

For Sale]

Bulk Land at Mesa del Sol

WELL-POSITIONED IN THE PATH OF DEVELOPMENT



NEQ Hawking Dr. & Crick Ave. SE | Albuquerque, NM 87105



AVAILABLE
±40.0 Acres



SALE PRICE
\$11,500,000

- Nearby utilities and paved access with curb
- Easy access to I-25
- See the Mesa del Sol master plan by clicking [HERE](#) ➡
- Ideal for manufacturing, data center, office, and more
- Located in an Opportunity and HUB Zone
- IDO Zoning: [PC](#) ➡

NAISunVista] **Got Space™**

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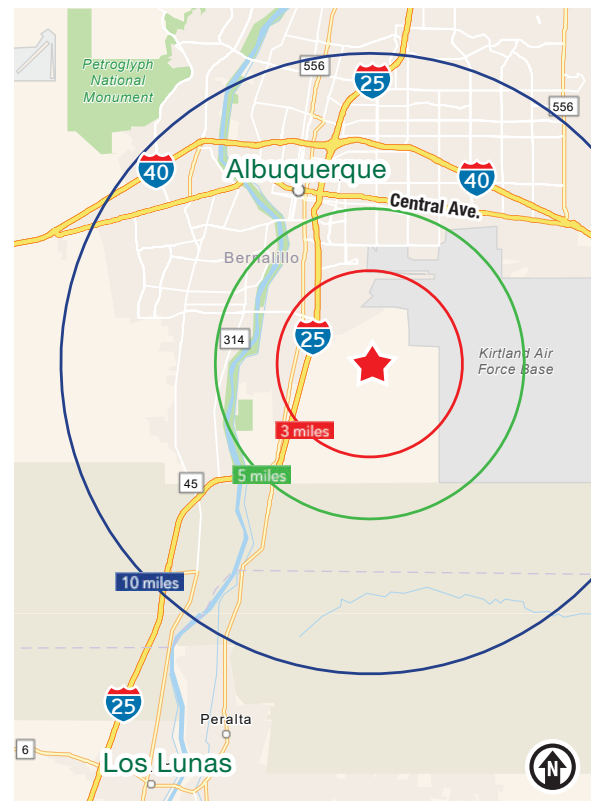
LOCATION

Demographics	3 mile	5 mile	10 mile
Total Population	2,406	45,051	429,860
Average HH Income	\$116,146	\$67,928	\$78,652
Daytime Employment	5,025	27,550	243,263

2023 Forecasted by Esri

HUB Zone [MORE INFO](#)

Opportunity Zone [MORE INFO](#)



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MESA DEL SOL | ALBUQUERQUE

Mesa del Sol is a master-planned development located on Albuquerque's southeast mesa. Mesa del Sol will be a community where history and tradition meet the 21st century. Combining job creation and sustainable urban community planning, it will reflect a balance of environmental resources, economic objectives and social amenities in a community that is forward-looking with a highly-defined sense of place.

16,000 Acres

Large mixed-use master-planned development that encompasses 20 square miles.



2,000 Jobs

Home to major employers such as Netflix, Fidelity, CFV Solar Test Labs, Kairos Power and more.



37,000 Homes

A development program that includes 37,000 new homes with open spaces and recreational parks.



Mesa del Sol is a true live, learn, work and play community.

Mesa del Sol

- 18 million SF of industrial, commercial & office
- 4,400 acres for residential and supporting retail
- 3,400 acres for open space and parks
- 800 acres for schools and universities



Mesa del Sol is home to Netflix Studios, with a billion dollars in annual production and 1,000 jobs. The 400-acre facility includes 18 sound stages, production studios, offices and a back lot.

NETFLIX



Isleta Amphitheater at Mesa del Sol is an outdoor venue with spectacular views and a 15,000 seat capacity. The venue hosts an average of 22 events a year.



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Albuquerque

TRADE AREA ANALYSIS

ALBUQUERQUE | NEW MEXICO

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*

TOP 8 REASONS TO CHOOSE ALBUQUERQUE

- Low-risk location
- Skilled workforce
- Business incentives
- The metro area communities
- Quality of life
- Cost of living
- Innovation central
- On the cutting edge of technology



HEALTHCARE

Albuquerque is the center of health care excellence in New Mexico. UNM is a nationally-recognized Class 1 research institution. There are more than 2,000 hospital beds in the metro area.



EDUCATION | SKILLED WORKFORCE

Albuquerque is top in nation for cities with the most college graduates – more than 70,000 college students reside in metro area. The area also has one of the largest number of PhD's per capita in the nation.



COMPETITIVE BUSINESS CLIMATE

Low energy costs, low property taxes, affordable real estate, low cost of living, a qualified/productive workforce, aggressive incentives and efficient market access make Albuquerque an attractive choice.