

SALE

±2.0 Acres Vacant Land in NW Albuquerque

105 BLESSED DR. NW

Albuquerque, NM 87121



PRESENTED BY:

WALT ARNOLD, CCIM, SIOR

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NM #9117

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**Site
+/- 2.0 Acres**

U.S. Rt. 66

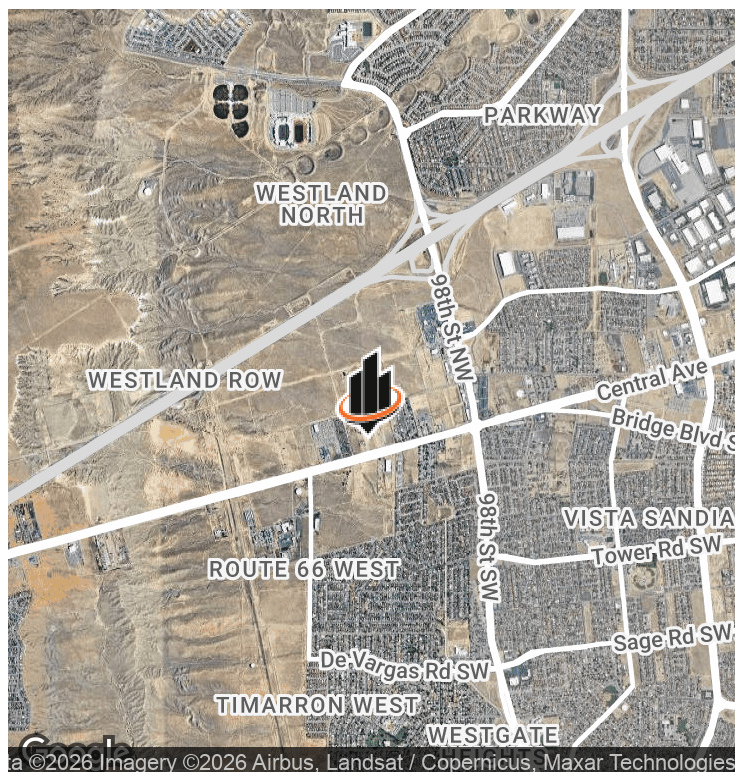
U.S. Rt. 66

Central Ave NW

U.S. Rt. 66
Central Ave SW

SVN
WALT ARNOLD COMMERCIAL
BROKERAGE, INC.

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$475,000
LOT SIZE:	2 Acres
PRICE / ACRE:	\$237,500
ZONING:	Commercial/Light Industrial
MARKET:	Albuquerque
SUBMARKET:	West Mesa

LOCATION OVERVIEW

Discover the untapped potential of the vibrant Albuquerque market surrounding the property. Situated in a prime location, the area offers easy access to major transportation routes and a thriving industrial landscape. Nearby, investors will find the Albuquerque International Sunport, the bustling Albuquerque Industrial Park, and the strategically positioned Westside Industrial Corridor. The area's strategic location and growing infrastructure make it an ideal investment opportunity for those seeking to capitalize on the burgeoning industrial sector. With a strong workforce and supportive business environment, the location presents a compelling opportunity for industrial investors seeking to establish a foothold in this dynamic market.

PROPERTY HIGHLIGHTS

- Strategically zoned for Commercial/Light Industrial use
- Prime West Central land site
- Ideal for owner/user occupancy
- Lucrative investment potential
- Versatile appeal for various industrial uses
- Ample space for development

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PROPERTY DETAILS

LOCATION INFORMATION

STREET ADDRESS	105 Blessed Dr. NW
CITY, STATE, ZIP	Albuquerque, NM 87121
COUNTY	Bernalillo
MARKET	Albuquerque
SUB-MARKET	West Mesa
CROSS-STREETS	Central Avenue and 98th Street
SIGNAL INTERSECTION	No
MARKET TYPE	Medium
NEAREST HIGHWAY	Interstate 40
NEAREST AIRPORT	Albuquerque International Sunport

PROPERTY INFORMATION

PROPERTY SUBTYPE	Industrial
ZONING	Commercial/Light Industrial
LOT SIZE	2 Acres
APN #	1-008-056-334-483-10703
LOT FRONTAGE	210 ft
LOT DEPTH	415 ft
TRAFFIC COUNT	8600
ENVIRONMENTAL ISSUES	No signs of environmental problems observed upon inspection
TOPOGRAPHY	The subject site is rectangular, level and at street grade fronting the north side of Central Ave. just west of 98th St.



