

FOR SALE

7401 Atrisco Vista Blvd. NW | Albuquerque, NM 87120

NWQ Atrisco Vista Blvd. & Shooting Range Access Rd. NW

Direct Runway-Access Land

EXCLUSIVE AVIATION INDUSTRIAL PARK



SALE PRICE \$1.35/SF

LAND ±129.59 Acres

ZONING

- SU-1 for airport & related facilities

PROPERTY HIGHLIGHTS

- One of few runway access properties for sale in Albuquerque
- All city utilities are available
- Double Eagle II Runway access to the property
- Paved site access - new road from I-40 to airport
- Permissive uses include:
 - Airport related industrial
 - Warehousing
 - Manufacturing
- All site plans may go directly to Design Review Board
- No public hearing required for site plan
- Will subdivide into tracts of ±20 acres or more

This property is located in an Opportunity Zone A new way to finance in under-served areas.

NAI SunVista

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FEATURES

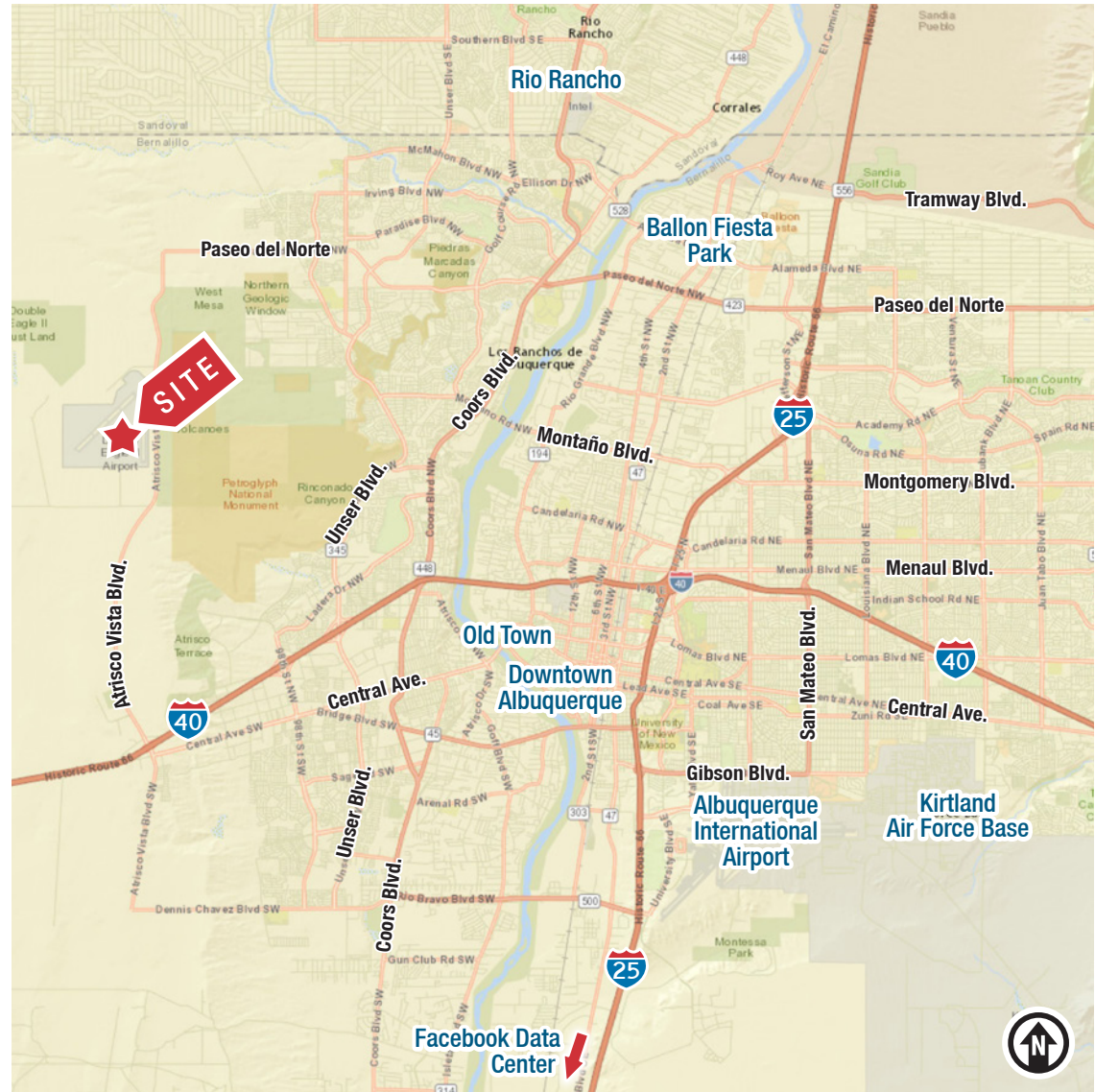
Location:

