

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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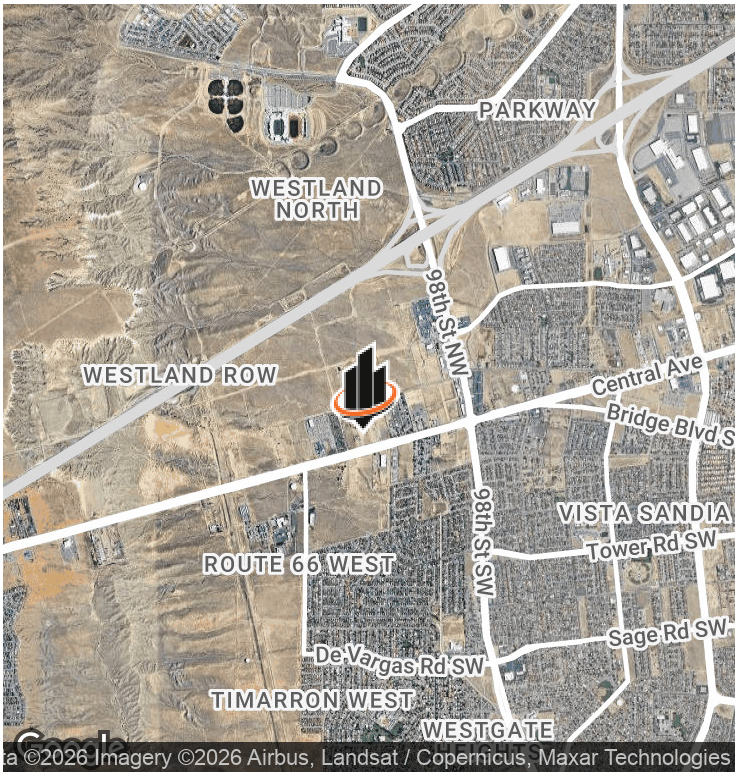
NM #9117

SVN
WALT ARNOLD COMMERCIAL BROKERAGE, INC.

PROPERTY SUMMARY





OFFERING SUMMARY

SALE PRICE:	$475,000
LOT SIZE:	2 Acres
PRICE / SF:	$5.45
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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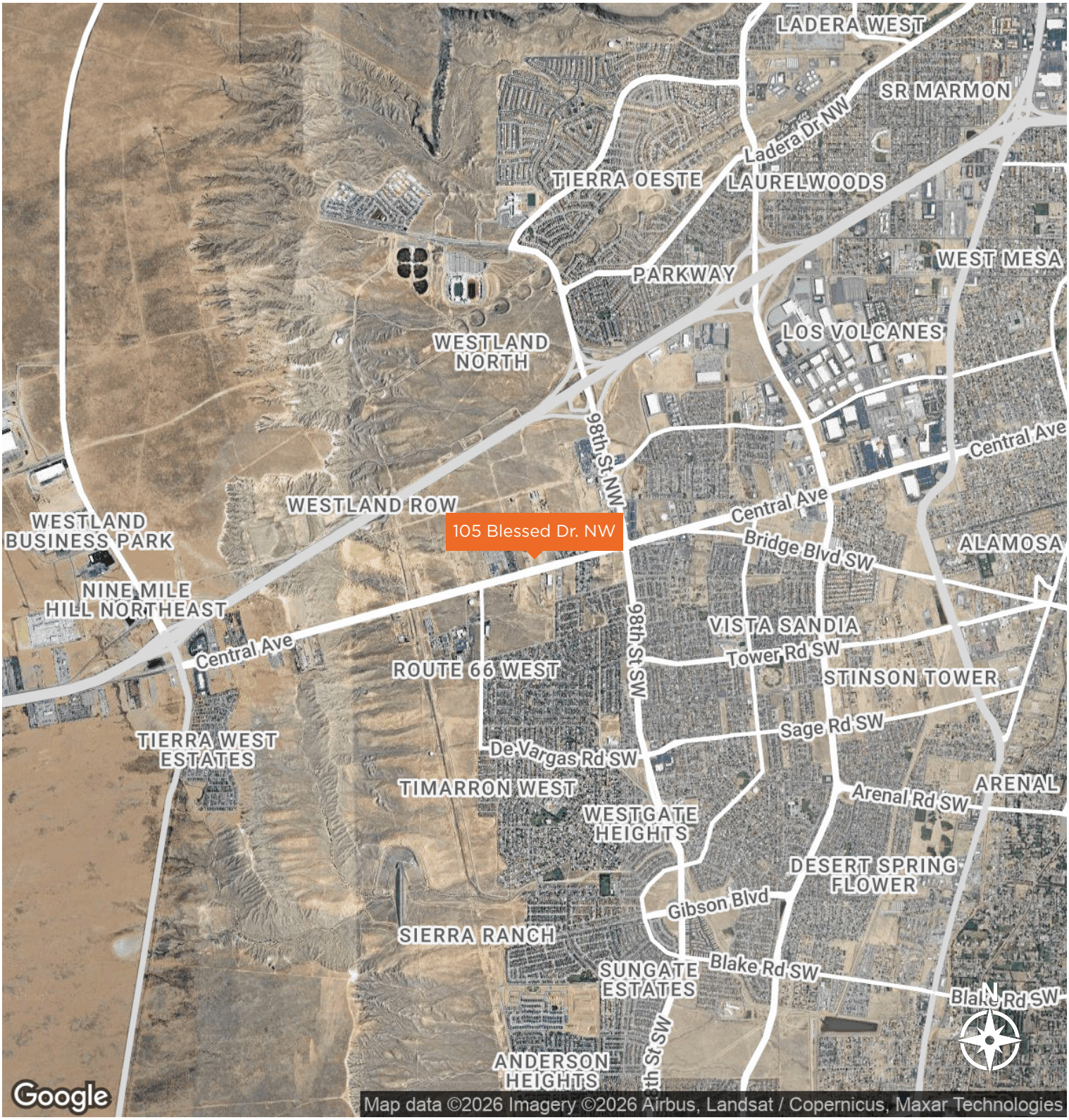
HIGH UP AERIAL



