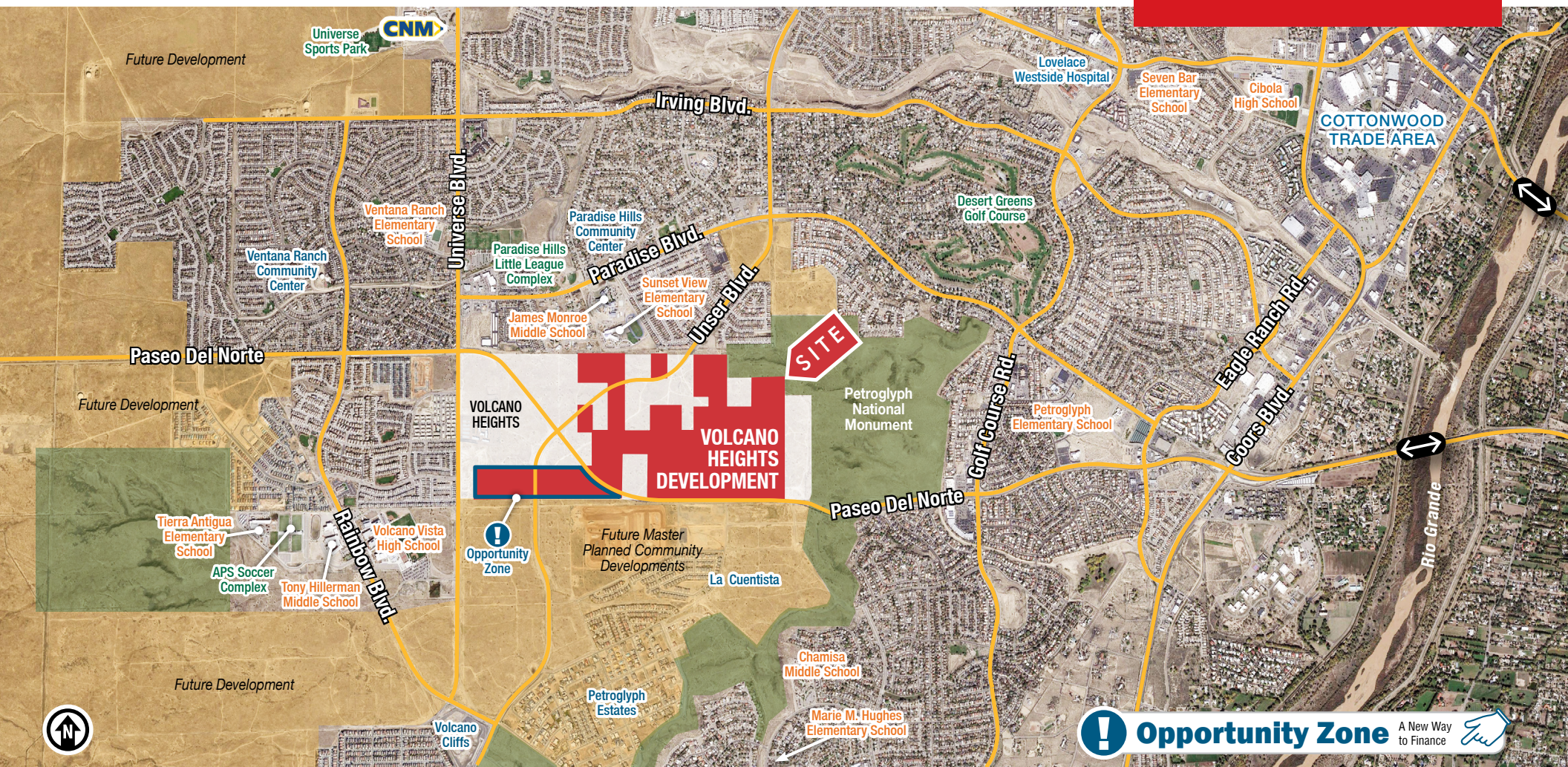


Volcano Heights Development

NEQ Unser Blvd. & Paseo Del Norte | Albuquerque, NM 87114

Land
For Sale



EXTRAORDINARY
INFILL DEVELOPMENT
OPPORTUNITY

AVAILABLE
±252 Acres
ZONING
Mixed Use

Volcano Heights Development is located in the highly-desirable Northwest quadrant of Albuquerque. It is a part of the Volcano Heights area of the city and has been approved for multiple uses with site plan review going straight to DRB. Key intersections, great demographics, centralized metro location, and great views make this land opportunity the ideal launching pad for Albuquerque's next big mixed-use development. Ask Advisors for pricing.

