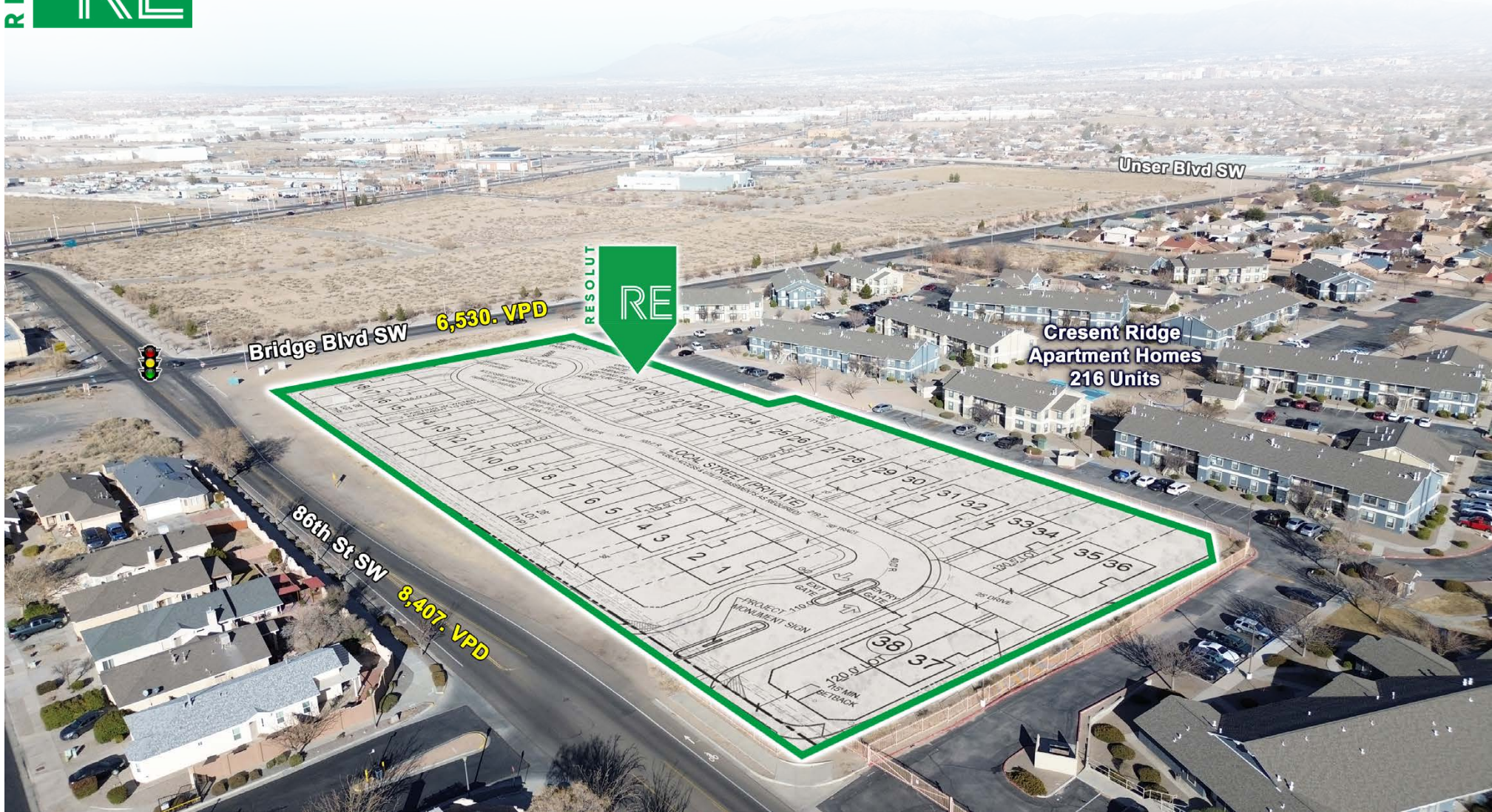




# WEST MESA TOWN HOME LOTS

86TH & BRIDGE SW  
0 Bridge SW Albuquerque, NM 87121



**FOR SALE**

**LOT SIZE**  
4.52 AC

**PRICE**  
\$995,000

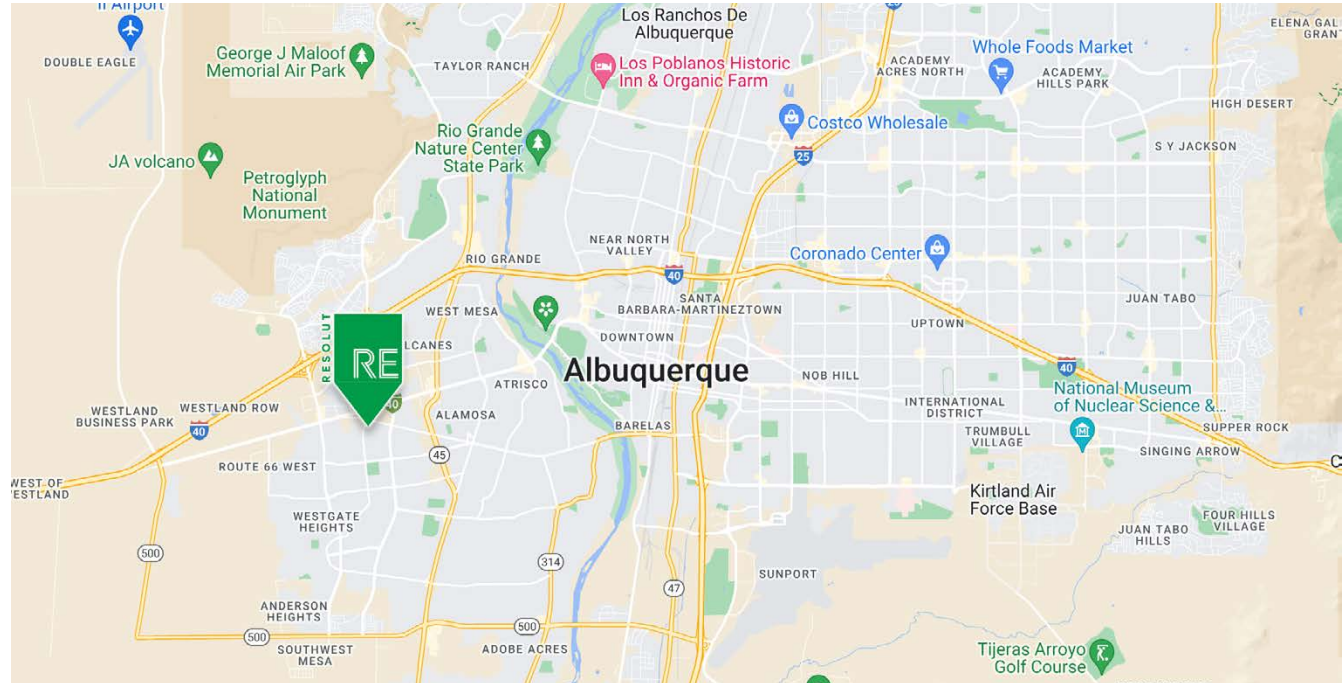
**Daniel Kearney**  
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**Austin Tidwell, CCIM**  
atidwell@resolutre.com  
505.337.0777

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## PROPERTY HIGHLIGHTS

- Shovel Ready Project
- Planned Townhome Development
- Lots Separately Platted to 18 Townhome Lots (Duplex Approved)
- Lots Range from 6,300 - 8,500 SF
- 38 Townhome Units Approved
- 8.44 Dwelling Units Per Acre Density
- Existing Design Approved for TH of 2,235 SF
- GeoTech Complete



## AREA TRAFFIC GENERATORS



**Daniel Kearney**

dkearney@resolutre.com | 505.337.0777

**Austin Tidwell, CCIM**

atidwell@resolutre.com | 505.337.0777

## DEMOGRAPHIC SNAPSHOT



**104,931**  
**POPULATION**  
3-MILE RADIUS



**\$80,996.00**  
**AVG HH INCOME**  
3-MILE RADIUS



**46,125**  
**DAYTIME POPULATION**  
3-MILE RADIUS



**TRAFFIC COUNTS**  
86th: 8,407 VPD  
Bridge: 6,530 VPD  
(Sites USA 2024)

## PROPERTY OVERVIEW

Located in the thriving West Mesa submarket of Albuquerque, this **4.52-acre shovel-ready townhome development** presents a prime investment opportunity. **Fully approved and separately platted**, this project is ready for immediate construction, eliminating entitlement delays and allowing for a streamlined path to development. The site benefits from strong local demand for new housing, with convenient access to major roadways, employment hubs, and nearby retail and recreational amenities.