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RETAILER MAP



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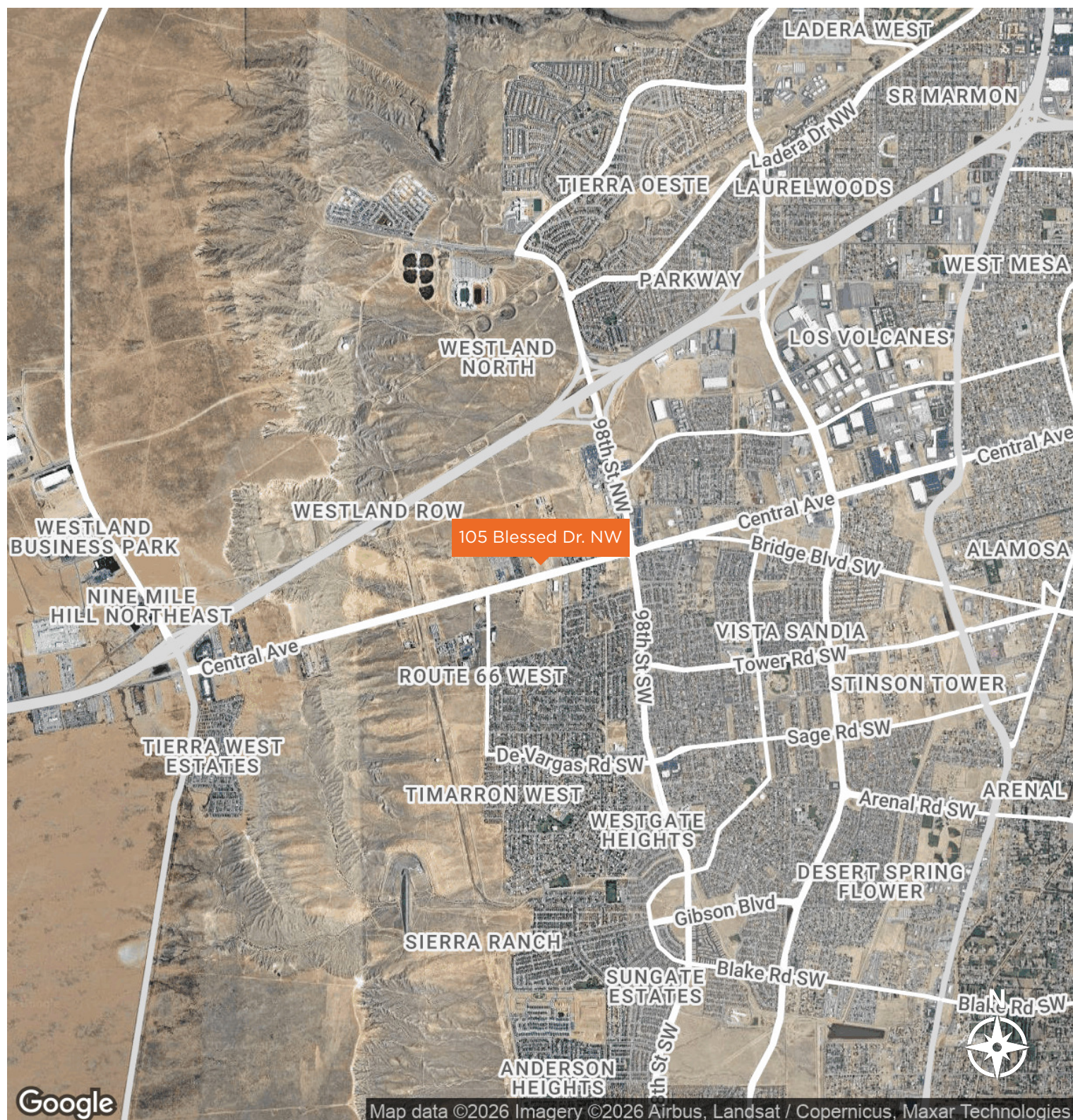
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HIGH UP AERIAL