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CLOSE IN AERIAL



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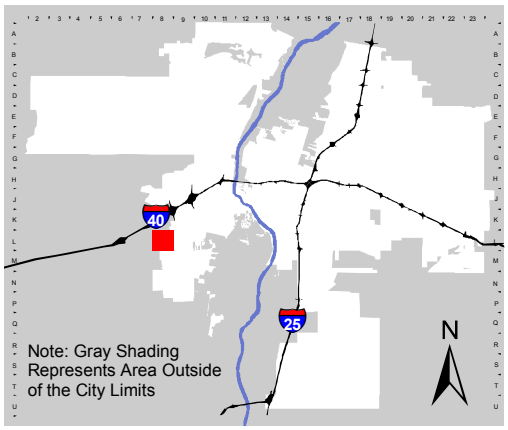
For more current information and details visit: www.cabq.gov/gis



Address Map Page:

L-08-Z

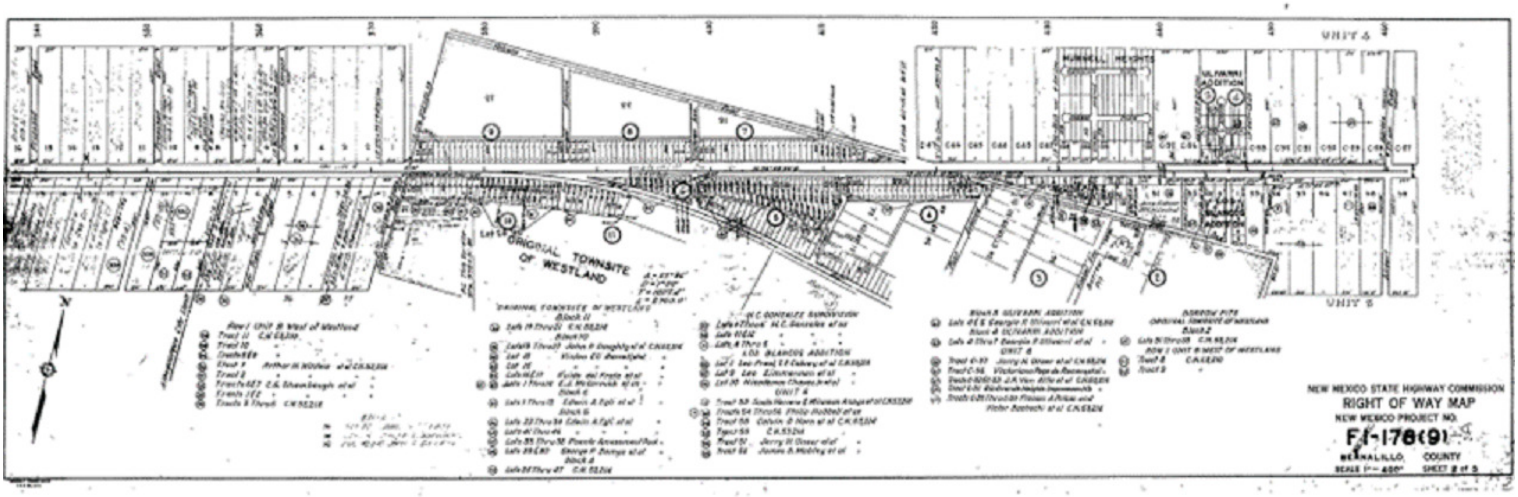
