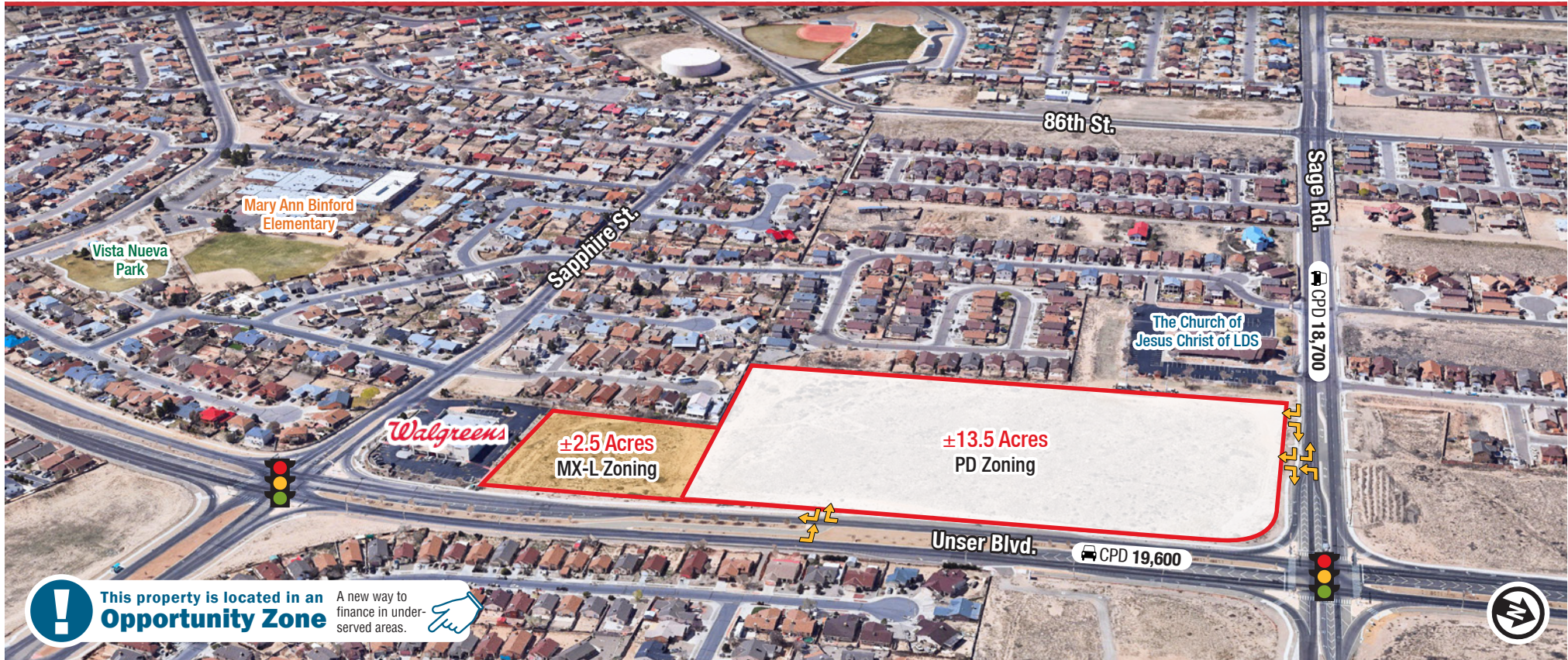


For Sale

Vacant Land Along Unser Blvd.

GREAT DEVELOPMENT OPPORTUNITY IN FAST GROWING AREA

SWC Unser Blvd. & Sage Rd. SW | Albuquerque, NM 87121



Sale Price

- \$2,056,032 (\$2.95/SF)

Available

- Land: ±16.0 Acres
Seller will demise

IDO Zoning MX-L, PD

Property Highlights

- Great opportunity for office, retail and residential development
- Prime visibility along a major commuter route
- Underserved market development opportunity
- Located at a signalized intersection with more than 38,000 cars per day
- Multiple access points
- All utilities to the site
- Off-site improvements in place

NAI SunVista

6801 Jefferson NE | Suite 200 | Albuquerque, NM 87109

505 878 0001 sunnvista.com



For more information:

Genieve Posen
genieve@sunnvista.com
505 998 1568

Jim Hakeem
jim@sunnvista.com
505 878 0006

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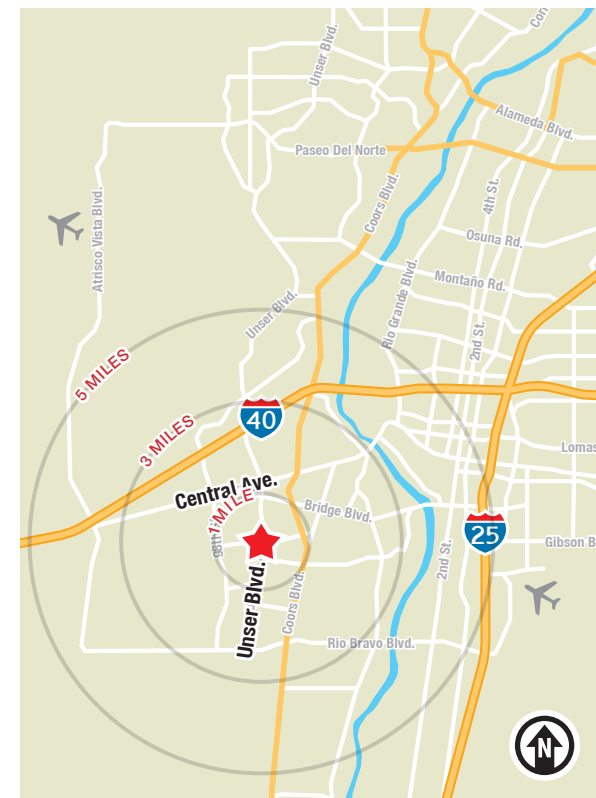
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LOCATION

2020 Demographics	1 mile	3 mile	5 mile
Total Population	20,763	109,942	185,270
Average HH Income	\$54,269	\$56,915	\$60,921
Daytime Employment	1,142	13,658	63,665
2020 Forecasted by Esri			



NA SunVista 505 878 0001 sunvista.com

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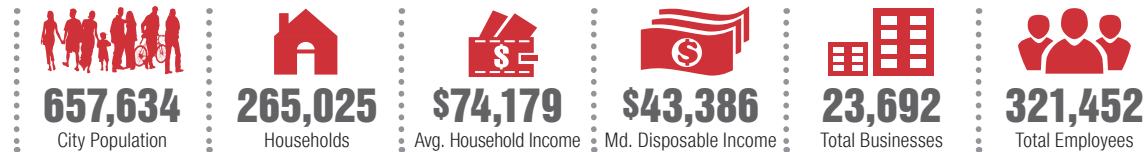
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Trade Area Analysis

Albuquerque | Why Here? Why Now?

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.

City of Albuquerque by the Numbers (ESRI 2020 Demographics)



939,316
Albuquerque Metro Population

#1

The Largest
City in the State

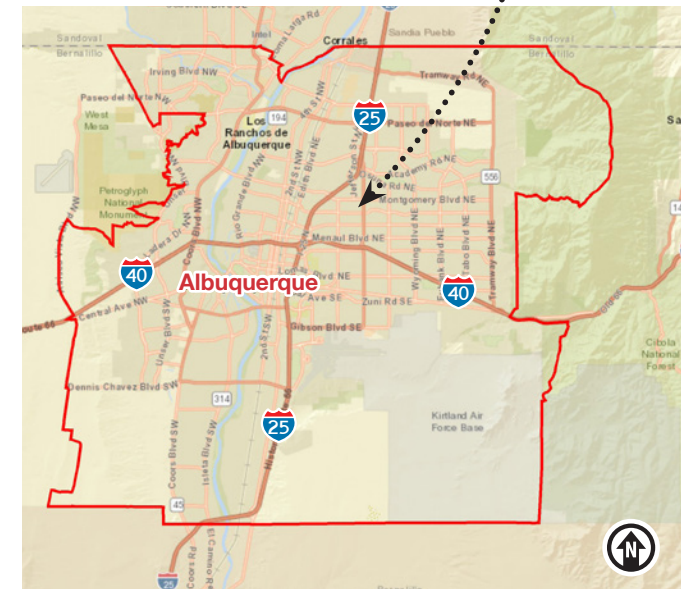
NEW MEXICO



ALBUQUERQUE METRO



ALBUQUERQUE CITY



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

Is the center of health care excellence in NM. University of NM is a nationally recognized Class 1 research institution. There are 1,943 licensed hospital beds in metro area



EDUCATION | SKILLED WORKFORCE

Ranks top in nation for cities with the most college graduates, 69,000 college students reside in metro area, 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 and cost of living, a qualified/productive workforce, aggressive incentives, efficient market access

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CITY OF
Albuquerque

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