19.72+ AC INFILL MIXED-USE SITE

VOLCANO HEIGHTS PARCEL ALONG UNSER BLVD

SWC Unser Blvd & Woodmont Ave ABQ, New Mexico 87114







- **19.72+/- AC Infill Mixed-Use Site Opportunity Strategically Positioned Along Expanding Unser Corridor South of Paseo Del Norte in ABQ's Fast-Growing Westside**
- **Half of Site Lies Within the Volcano Heights Urban Center, a Large Designated Mixed-Use Economic and Development Zone in ABQ**
- **Flexible MX-T Allows for a Variety of Commercial and/or High-Density Multi-Family and Various Housing Development Uses**
- **Abuts Planned Major Commercial Hub @ Unser & Paseo Del Norte**
- **Entitlements in Place for a 225 Unit Multi Family Development, Equivalent to 11.4 Dwelling Units per Acre**
- **Site Also Demisable and Could be Developed to Accommodate Mix of Commercial Uses to Service This Severely Underserved Trade Area**
- **Planned Signal @ Unser & Woodmont Intersection at NEC of Site**
- **Additional Planned Access Along Universe Blvd at SWC of Site**
- **CONTACT BROKERS FOR PRICING:**

Mark or Mariah Edwards

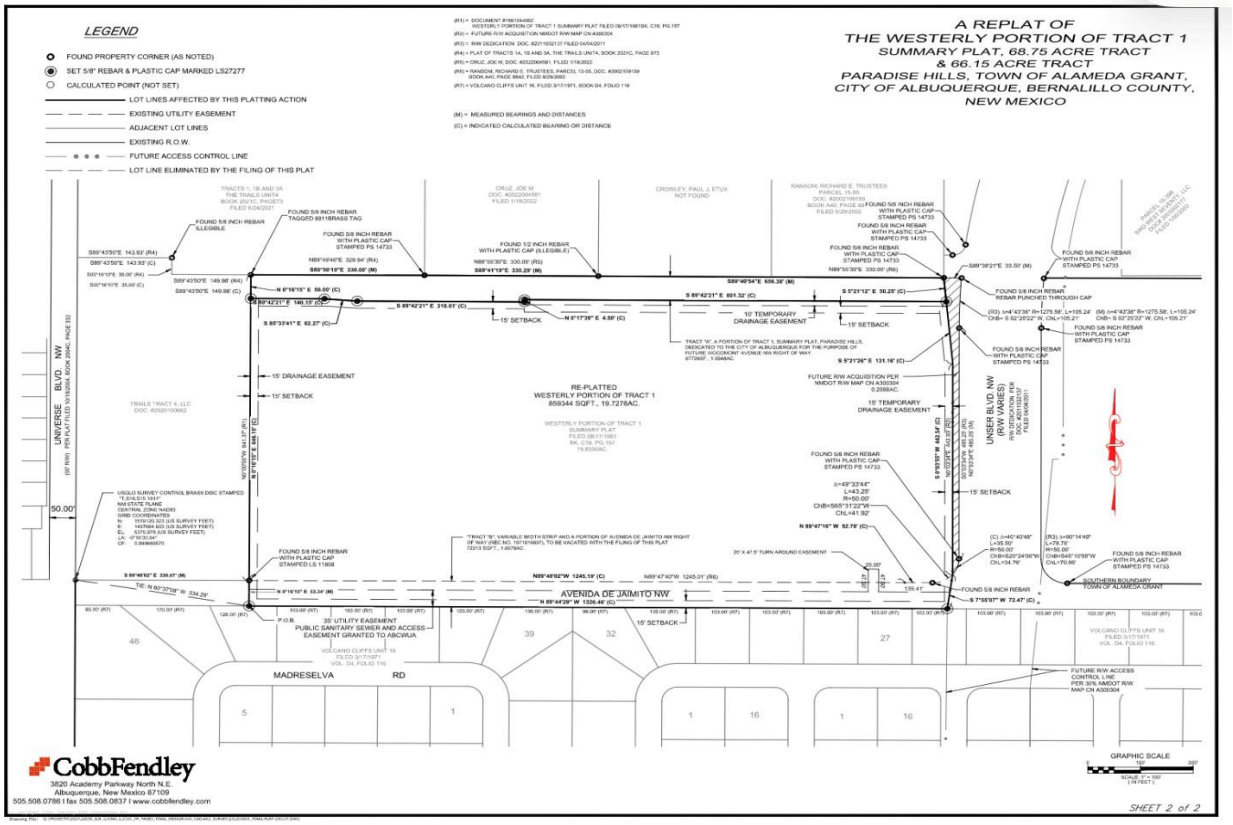
Edwards Commercial Realty, LLC