Map Amended through:
3/17/2017

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

Albuquerque Geographic Information System

0 750 1,500 Feet

RIGHT OF WAY MAP



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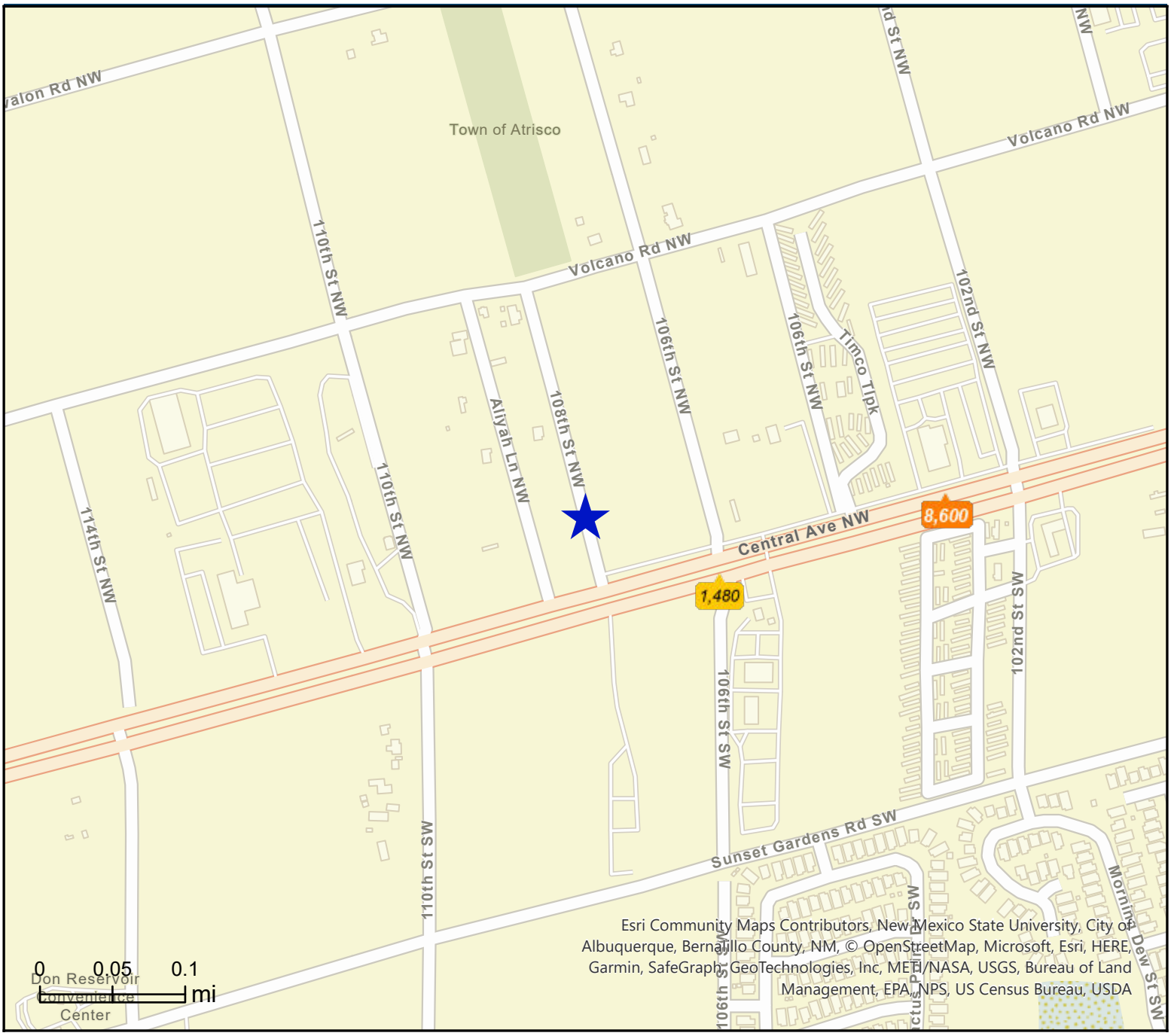
Traffic Count Map - Close Up