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CLOSE IN AERIAL



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For more current information and details visit: www.cabq.gov/gis

Note: Gray Shading Represents Area Outside of the City Limits

Address Map Page:

L-08-Z

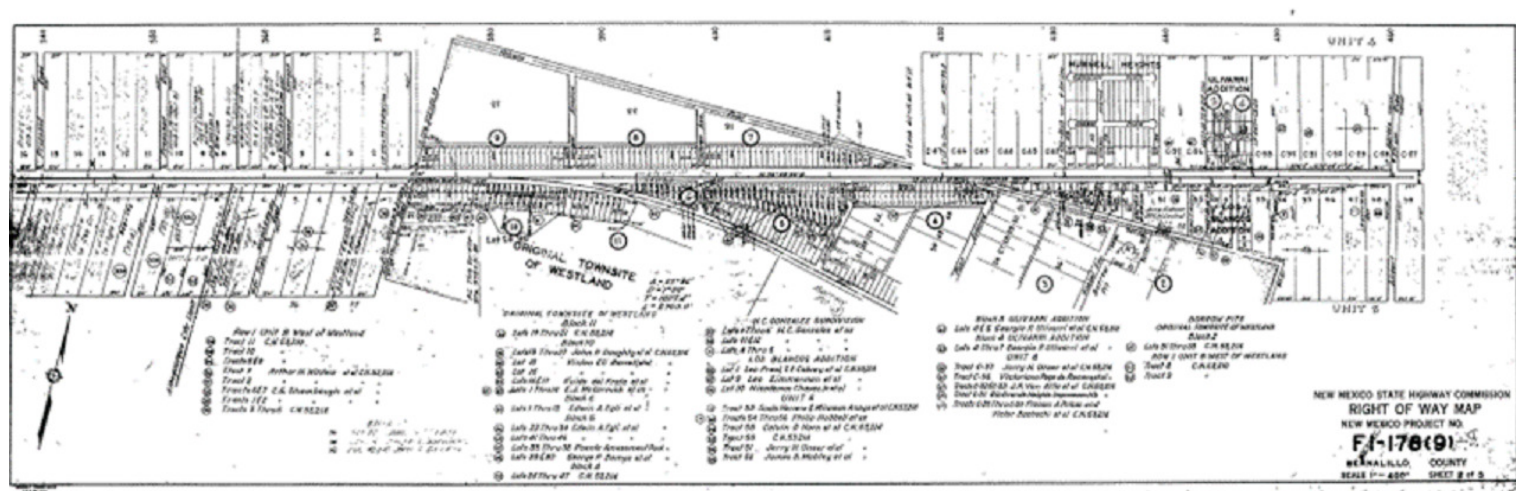
Map Amended through:
3/17/2017

AGIS
Albuquerque Geographic Information System

These addresses are for informational purposes only and are not intended for address verification.

0 750 1,500 Feet

RIGHT OF WAY MAP



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Traffic Count Map - Close Up

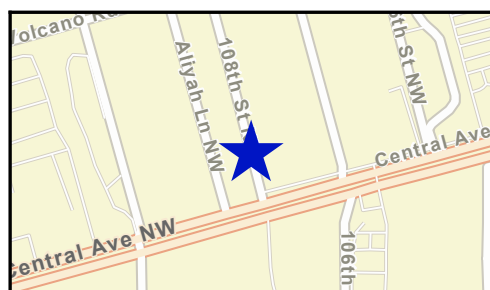
108th St NW, Albuquerque, New Mexico, 87121

