

Development Land with Freeway Visibility and Access for Sale

I-40 and Central Ave. NW  
 Albuquerque, NM 87121



Santolina 13,850 acre mixed used development

**Sale Price:** \$642,000  
 \$3.50/SF

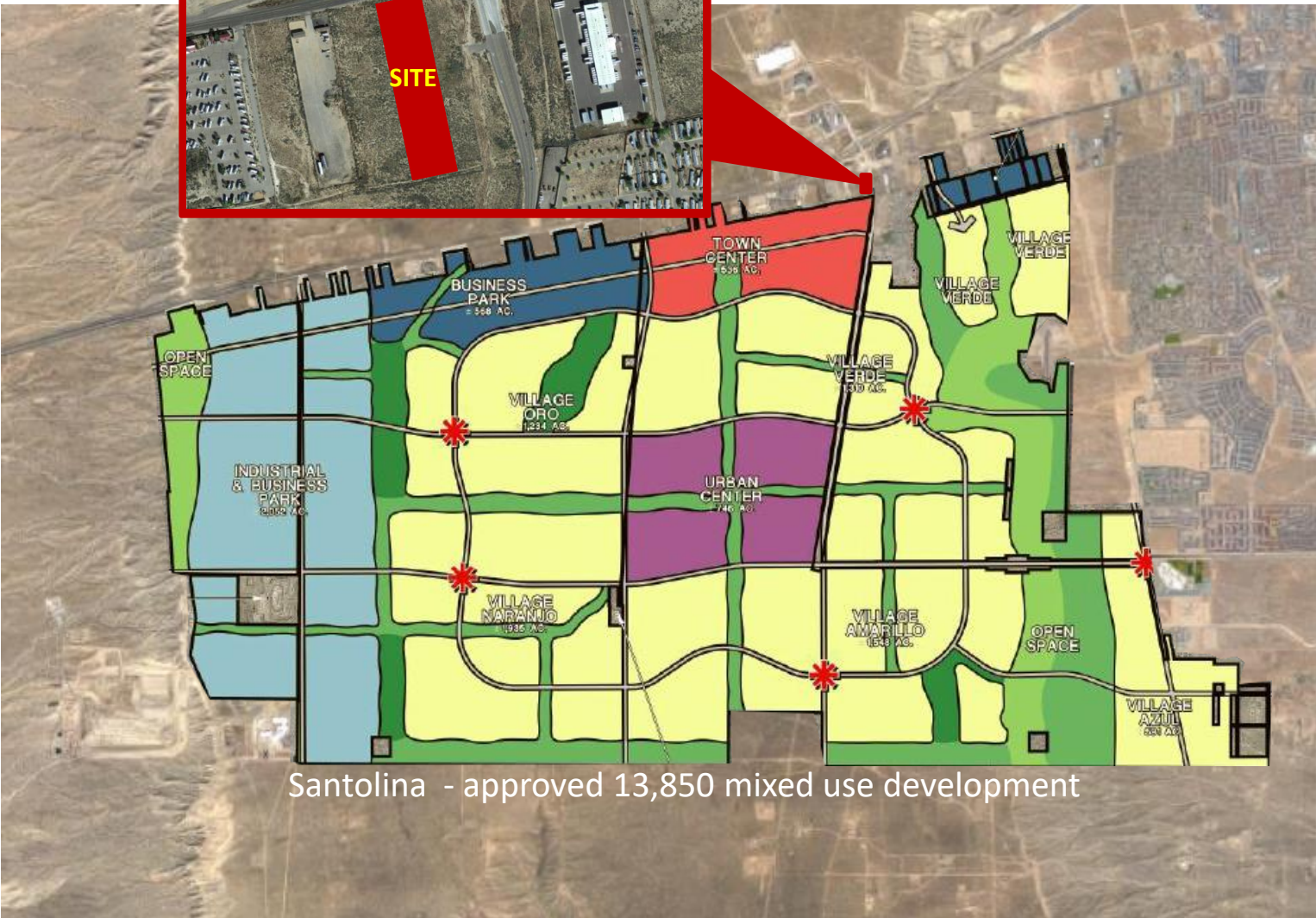
**Acres:** +/- 4.2103

**Features:**

- Excellent Freeway Visibility
- Access to Freeway On/Off Ramp
- County C-1 Zoning
- Located in the Rapidly Developing West Side of Albuquerque
- Hard Corner Intersection
- In the path of Growth