## LOCATION OVERVIEW

The site benefits from strong local demand for new housing, with convenient access to Central, I-40, nearby employment hubs, and nearby retail and recreational amenities. Both Amazon and Array Technologies are developing major employment facilities within a 5 minute drive time of the property.

## PROPERTY OVERVIEW

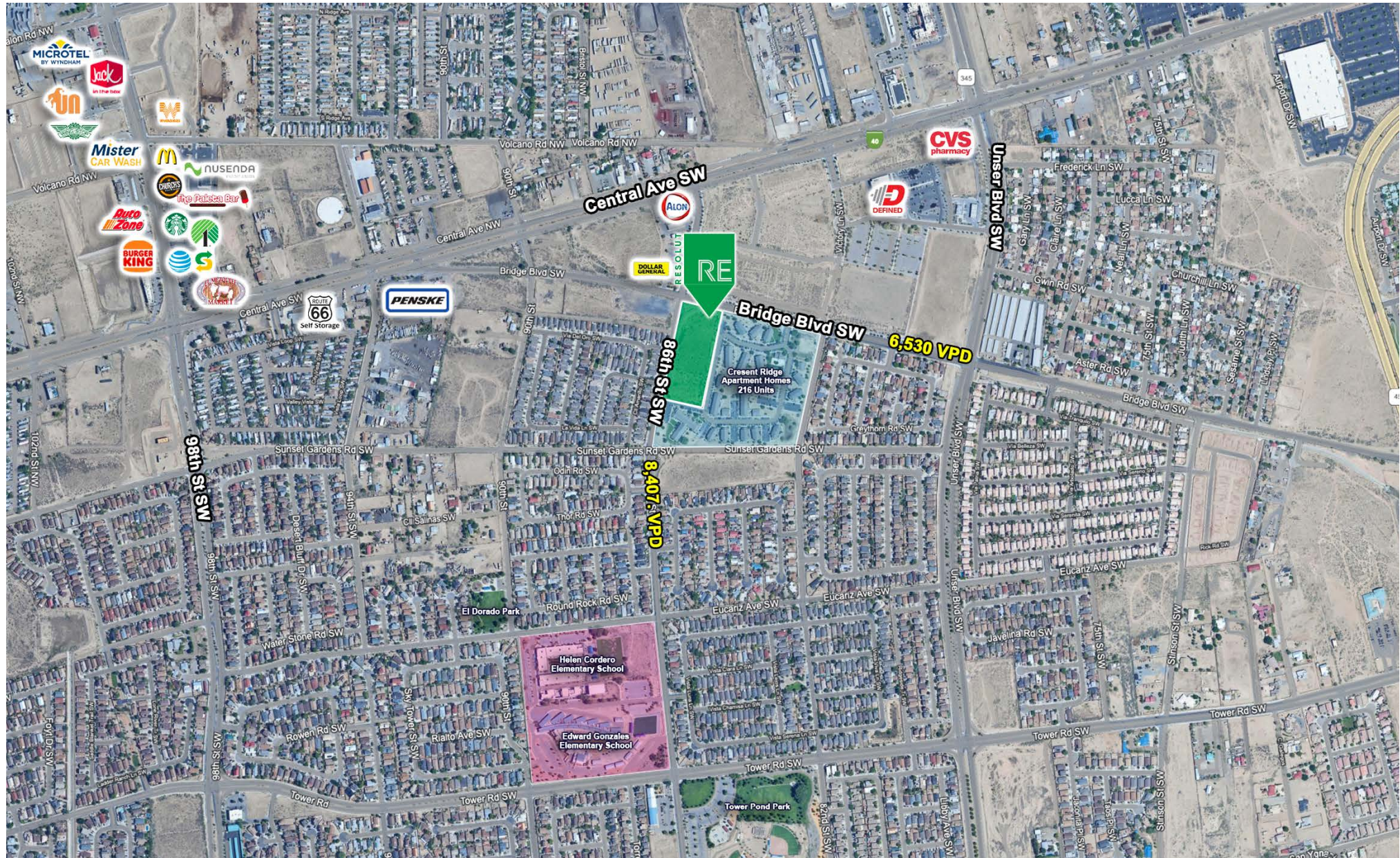
Price:	\$995,000
Lot Size:	4.52 AC
Zoning:	NR-BP
Submarket:	West Mesa





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