108th St NW, Albuquerque, New Mexico, 87121
Drive time: 5, 10, 15 minute radii

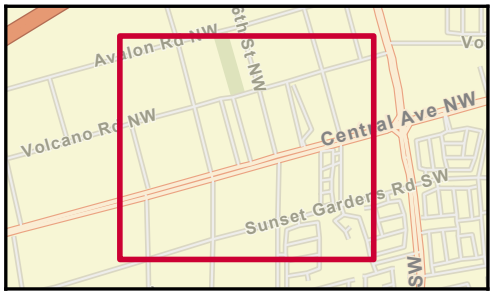
Prepared by Esri
Latitude: 35.07154
Longitude: -106.75132





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

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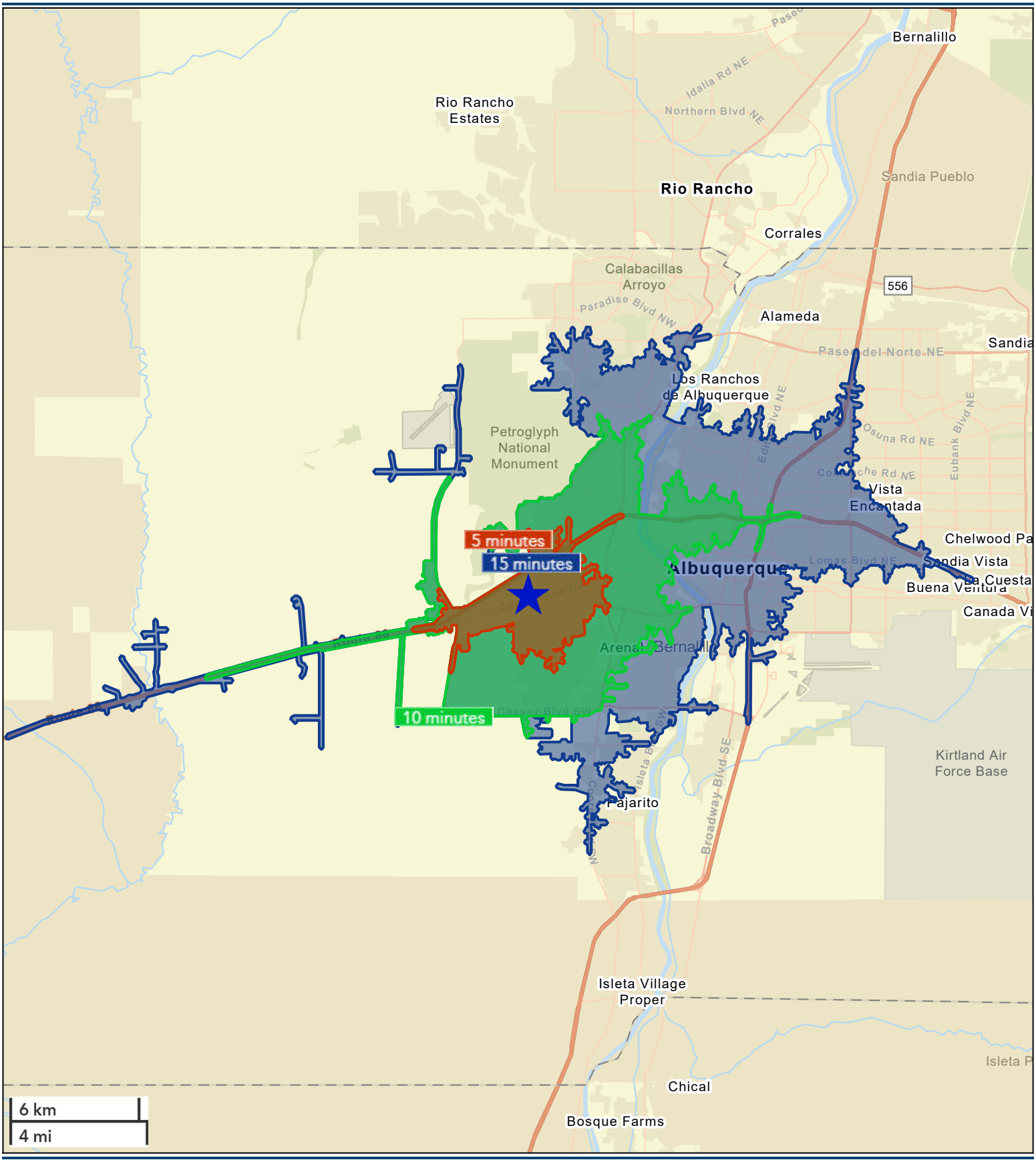
Drive Time Map