Immediate Trade Area/Site Close Up

**I-40 and Central Ave. NW  
Albuquerque, NM 87121**



Santolina - approved 13,850 mixed use development

Absolute Investment Realty has been selected as the exclusive representative of the owner to sell this well positioned 4.21 Acre parcel is situated at the hard corner intersection of Central Avenue and Interstate 40 in the growing west side trade area of Albuquerque.

The property has excellent access and visibility and could be an excellent location for a business or development that can benefit from these features. The property is zoned county C-1 which allows for most commercial uses.

The property is also located adjacent to the recently approved 13,850 acre Santolina master planned community. Which is expected to create 115,000 jobs and generate over \$30 billion dollars in economic benefit. For more information please visit [www.santolinanm.com](http://www.santolinanm.com)

Nearby tenants include Love's, American RV, High Desert RV, La Mesa RV, and XPO logistics, Tempurpedic, Shamrock Foods, Lonestar Truck Group.

Don't miss this excellent opportunity to acquire rare-hard corner land in path of growth.

Trade Area

I-40 and Central Ave. NW  
Albuquerque, NM 87121

Trade Area Demographics

Radius	1 Mile	3 Mile	5 Mile
Population (2016 Estimate)	25	23,773	86,974
Avg HH Income (2016 est)	\$59,286	\$55,021	\$57,669



**SITE**

I-25 30,000 VPD  
Central Ave. 4,700 VPD

Santolina 13,850 acre mixed used development

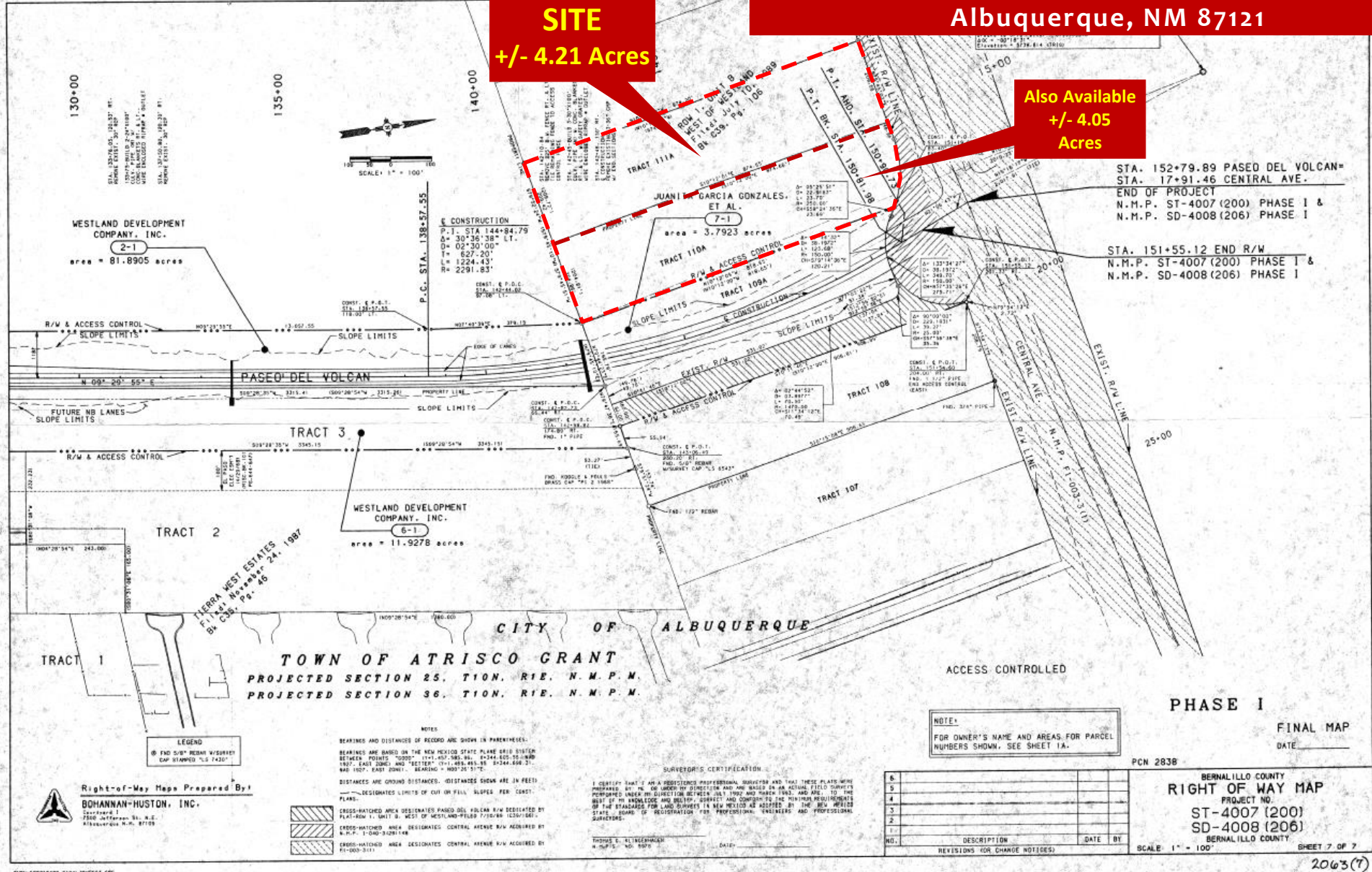
Santolina 13,850 acre mixed used development

