# For Sale

# West I-40 Commercial/Industrial Land

HIGHLY VISIBLE FROM INTERSTATE 40



NWQ I-40 W. Frontage Rd. & Atrisco Vista Blvd. | Tract 121 | Albuquerque, NM 87121



**AVAILABLE**Land: ±2.74 Acres



**SALE PRICE** \$954,835

- Join FedEx, Amazon, Shamrock Foods, Tempurpedic, Camping World and more
- Only 1/2-mile to the I-40 Exit Adjacent to the Cordero Mesa Industrial Park



505 350 5729

# For Sale

## WEST I-40 COMMERCIAL/INDUSTRIAL LAND

NWQ I-40 W. Frontage Rd. & Atrisco Vista Blvd. | Tract 121 | Albuquerque, NM 87121



## SITE

#### **AVAILABLE**

Land: ±2.74 Acres

#### **HIGHLIGHTS**

- Join FedEx, Amazon, Shamrock Foods, Tempurpedic, Camping World and more
- High-growth area
- Only 1/2-mile to the I-40 Exit
- Adjacent to the Cordero Mesa Industrial Park
- Existing new development immediately adjacent
- Utilities nearby

#### ZONING

 SD-UP-IP - West Central Sector Development Plan Light Industrial



# For Sale

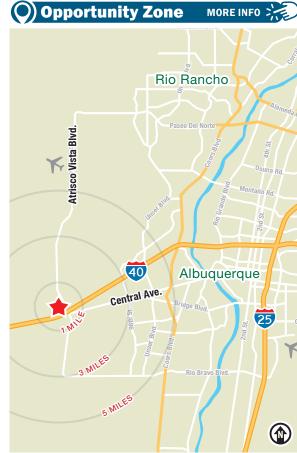
## WEST I-40 COMMERCIAL/INDUSTRIAL LAND

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LOCATION			
Demographics	1 mile	3 mile	5 mile
Total Population	283	17,307	92,564
Average HH Income	\$58,403	\$85,179	\$80,219
Daytime Employment	210	1,452	11,191

2024 Forecasted by Esri





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# **Albuquerque**

## TRADE AREA ANALYSIS

#### **ALBUQUERQUE** A REGIONAL INDUSTRIAL HUB

Located near the geographic center of New Mexico at the intersection of I-25 and I-40, 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 Southwestern United States with the BNSF Railway, air cargo from Albuquerque International Airport (Sunport), and a commuter train running from Belen to Santa Fe. A talented workforce, a business-friendly environment, a community rooted in history and a high quality of life make Albuquerque hard to beat.



926,835

Albuquerque Metro Population



Largest City in the State

ALBUQUERQUE BY THE NUMBERS (ESRI 2024 Demographics)



City Population





Ava Household Income







Total Employees



The West I-40 corridor is home to many of the region's largest distributors. It's ability to serve all New Mexico markets and beyond make this trade area one of the elite locations for large industrial users.















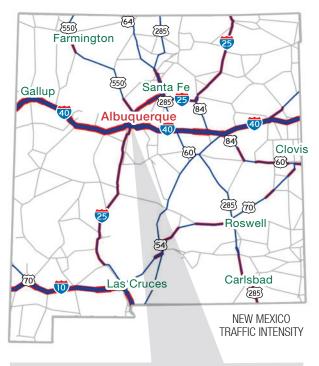
## THE ALBUQUERQUE **ADVANTAGE**

- Low-risk location
- Skilled workforce
- Business incentives
- Quality of life
- Low cost of living
- On the cutting edge of technology



#### **COMPETITIVE BUSINESS CLIMATE**

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







The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no quarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs

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