Leasing♦Brokerage♦Development

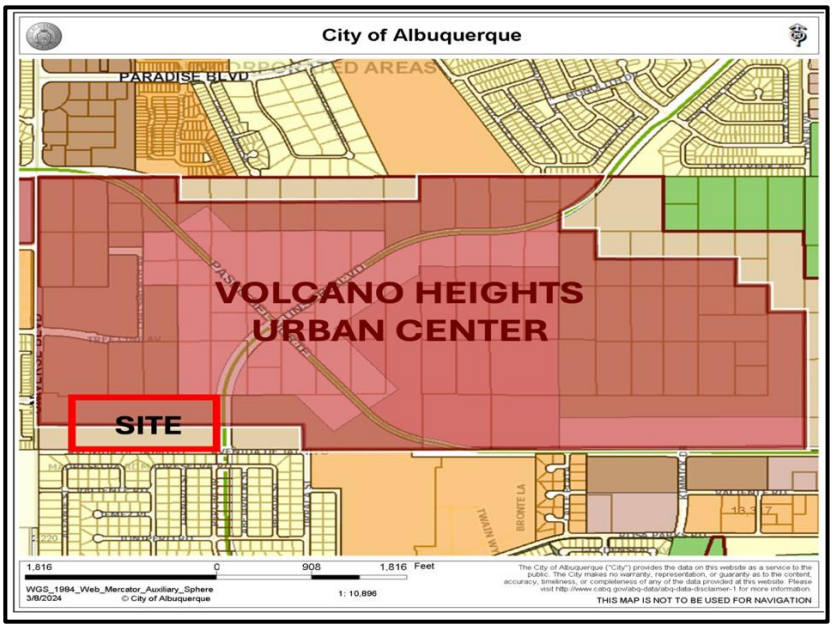
Executive West Bldg. 2929 Coors Blvd. NW Ste, #202
Albuquerque, NM 87120
505-998-7298 Cell 505-350-8211 Fax 505-998-7299
Mark.Edwards@EdwardsCommercialRealty.com
Mariah@edwardscommercialrealty.com

This information was obtained from sources deemed reliable. No warranty is made by Edwards Commercial Realty, LLC as to the accuracy or completeness of this material. The pricing and sale/lease terms are subject to change

PLAT



VOLCANO HEIGHTS URBAN CENTER OVERLAY



Volcano Heights Urban Center (VHUC) is a 570-600+ acre designated mixed-use pedestrian-friendly urban planning and development district centered around the major intersection of Paseo Del Norte and Unser Blvd just west of the Petroglyph National Monument.

Additional information including design and development standards for VHUC can be found in the Volcano Heights Sector Development Plan.

Additional information on existing and planned infrastructure in VHUC can be found in the 2021 Volcano Heights Sector Development Plan Infrastructure Needs Assessment Report