Drive time: 5, 10, 15 minute radii

Prepared by Esri

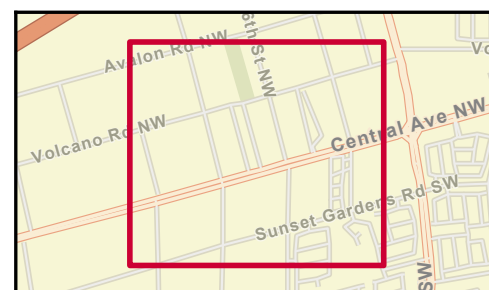
Latitude: 35.07154

Longitude: -106.75132



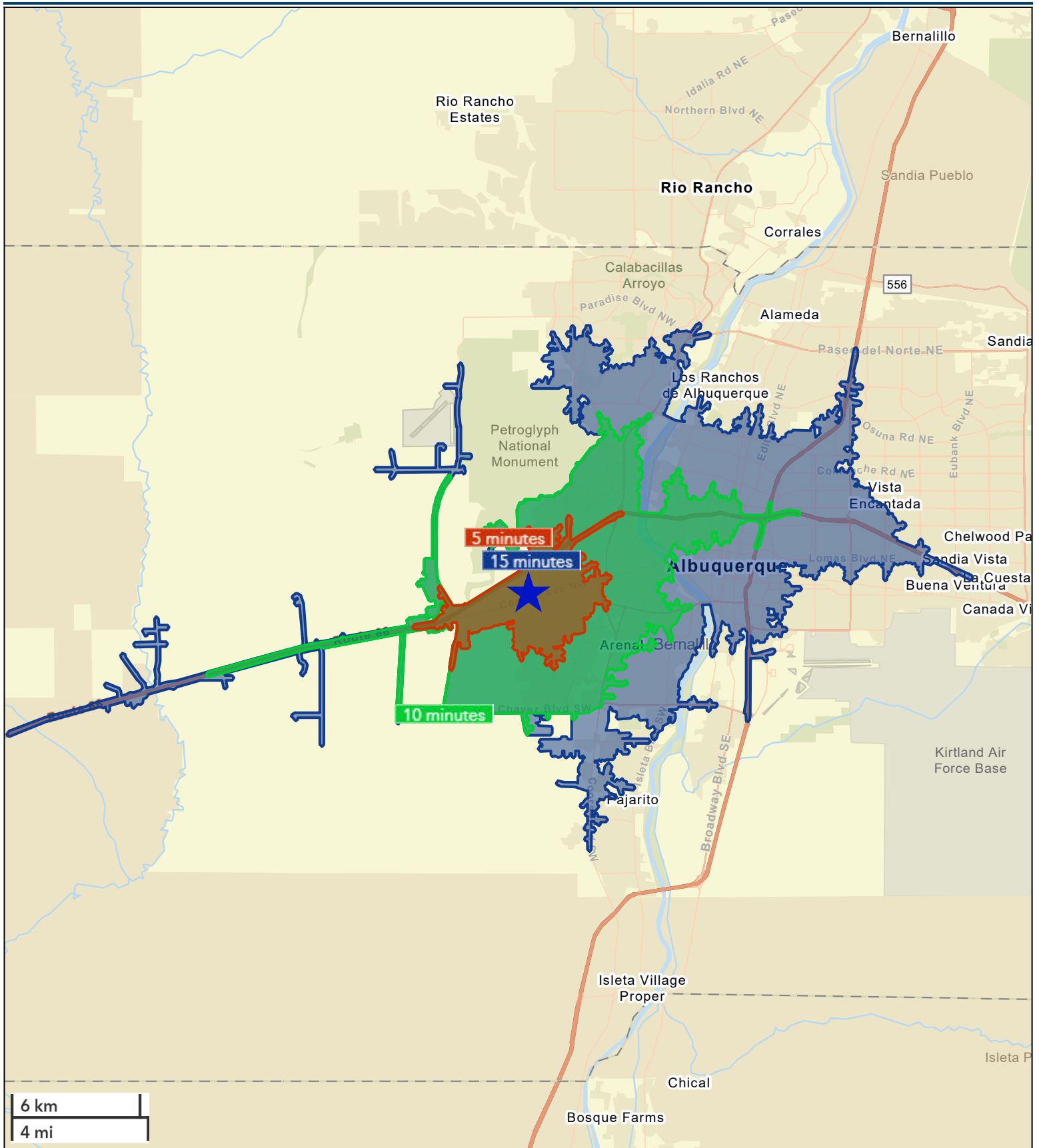
Average Daily Traffic Volume

- ▲ **Up to 6,000 vehicles per day**
- ▲ **6,001 - 15,000**
- ▲ **15,001 - 30,000**
- ▲ **30,001 - 50,000**
- ▲ **50,001 - 100,000**
- ▲ **More than 100,000 per day**