Land For Sale

VOLCANO HEIGHTS DEVELOPMENT

NEQ Unser Blvd. & Paseo Del Norte | Albuquerque, NM 87114

SITE DEMOGRAPHICS & AREA HIGHLIGHTS



Zoned High Rise, MultiFamily



Adjacent to transportation



Key intersections planned for the Unser and Paseo del Norte Corridor



Great demographics to support development

WESTSIDE STRENGTHS



A Business-Friendly Location



Low Crime Rates



Excellent Public Education System



Diverse Housing Options



Growing List of Quality-of-Life Amenities

30%
to 42%



Of Albuquerque single-family housing permits were issued in the city's Westside over the last 10 years.

Source: Housing Digest, Jan DeMaggio

WESTSIDE STORY



194,551

West Side Population



\$102,132

Avg. Household Income



48,944

Total Employees

The 87114, 87120 & 87124 zip codes are among the highest employment and income areas in the Albuquerque/Rio Rancho metro area.

ALBUQUERQUE BY THE NUMBERS



936,582

Metro Population



654,217

City Population



\$77,810

Avg. HH Income



23,491

Total Businesses



332,805

Total Employees

It's Hard To Beat Albuquerque's West Side



GROWTH

The Westside is the fastest growing sector of the city. Large tracts of developable land are available to support an expanding population and future growth.



DEVELOPMENT

The Westside boasts consistent housing development, new infrastructure endeavors, including vital connections and ongoing commercial and educational facilities.



POPULATION

39% of the Albuquerque MSA population lives west of the Rio Grande and that number continues to climb each year.



HOUSING

The Westside is one of the fastest growing areas in the City, with continued master-planned developments of new housing.



TRANSPORTATION

The Westside is well integrated into the mass transit system with multiple bus routes throughout the area and development plans for future transit connections.



OPPORTUNITY

As an underserved and growing area, investors can bridge the gap of jobs and services on the Westside.

DEMOGRAPHICS

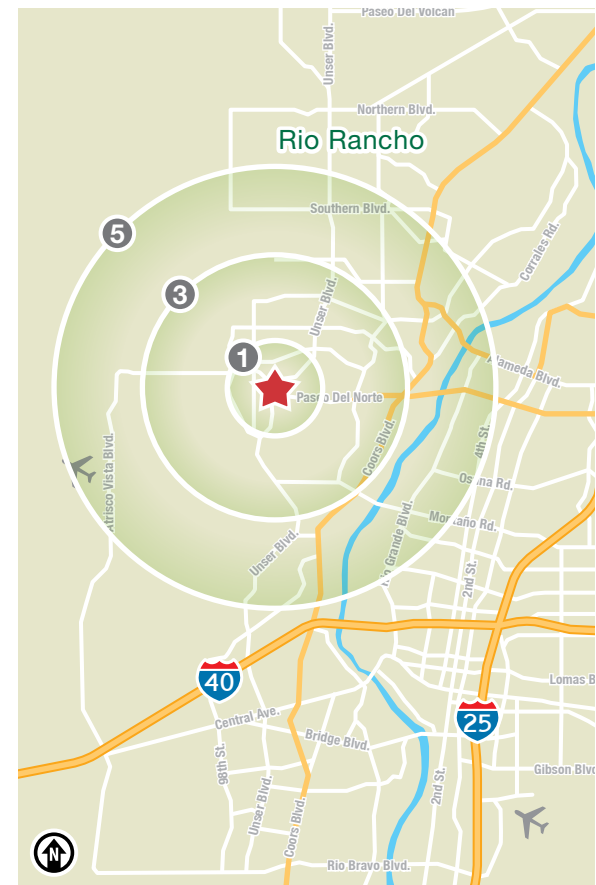
1 mile

3 mile

5 mile

Total Population		5,167	83,464	156,208
Average HH Income		\$108,275	\$109,121	\$105,550
Daytime Emplmt.		449	10,617	42,339