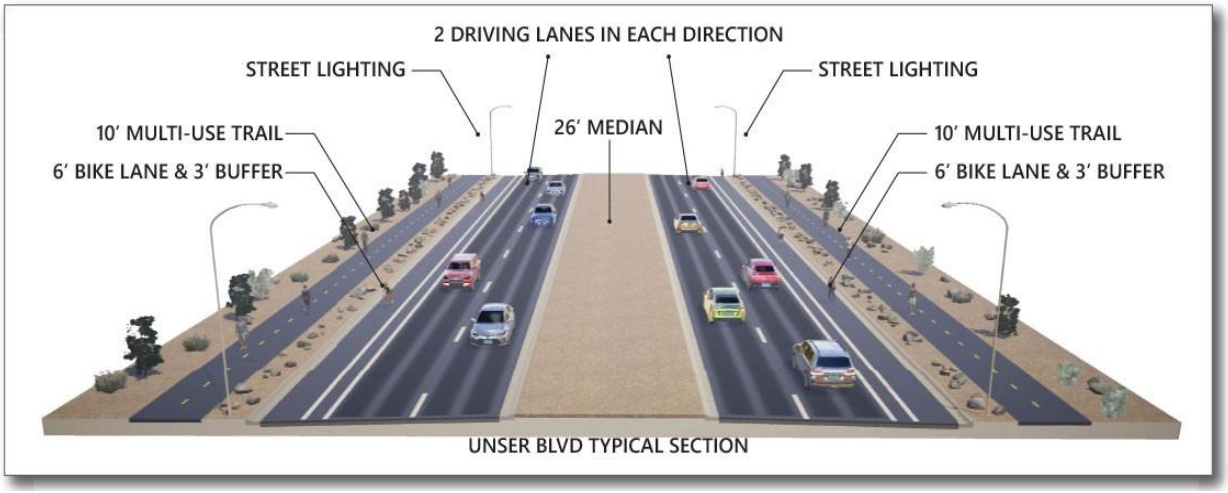
UNSER WIDENING PROJECT

The City of Albuquerque has broken ground on its largest road construction project in history, a $62 million infrastructure expansion that is widening Unser Boulevard and Paseo del Norte from two lanes to four while utilizing daily controlled rock blasting to cut through the Westside's basalt bedrock. The projects also feature improved storm drainage, 10-foot multi-use trails, 6-foot bike lanes with 3-foot buffers, medians and street lighting. Design is complete and the first phase will be a combined project."

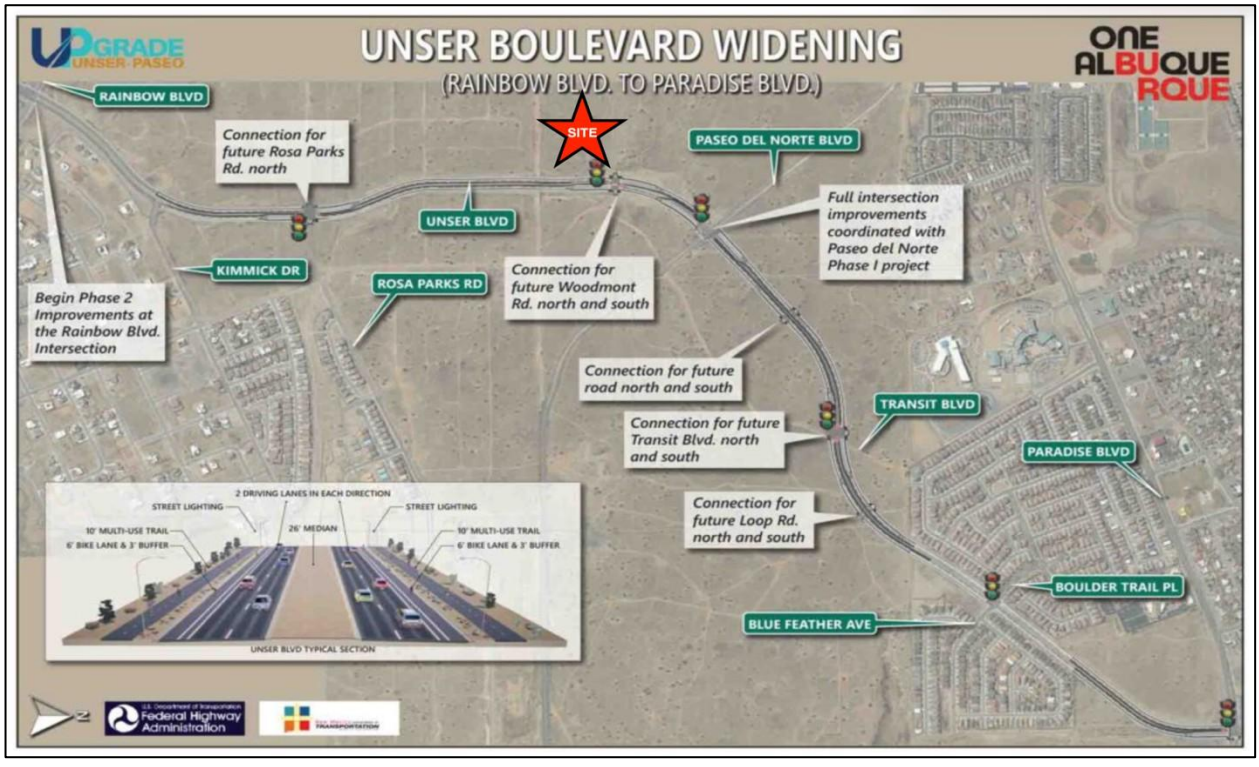
The Unser Blvd. widening project will be built in two phases:
Phase 1: Will begin at Paradise Blvd. and head southwest to just below Paseo Del Norte.
Phase 2/Future Phases: Will begin south of Paseo del Norte and extend south to Rainbow Blvd.

