

For Sale

Multifamily or Retail Land

LOCATED IN A RAPIDLY GROWING TRADE AREA

9701 Volcano Rd. NW | Albuquerque, NM 87121

SWQ I-40 & 98th St. NW



AVAILABLE
Land: ±5.0 Acres



SALE PRICE
\$1,500,000 (\$6.89/SF)

IDO ZONING

- R-1B

HIGHLIGHTS

- In a growing and underserved trade area
- Ideal for multifamily or retail users wanting to be close to nearby retail development
- Utilities located in street
- Site is flat and in rough-graded condition
- Full access at 98th & Volcano Rd.

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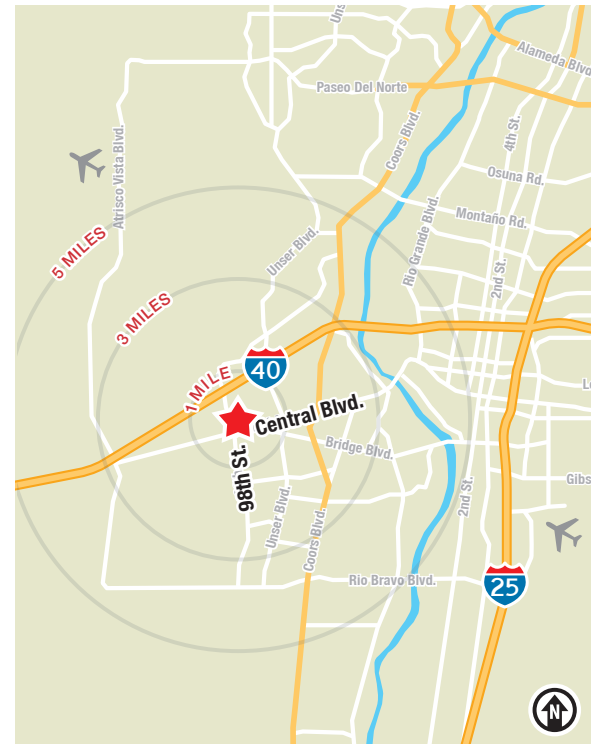


LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	12,184	95,244	167,193
Average HH Income	\$75,219	\$78,222	\$78,282
Daytime Employment	1,623	11,626	33,704

2023 Forecasted by Esri

- HUB Zone** [MORE INFO](#)
- Opportunity Zone** [MORE INFO](#)
- Qualified Census Tract** [MORE INFO](#)



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Albuquerque

TRADE AREA ANALYSIS

ALBUQUERQUE | WESTSIDE

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 2023 Demographics)



566,387
City Population



241,133
Households



\$92,972
Avg. Household Income



\$52,179
Md. Disposable Income



21,085
Total Businesses



291,840
Total Employees



923,076
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*

IT'S HARD TO BEAT ALBUQUERQUE'S WESTSIDE

- ↑ A Business-Friendly Location
- ↑ Low Crime Rates
- ↑ Excellent Public Education System
- ↑ Diverse Housing Options
- ↑ Growing List of Quality-of-Life Amenities



WESTSIDE GROWTH

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



WESTSIDE DEVELOPMENT

Albuquerque's Westside boasts consistent housing development, new infrastructure endeavors, including vital connections and ongoing commercial and educational facility developments.



WESTSIDE HOUSING

The Westside is the fastest growing area in the city with many planned housing developments. 30% to 42% of single-family housing permits were issued in the city's Northwest quadrant over the last 10 years.