Double Eagle II Airport (AEG) is an active general aviation facility on Albuquerque's west side. There are approximately 240 based aircraft and 120,000 annual operations comprising training, military, air ambulance, charter, private and corporate flights. The airport sits at an elevation of 5,834 feet above sea level and is located approximately eight miles north of Interstate 40 at the top of Nine Mile Hill on Albuquerque's West Mesa.

Double Eagle Airport:

The airport has two runways; Runway 4-22 is 7,398 feet in length x 100 feet wide, has full ILS and is equipped with a MALSR on the Runway 22 end. Runway 17-35 is 5,999 feet in length x 100 feet wide, and has REIL available on each end. Runway 4 and 17 are equipped with PAPI visual navigational aide. The Traffic Pattern altitude is 6,800' mean sea level. There are right hand Traffic Patterns for runways 22 and 35.

- 12 Miles** to Rio Rancho (ABQ MSA)
- 13 Miles** to Albuquerque Old Town
- 15 Miles** to Downtown Albuquerque
- 14 Miles** to Balloon Fiesta Park
- 20 Miles** to Albuquerque International Airport
- 23 Miles** to Kirtland Air Force Base
- 29 Miles** to Facebook Data Center in Los Lunas (ABQ MSA)



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1 Southwest Aeronautics, Math & Science Academy

Southwest Aeronautics, Math & Science Academy (SAMS) is a unique school that blends an on-line curriculum with a hands-on STEM lab while complementing it all with a solid Aviation Program.

The STEM lab is an innovative laboratory that offers students classes in biochemistry (forensics), animatronics, aviation design, environmental studies, and 3D printers.

SAMS offers a broad aviation programming with more depth into the many facets of aviation. They are the only high school in the country to offer a diploma and a pilot license.

SAMS also offers dual enrollment with state colleges University of New Mexico (UNM), Central New Mexico (CNM) and Eastern New Mexico in Roswell.

2 Double Eagle Airport

Double Eagle II Airport (AEG) is an active general aviation facility on Albuquerque's west side. The airport is located approximately eight miles north of Interstate 40 at the top of Nine Mile Hill.

The aircraft and annual operations comprise of private, military and corporate flights. Local and county law enforcement and military aviation frequently utilize this airport for training missions throughout the year. Finally, a number of firefighting helicopter teams base here for standby throughout fire season each year.

The tower averages 65,000 to 75,000 aircraft operations per year. The tower is a Contract Tower operation, meaning a private company is contracted by the FAA to conduct the air traffic control operation.