The Paseo del Norte widening project will also be built in a current and a future phase:
Current Phase: Will begin at Calle de Norteña and head west to just past Unser Blvd. NW
Phase 2/Future Phases: Will begin west of Unser Blvd. and extend to east of Rainbow Blvd.

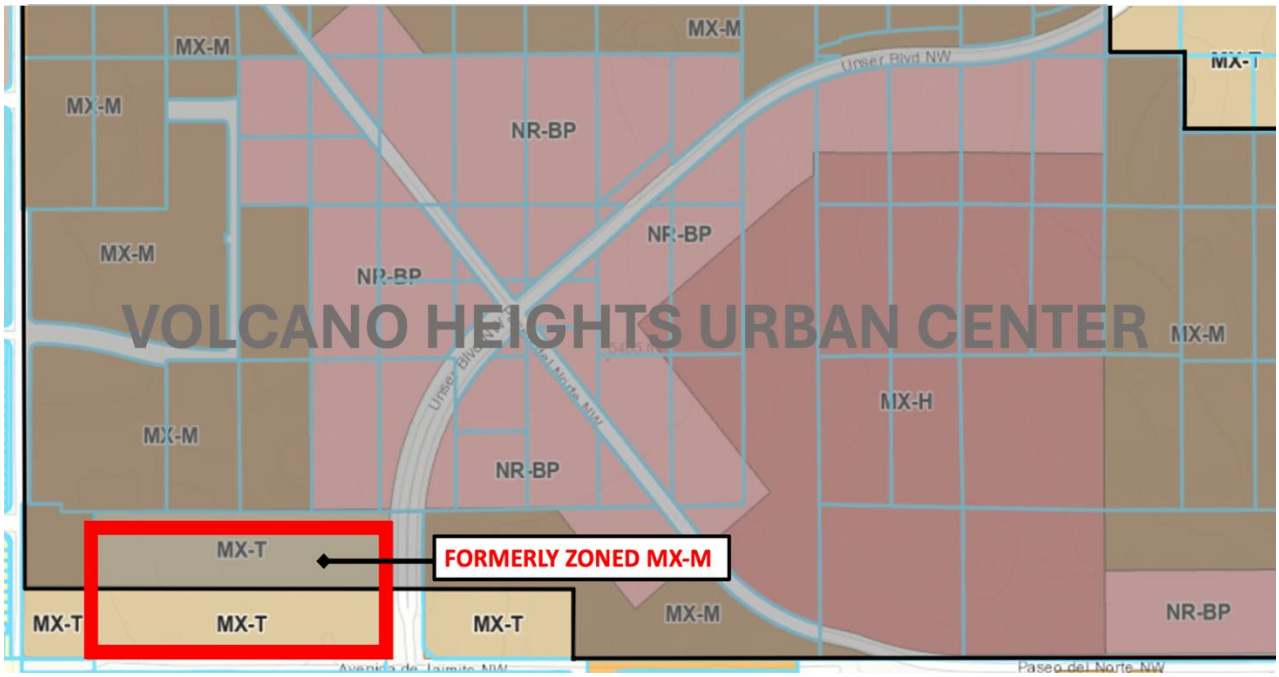
Information and images provided by: https://www.upgradeunserpaseo.com



