HUNING BUSINESS & TECH PARK WEST

LOS LUNAS, NM
NWQ OF I-25 & HWY 6

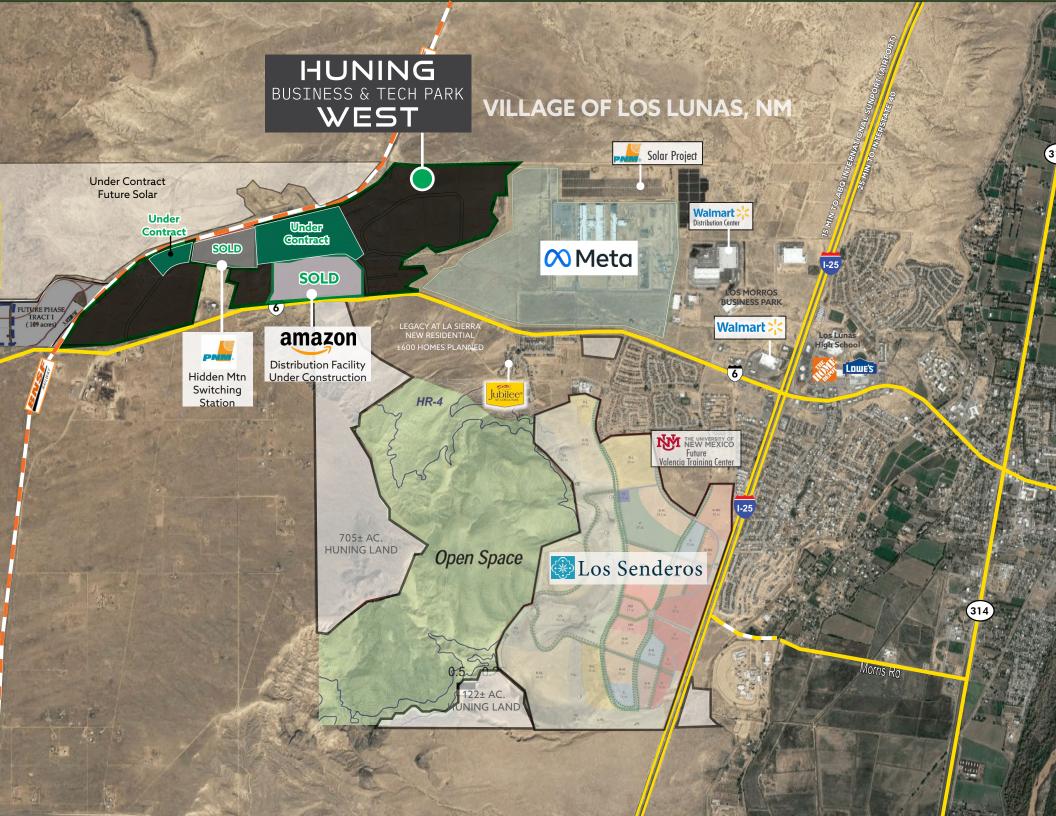
±616.33 ACRES

DEVELOPMENT READY LAND IN THE PATH OF GROWTH

CBRE

CLICK HERE FOR







LOS LUNAS, NM IS A SAFE, INNOVATIVE & STRATEGIC COMMUNITY

WITH PRO-DEVELOPMENT LEADERS

ONE OF THE FASTEST GROWING COMMUNITIES IN NEW MEXICO

FEATURES

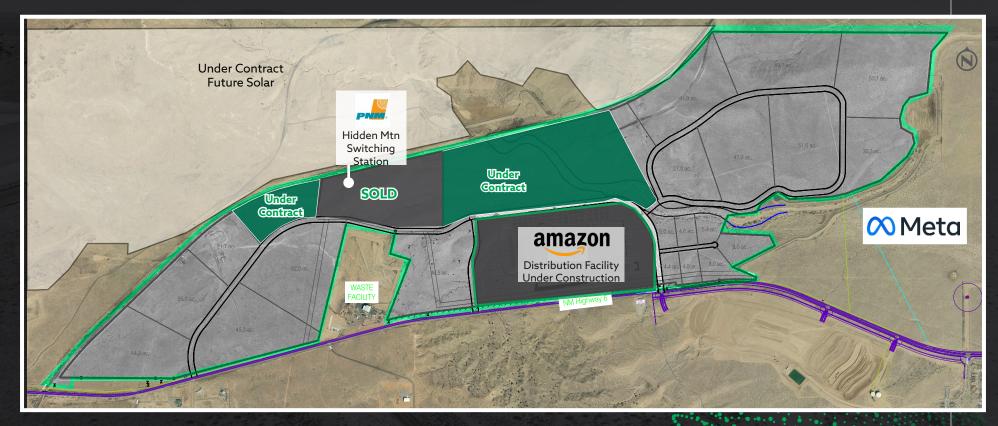
- 616.33± ACRES WILL DIVIDE
- CUSTOM TRACT SIZES AND CONFIGURATIONS AVAILABLE
- ALL UTILITIES AVAILABLE: WATER & SEWER PROVIDED BY VILLAGE OF LOS LUNAS
- INTERSTATE 25 AND HIGHWAY 6 PROVIDE EASY ACCESS TO ALL NEW MEXICO REGIONAL DESTINATIONS
- 15 MINUTES SOUTH OF ALBUQUERQUE INTERNATIONAL AIRPORT (SUNPORT) AND 25 MINUTES SOUTH OF THE I-25/I-40 INTERSECTION
- · ZONED M-1/ COMMERCIAL (VILLAGE OF LOS LUNAS)

SURROUNDED BY

- NEW MEXICO'S LARGEST STATE-OF-THE-ART DATACENTER
- AMAZON DISTRIBUTION FACILITY (UNDER CONSTRUCTION)
- BNSF RAILWAY
- PNM SOLAR PROJECT
- CENTRAL NEW MEXICO RAIL PARK (UNDER CONSTRUCTION)
- HUNING RANCH MASTER PLANNED COMMUNITY
- WALMART DISTRIBUTION CENTER



CONCEPTUAL SITE PLAN



ROADS (NM 6 ACCESS LOCATIONS) SHOWN ARE CONCEPTUAL PROPERTY DIVISIONS SHOWN ARE CONCEPTUAL not to scale

LOS LUNAS OVERVIEW

The Village of Los Lunas has become known as one of the most pro-growth communities in the State of New Mexico. Due to its' proximity to Interstate 25 and Highway 6, businesses have been drawn to the area by easy access, proximity to Albuquerque, pro-growth development, low taxes and existing infrastructure. Besides major retailers such as Lowe's, Home Depot, restaurants and entertainment venues, the area has attracted major employers such as a 600,000 SF Walmart distribution center and a 2,800,000 SF, six-phase, billion-dollar Facebook data center. This development features the most advanced data center technology. The Village incentives and pro-growth attitude have been a tremendous success and bode well for future residential and employment growth.