Tower Pond Park

I-40 and Central Ave. NW  
Albuquerque, NM 87121

**SITE**  
**+/- 4.21 Acres**

**Also Available**  
**+/- 4.05 Acres**



STA. 152+79.89 PASEO DEL VOLCAN  
STA. 17+91.46 CENTRAL AVE.  
END OF PROJECT  
N.M.P. ST-4007 (200) PHASE I &  
N.M.P. SD-4008 (206) PHASE I

STA. 151+55.12 END R/W  
N.M.P. ST-4007 (200) PHASE I &  
N.M.P. SD-4008 (206) PHASE I

NOTE:  
FOR OWNER'S NAME AND AREAS FOR PARCEL  
NUMBERS SHOWN, SEE SHEET 1A.

PHASE I  
FINAL MAP  
DATE \_\_\_\_\_

NO.	DESCRIPTION	DATE	BY
6			
5			
4			
3			
2			
1			

PCN 2838

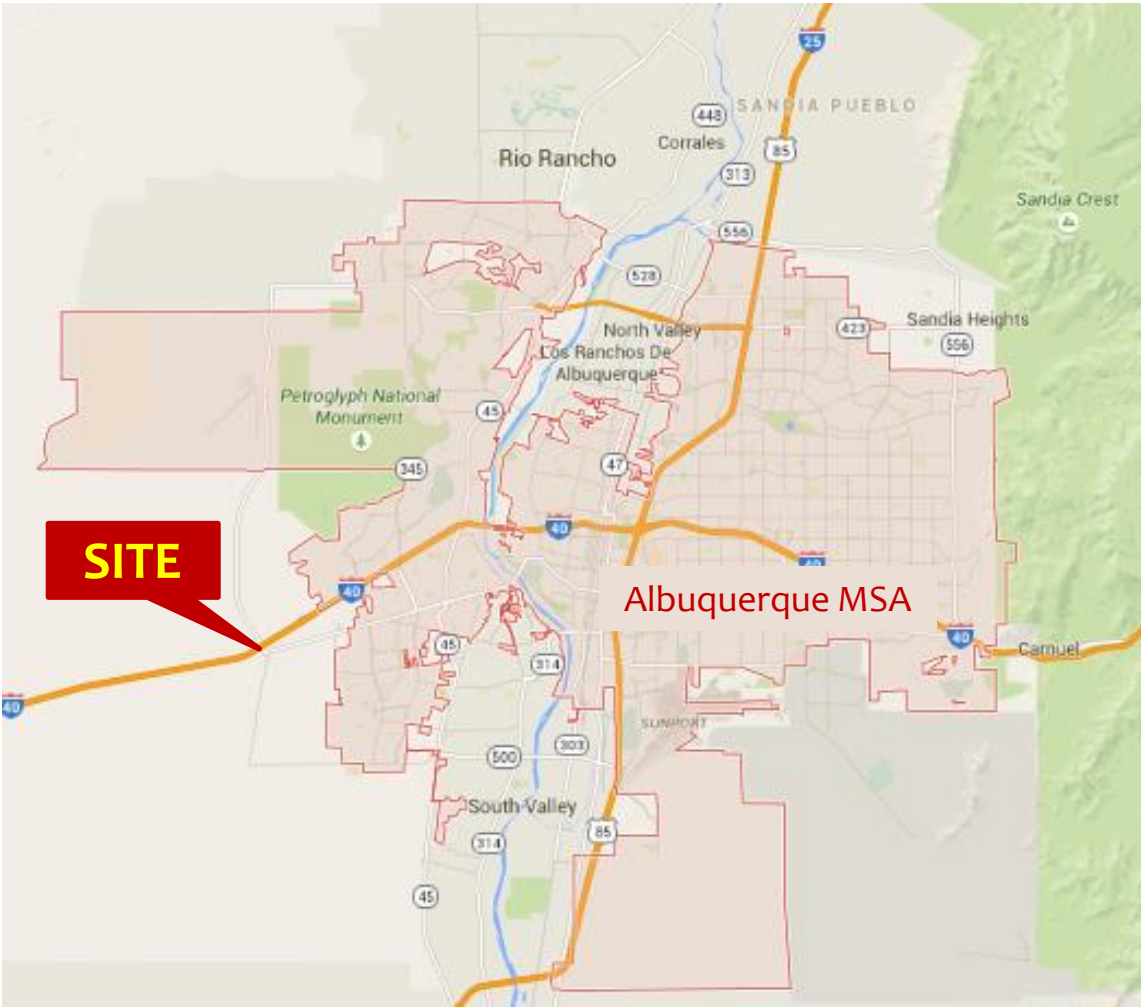
BERNALILLO COUNTY  
**RIGHT OF WAY MAP**  
PROJECT NO.  
**ST-4007 (200)**  
**SD-4008 (206)**  
BERNALILLO COUNTY  
SHEET 7 OF 7

2063(7)



# Albuquerque, New Mexico MSA

I-40 and Central Ave. NW  
Albuquerque, NM 87121





Albuquerque is located in the Rio Grande Valley, and is shadowed by the majestic Sandia Mountains. The metro area has a population of approximately 900,000 people with a projected growth rate of 7.2% over the next 2.5 years. Rio Rancho, a suburb of Albuquerque with a population of 89,900, has experienced explosive growth of over 65% from 2,000–2010, is the fastest growing city in New Mexico, and one of the fastest growing cities in the United States.

Albuquerque is home to the University of New Mexico (UNM) and the University of New Mexico Hospital (UNMH) which together employ 20,210 people. Kirtland Air Force Base and Sandia National employ a high-tech, educated work force of about 23,000 people. Albuquerque lies at the center of the New Mexico Technology Corridor, a concentration of high-tech private companies and government institutions along the Rio Grande river valley. Some key technology based employers include Sandia National Laboratories, Intel, Raytheon, Northrup Grumman, and Titan Aerospace (recently purchased by Google). Albuquerque is a regional center for transportation, health care and medical services, government agencies, nuclear research, banking, and tourism.

Albuquerque is host to the world famous Albuquerque International Balloon Fiesta which draws over 1,000,000 visitors per year. Albuquerque is less than 1 hour from the world famous tourist destination of Santa Fe, has year round outdoor activities and consistently wins awards for quality of life, and low cost of living. Albuquerque is ranked as one of Forbes Best Cities for Business.

**Albuquerque MSA Demographics**

Population (2015 Estimate)	907,679
Households (2015 Estimate)	357,434
Avg. Household Income (2015 Estimate)	\$65,193