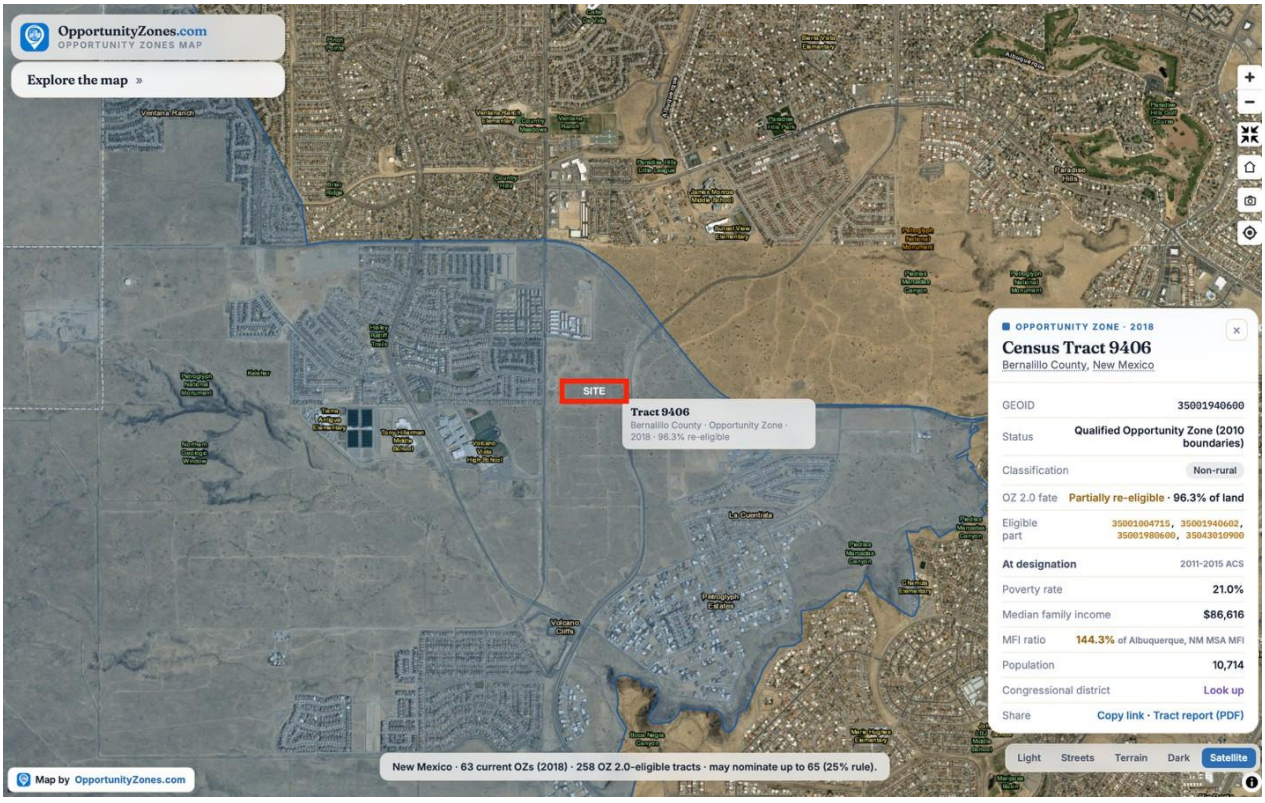
Phase II/ Future Phase:



ZONING



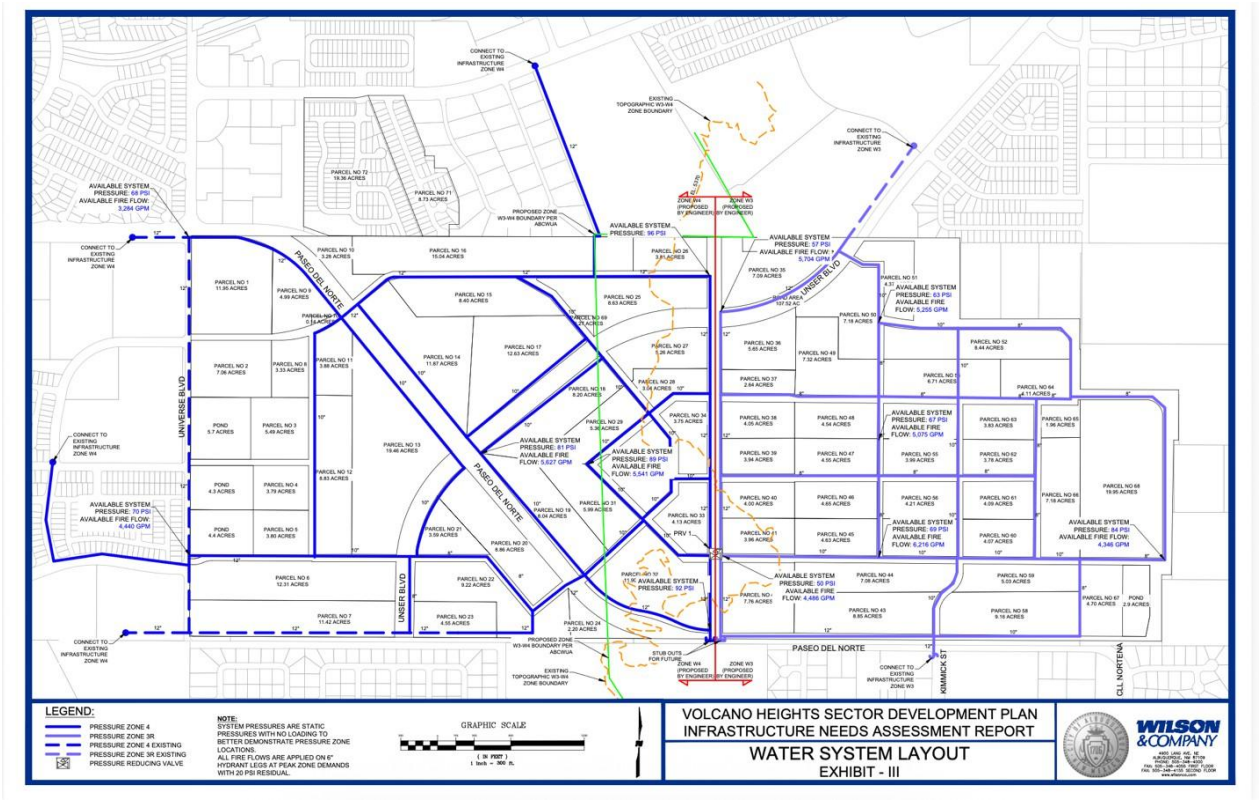
OPPORTUNITY ZONE

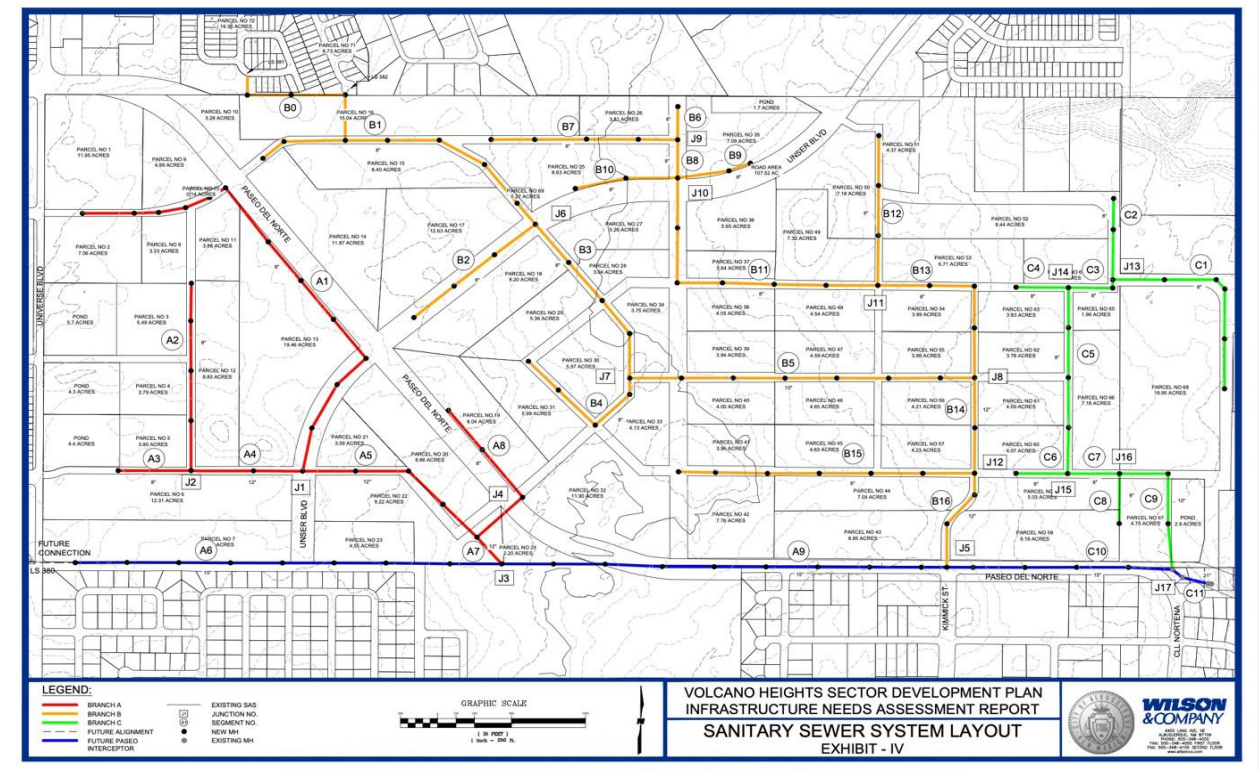


This tract sits in an Opportunity Zone designated in 2018 under IRS Notice 2018-48 and correspond to 2010 U.S. Census tract boundaries. These OZ 1.0 designations remain in effect through December 31, 2028.