VALENCIA COUNTY

demographics highlights



80,243 POPULATION



29,139 HOUSEHOLDS



\$68,837 AVERAGE HH INCOME

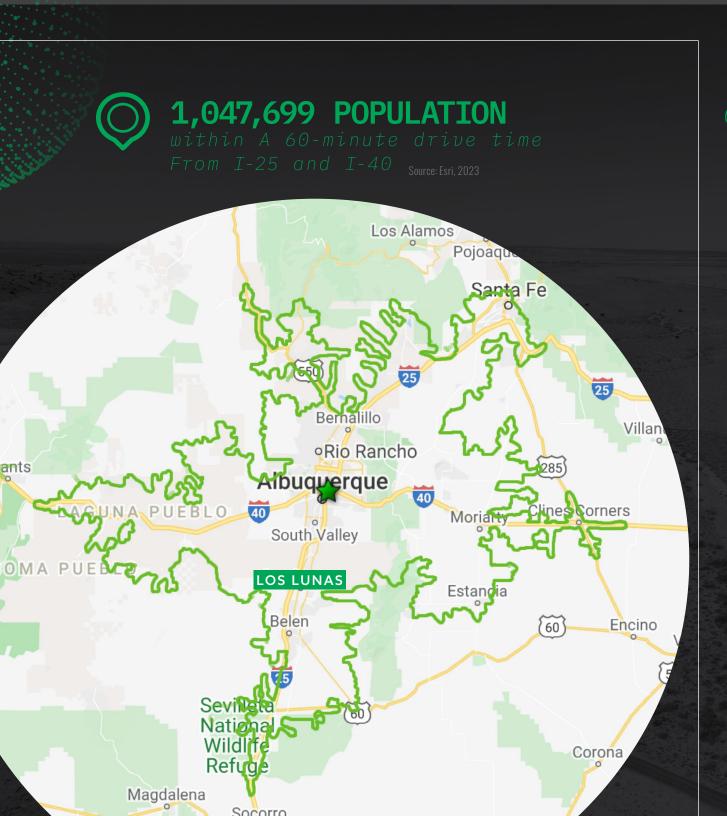


\$222,856 AVERAGE VALUE OF OWNER OCCUPANCY HOUSING UNITS



29.2% OF POPULATION HAS AN ASSOCIATES DEGREE OR HIGHER

Source: Esri



60 MINUTE DRIVE TIME demographics

(I-25/I-40 interchange)



1,047,699 POPULATION



429,886 HOUSEHOLDS



\$95,843 AVERAGE HH INCOME



\$412,332 MEDIAN LISTING PRICE



Source: Esri, Realtor.com

QUALITY OF LIFE

The greater Albuquerque region averages 310 days of sunshine each year and offers a variety of outdoor activities including golfing, hiking, camping, horseback riding, picnicking, skiing, hunting, fishing, ballooning and mountain climbing.

The region ranks among the top in the nation for cities with the most college graduates with 36.4% of the population holding a bachelor's degree or higher.

Greater Albuquerque is consistently under the national index mark of the C2ER Cost of Living Index.

With more than 1,800 hospital beds, the region is the center of health care excellence in New Mexico. The University of New Mexico (UNM) is a nationally recognized Level 1 Trauma Center.

COST OF LIVING INDEX



Phoenix, A7

Boise, ID



Colorado Springs, CO Salt Lake City, UT

Source: EMSI, C2ER



TRANSPORTATION SYSTEMS

- Albuquerque International Sunport is served by ten airlines with 5.0 million annual passengers.
- Two major highways (I-25 and I-40) bisect the city, providing national access for business and industry in the city as well as for several motor freight companies operating in the Albuquerque area. Albuquerque is only a 6.5 hour drive to Denver, Phoenix, Tucson and only 9.5 hours to Dallas.
- The greater Albuquerque region rail service includes one freight line and one passenger line. The Burlington Northern & Santa Fe Railway (BNSF) offers a north-south line that connects in Albuquerque and an east-west line which connects in Belen, located 40 miles south of Albuquerque. Albuquerque is equidistant from both the Port of Los Angeles and the Port of Houston. Additionally BNSF is the only railway that crosses the border into central Mexico.

MAJOR ALBUQUERQUE **EMPLOYERS:**

- Kirtland Airforce Base (23,000 employees)
- Albuquerque Public Schools (14,810 employees)
- Presbyterian Healthcare (13,456 employees)
- Sandia National Labs (13,361 employees)
- UNM Hospital (12,105 employees)
- Lovelace Hospital (3,011 employees)
- Central New Mexico Community College (1,866 employees)
- T-Mobile (1,013 employees)
- Netflix (1,000 employees)
- Tricore Reference Labs (1,000 employees)
- Fidelity Investments (900 employees)
- Safelite AutoGlass (300 employees)

Source: Albuquerque Economic Development

CLICK HERE FOR PROPERTY VIDEO



HUNING BUSINESS & TECH PARK WEST

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