5, 10, 15 Minutes



July 27, 2023

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5 MINUTES DRIVE TIME DEMOGRAPHICS

KEY FACTS

34,645
Population

30.8
Median Age

3.1
Average Household Size

$55,977
Median Household Income

EDUCATION

15%
No High School Diploma

35%
High School Graduate

33%
Some College

17%
Bachelor's/Grad/Prof Degree

BUSINESS

252
Total Businesses

2,695
Total Employees

EMPLOYMENT

53%
White Collar

28%
Blue Collar

19%
Services

3.9%
Unemployment Rate

INCOME

$55,977
Median Household Income

$25,580
Per Capita Income

$102,889
Median Net Worth

2023 Households By Income (Esri)

The largest group: $50,000 - $74,999 (20.8%)

The smallest group: $150,000 - $199,999 (4.5%)

Indicator ▲	Value	Diff
<$15,000	10.9%	-0.8%
$15,000 - $24,999	7.3%	-0.5%
$25,000 - $34,999	10.2%	+2.2%
$35,000 - $49,999	14.8%	+2.3%
$50,000 - $74,999	20.8%	+4.6%
$75,000 - $99,999	11.8%	+0.2%
$100,000 - $149,999	15.0%	-1.9%
$150,000 - $199,999	4.5%	-2.7%
$200,000+	4.7%	-3.4%

Bars show deviation from 35001 (Bernalillo County)

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10 MINUTES DRIVE TIME DEMOGRAPHICS

KEY FACTS

139,024
Population

32.8
Median Age

2.8
Average Household Size

$56,888
Median Household Income

EDUCATION

13%
No High School Diploma

34%
High School Graduate

31%
Some College

23%
Bachelor's/Grad/Prof Degree

BUSINESS

2,430
Total Businesses

27,082
Total Employees

EMPLOYMENT

58%
White Collar

26%
Blue Collar

16%
Services

3.9%
Unemployment Rate

INCOME

$56,888
Median Household Income

$28,302
Per Capita Income

$95,838
Median Net Worth

2023 Households By Income (Esri)

The largest group: $50,000 - $74,999 (18.1%)

The smallest group: $200,000+ (4.0%)

Indicator ▲	Value	Diff
<$15,000	11.7%	0
$15,000 - $24,999	8.0%	+0.2%
$25,000 - $34,999	9.4%	+1.4%
$35,000 - $49,999	14.3%	+1.8%
$50,000 - $74,999	18.1%	+1.9%
$75,000 - $99,999	13.3%	+1.7%
$100,000 - $149,999	16.1%	-0.8%
$150,000 - $199,999	5.0%	-2.2%
$200,000+	4.0%	-4.1%

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15 MINUTES DRIVE TIME DEMOGRAPHICS

KEY FACTS

280,978
Population

35.1
Median Age

2.4
Average Household Size

$55,294
Median Household Income

EDUCATION

11%
No High School Diploma

27%
High School Graduate

30%
Some College

32%
Bachelor's/Grad/Prof Degree

BUSINESS

11,431
Total Businesses

172,528
Total Employees

EMPLOYMENT

63%
White Collar

22%
Blue Collar

15%
Services

3.9%
Unemployment Rate

INCOME

$55,294
Median Household Income

$32,781
Per Capita Income

$82,946
Median Net Worth

2023 Households By Income (Esri)

The largest group: $50,000 - $74,999 (16.9%)

The smallest group: $150,000 - $199,999 (5.3%)

Indicator ▲	Value	Diff
<$15,000	13.5%	+1.8%
$15,000 - $24,999	9.0%	+1.2%
$25,000 - $34,999	9.5%	+1.5%
$35,000 - $49,999	13.2%	+0.7%
$50,000 - $74,999	16.9%	+0.7%
$75,000 - $99,999	12.2%	+0.6%
$100,000 - $149,999	15.1%	-1.8%
$150,000 - $199,999	5.3%	-1.9%
$200,000+	5.4%	-2.7%

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