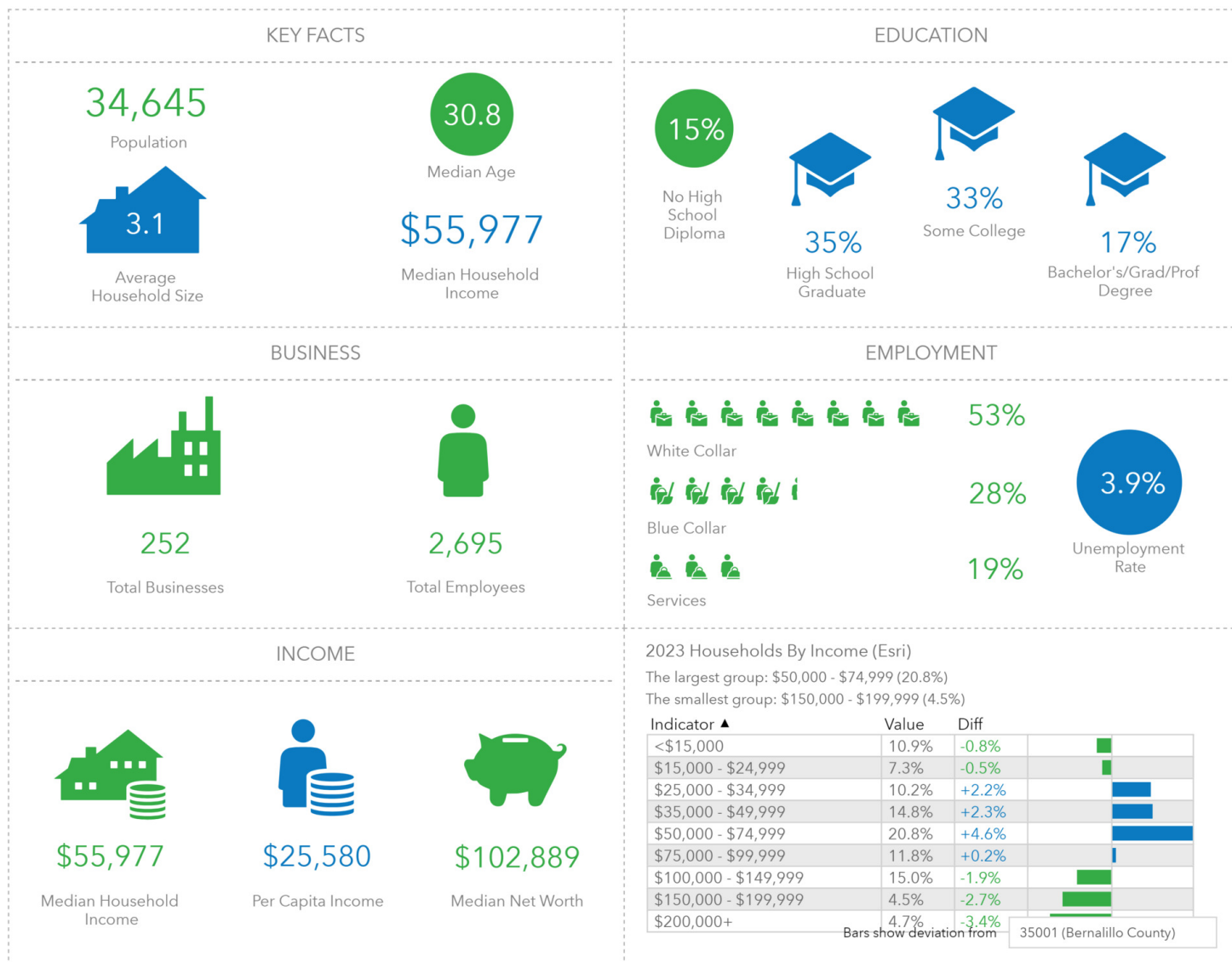


Source: ©2023 Kalibrate Technologies (Q2 2023).