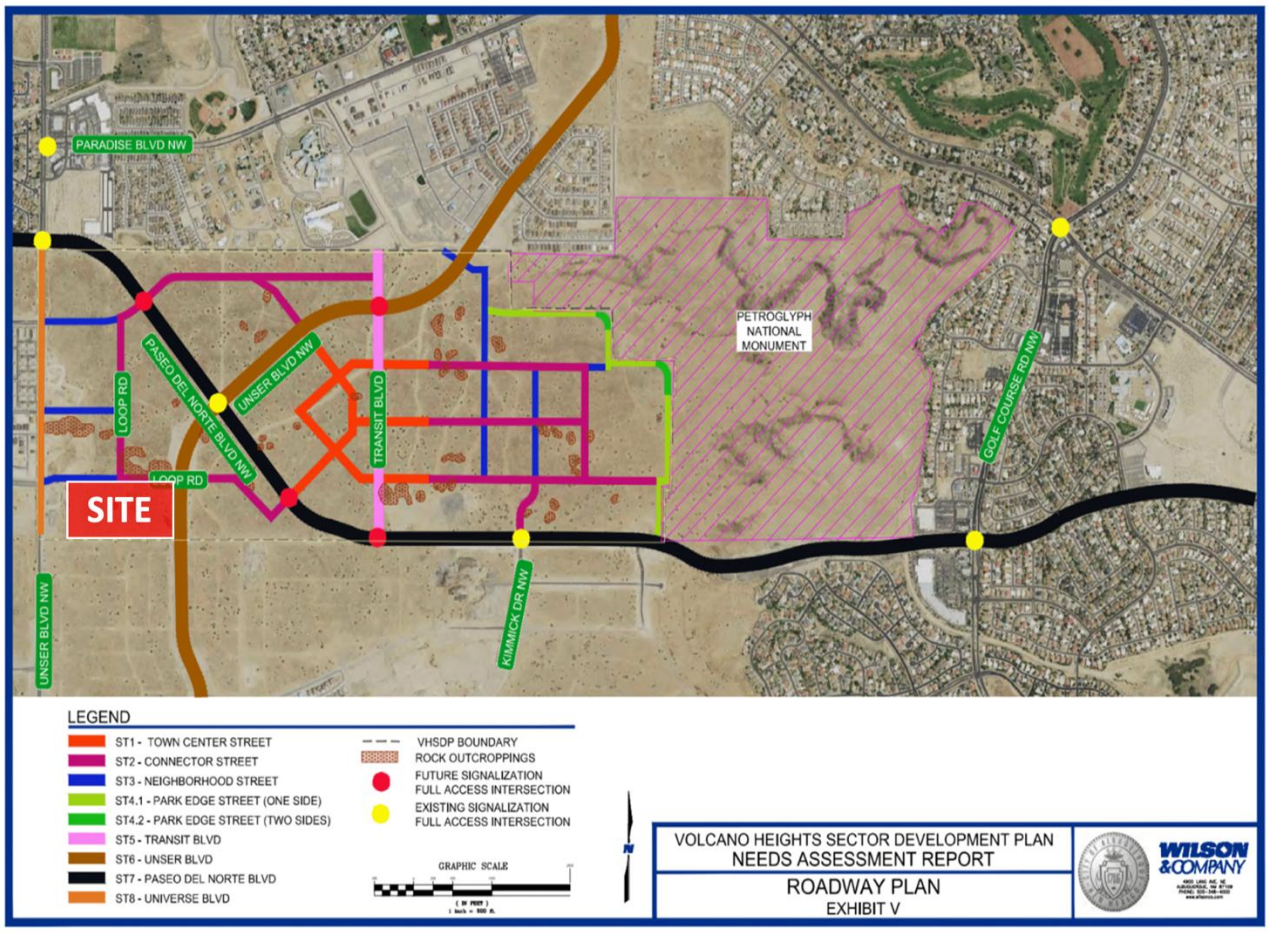
Opportunity Zones are economically distressed communities designated at the census-tract level. U.S. taxpayers who reinvest eligible capital gains into Qualified Opportunity Funds that invest in Opportunity Zone property may qualify for several federal tax benefits. Click **HERE** for additional information on Opportunity Zones and how they can benefit your development.