2022 Demographics Forecasted by ESRI



Land For Sale

VOLCANO HEIGHTS DEVELOPMENT

NEQ Unser Blvd. & Paseo Del Norte | Albuquerque, NM 87114

IDEAL BUSINESS FOR VOLCANO HEIGHTS DEVELOPMENT

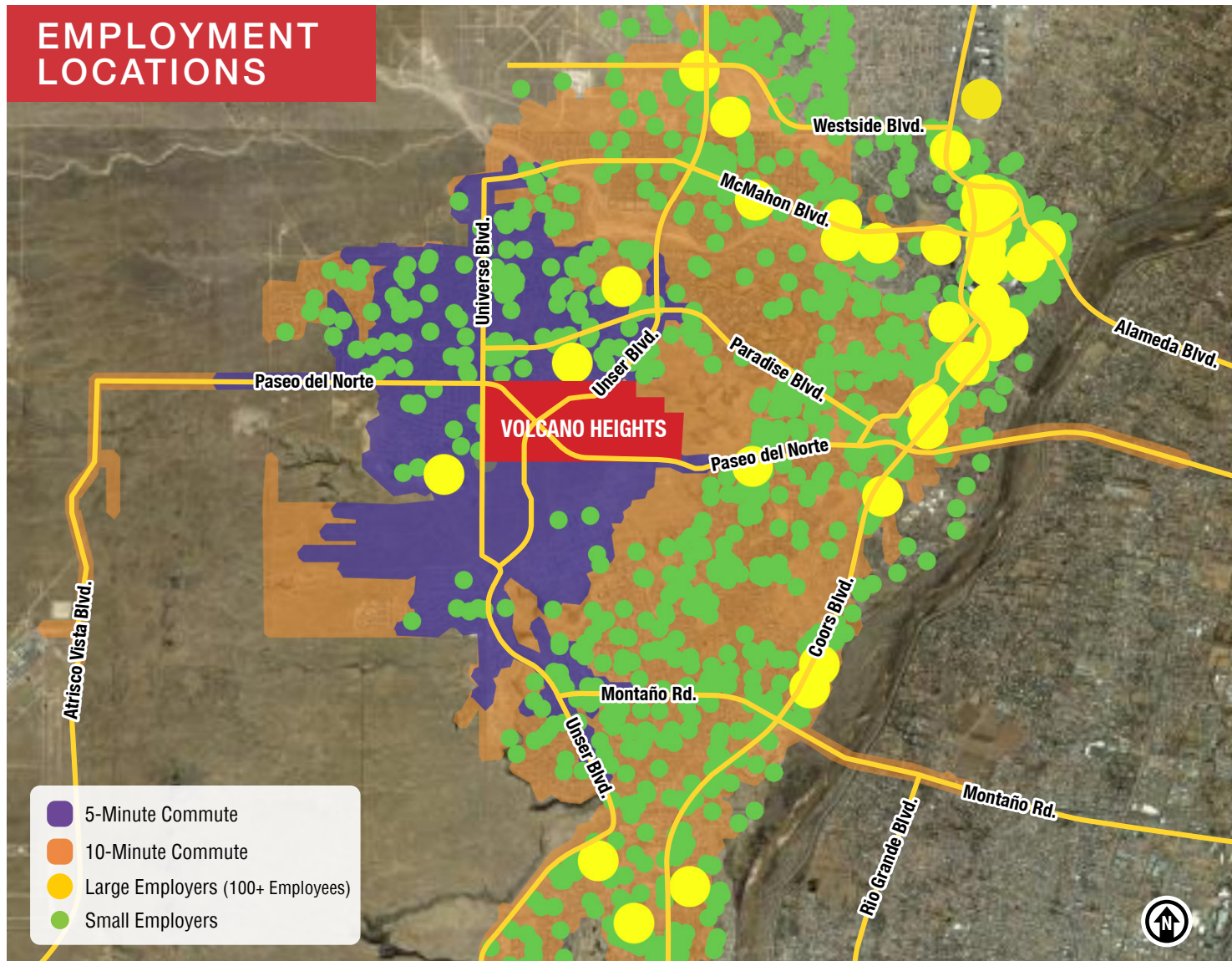
LOCATION

- 
- Call Centers
 - Industrial Park Uses
 - Office Use
 - Multi-family Housing
 - Retail

Join Existing Successful
Westside Large Industrial/
Office and Tech Companies:

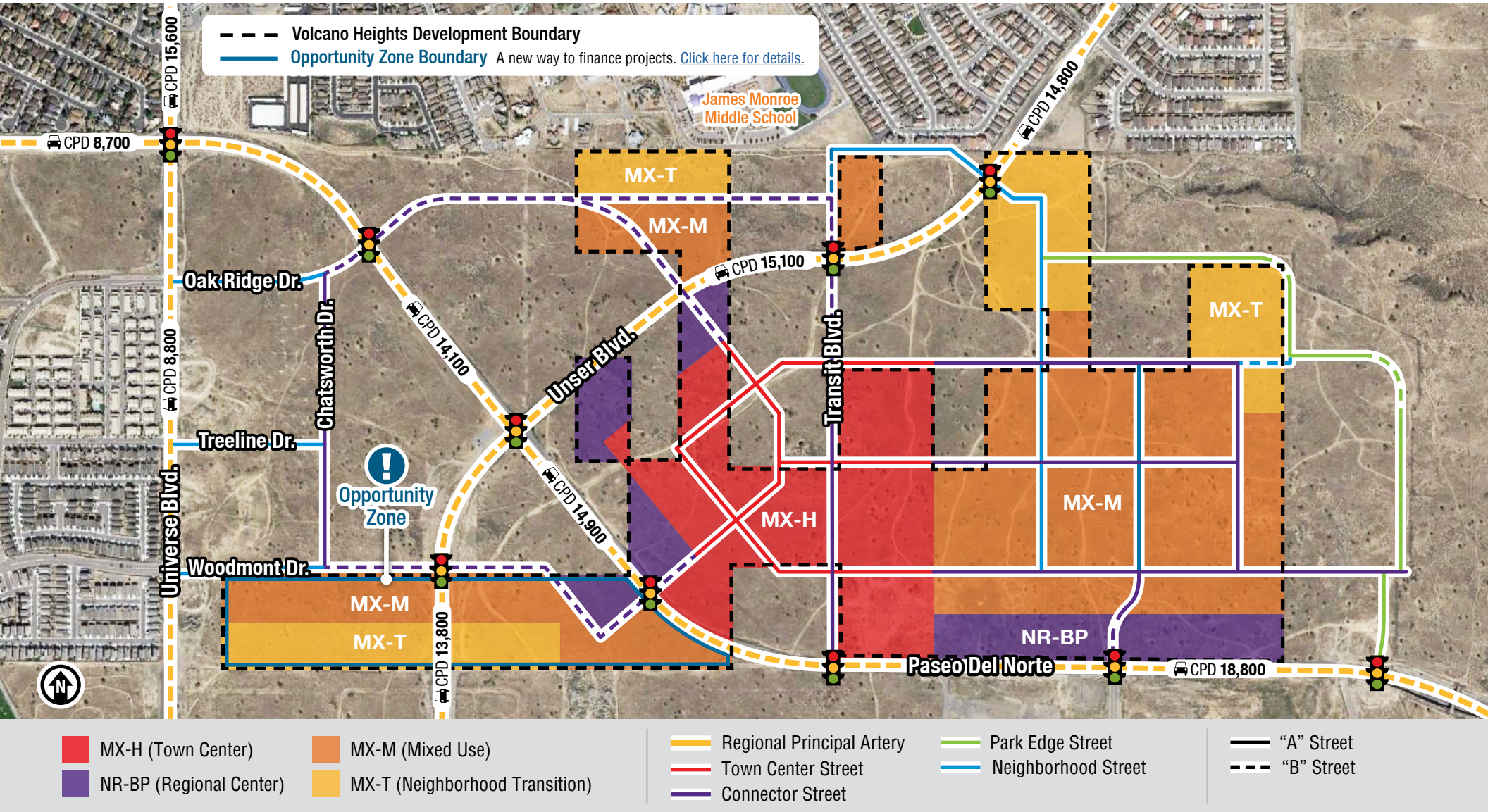


EMPLOYMENT LOCATIONS



SECTOR DEVELOPMENT PLAN

LOCATION



Land For Sale

VOLCANO HEIGHTS DEVELOPMENT

NEQ Unser Blvd. & Paseo Del Norte | Albuquerque, NM 87114

PROPOSED TRANSIT PLAN

TRANSIT



NAISunVista

505 878 0001 | sunvista.com | [f](https://www.facebook.com/sunvista) [i](https://www.instagram.com/sunvista) [in](https://www.linkedin.com/company/sunvista) [v](https://www.youtube.com/channel/UCqj8K8K8K8K8K8K8K8K8K8K)
2424 Louisiana Blvd. NE | Suite 100 | Albuquerque, NM 87110

Jim Wible, CCIM
jimw@sunvista.com
505 400 6857

Keith Meyer, CCIM
keithmeyer@sunvista.com
505 878 0001

PROPOSED TRANSIT PLAN

TRANSIT

Transit Blvd. - Volcano Heights



This illustration highlights the proposed alignment for the Transit Boulevard that will connect Paseo del Norte to Unser through the Volcano Heights Town Center. The alignment includes a complete street concept with robust facilities for walking, bicycling, transit usage, and auto mobility.

Paseo Del Norte & Eagle Ranch Rd.



This illustration highlights the proposed alignment along Paseo del Norte at the intersection with Eagle Ranch. The proposed BRT guideway would run within its own right-of-way parallel to Paseo del Norte. The BRT station will feature safe pedestrian crossings and a parking and ride lot.

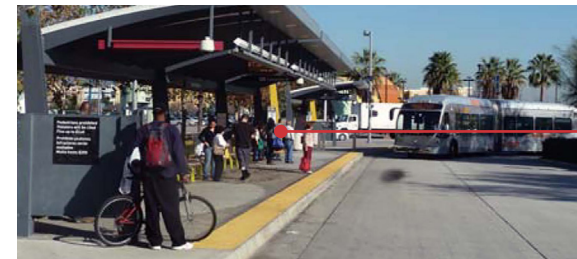
Park-And-Ride Features



Median-Running
BRT Station @
Mid-Block



Side-Running
BRT Station



Park-and-Ride
Station



Median-Running
BRT Station at
Intersection

WATER & SEWER AVAILABILITY CONSTRUCTION PROGRESS

UTILITIES