July 28, 2023



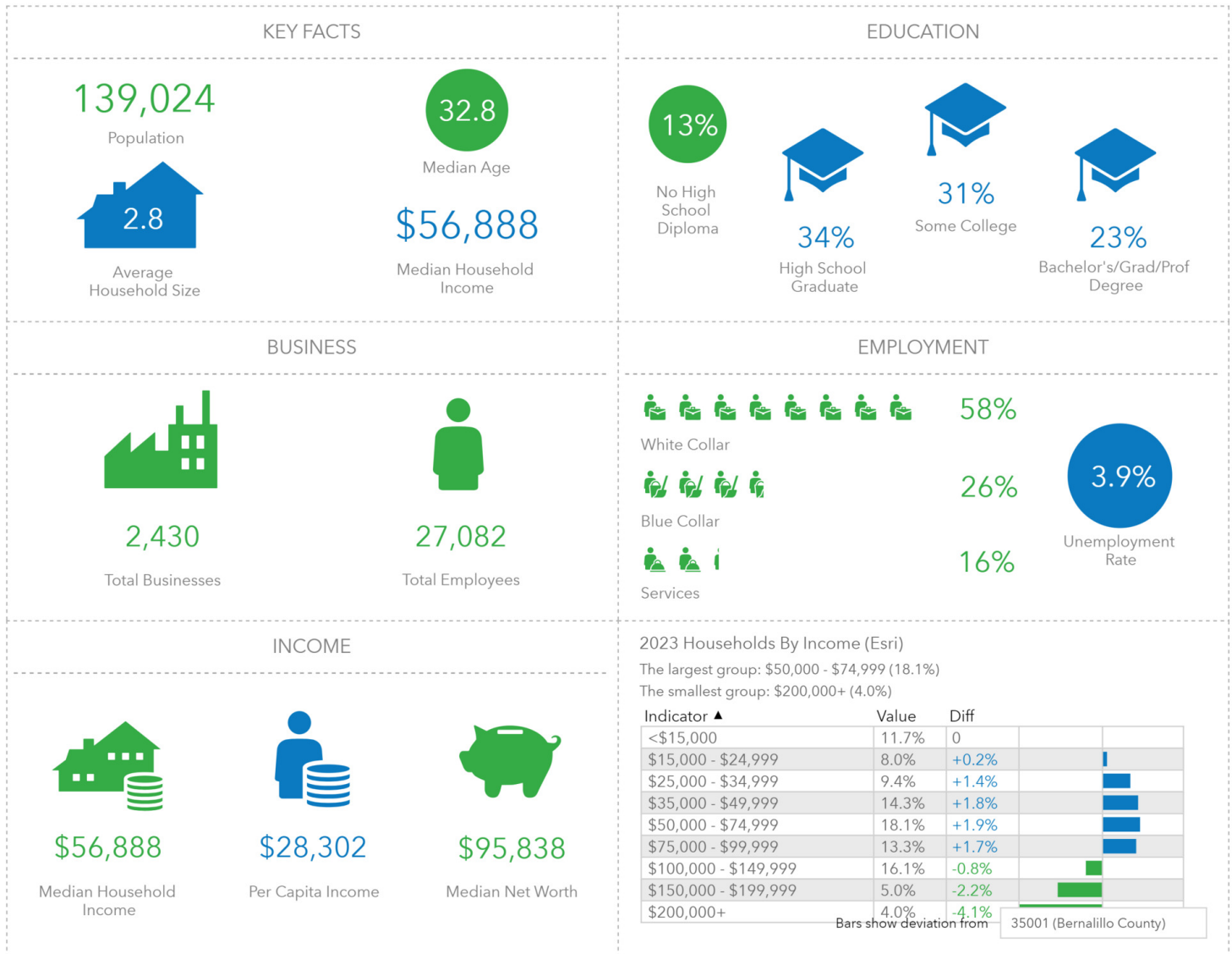
5 MINUTES DRIVE TIME DEMOGRAPHICS



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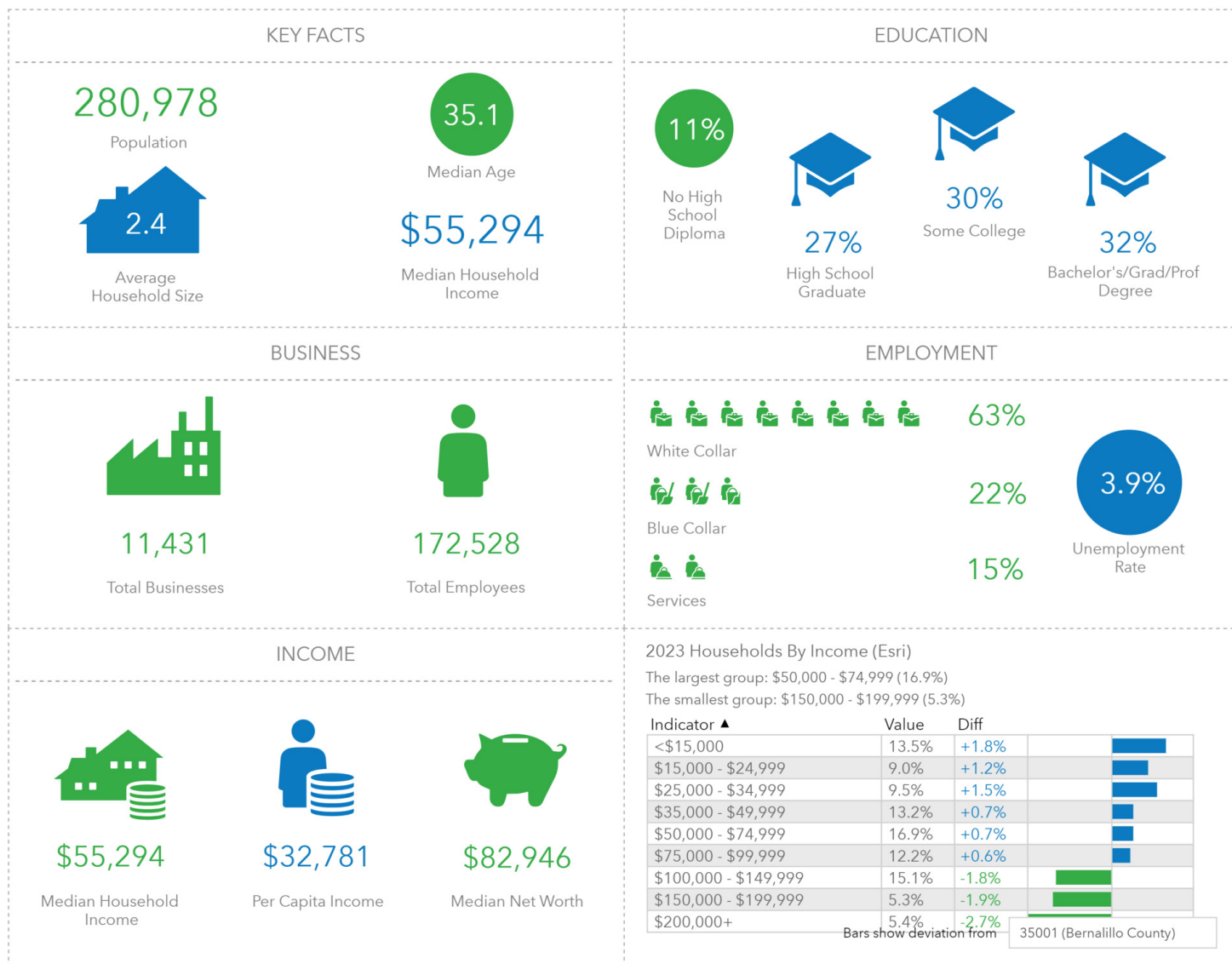
10 MINUTES DRIVE TIME DEMOGRAPHICS



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15 MINUTES DRIVE TIME DEMOGRAPHICS



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