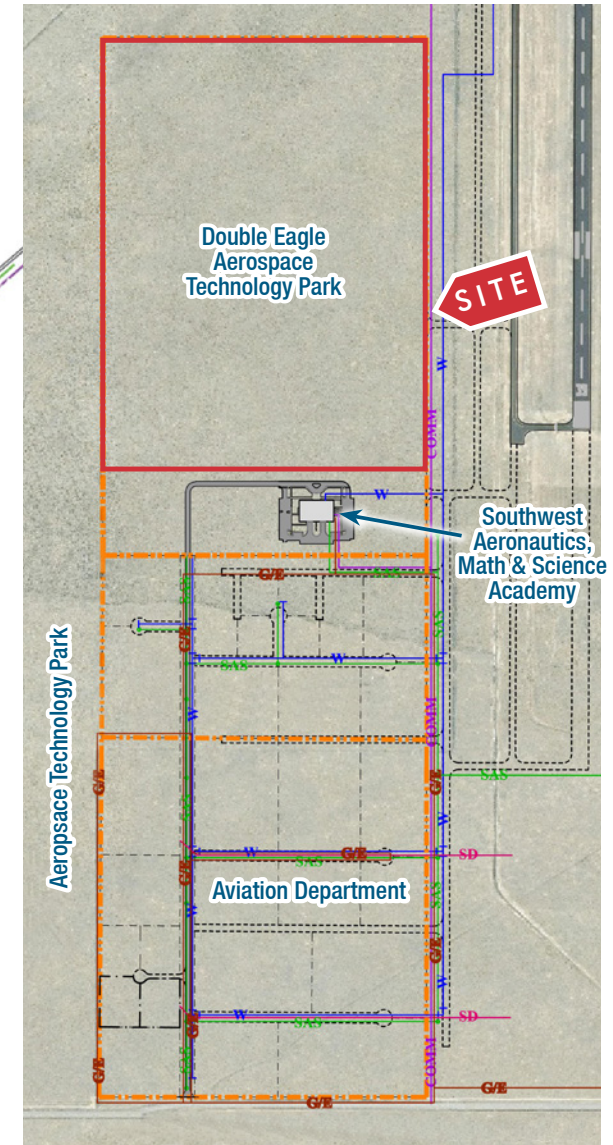
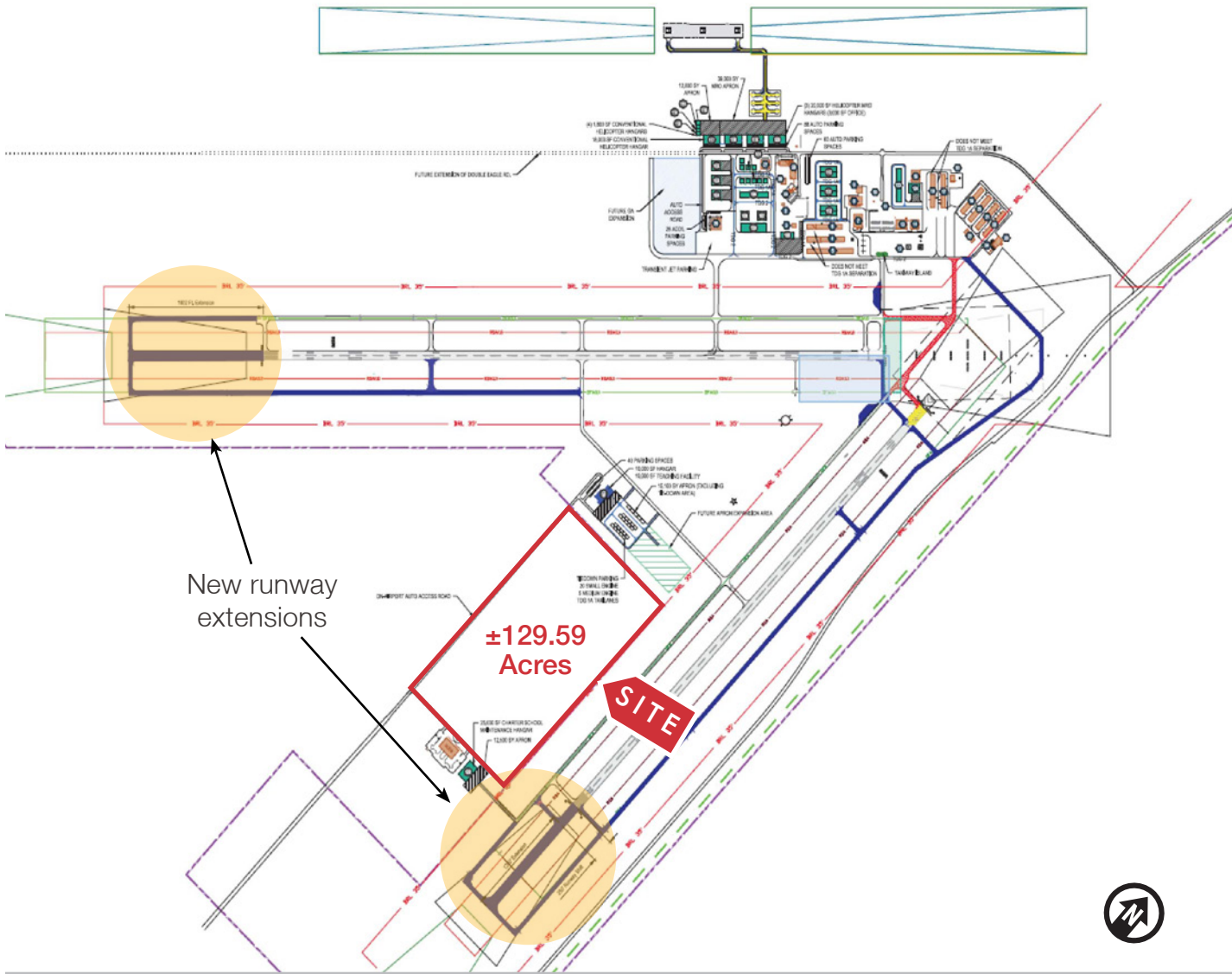
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