PLANNED WATER & SEWER DESIGN

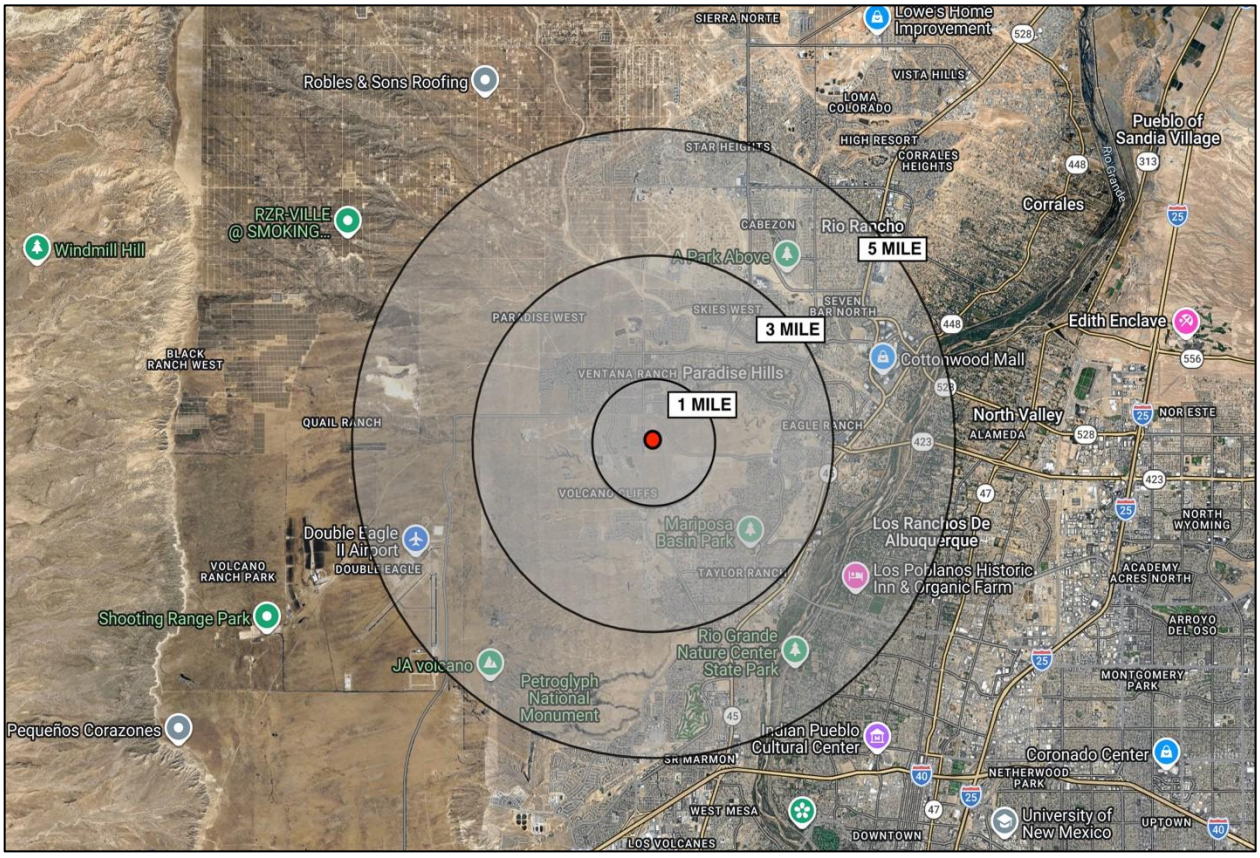




ROADWAY PLAN



DEMOGRAPHICS



POPULATION

1 MILE	3 MILE	5 MILE
8,537	64,480	133,747

AVG HOUSEHOLD INCOME

1 MILE	3 MILE	5 MILE
$104,858	$115,674	$107,988

DAYTIME EMPLOYMENT

1 MILE	3 MILE	5 MILE
972	5,906	33,147

TRAFFIC

UNSER BLVD	13,800 VPD
PASEO DEL NORTE	19,426 VPD