

For Sale

Development-Ready Vacant Land

ON THE WESTSIDE NEAR COORS BLVD. & WESTERN TRAIL

SWC Western Trail & Quaker Heights Pl. NW | Albuquerque, NM 87120

SWQ Coors Blvd. & Western Trail NW



Sale Price

- \$595,000 (\$8.99/SF)

Available

- Tract 2-A: ±1.5249 Acres

IDO Zoning

- MX-T

Property Highlights

- 270' frontage on Western Trail
- Grade level
- Located near the new PresNow 24/7 Urgent and Emergency Care
- Ideal for office, institutional, and medical development
- Convenient access from Coors Blvd. (51,000 cars per day)
- Dense infill location surrounded by rooftops

got space

NAI Maestas & Ward
6801 Jefferson NE | Suite 200 | Albuquerque, NM 87109
505 878 0001 gotSPACEUSA.com    



Riley McKee
riley@gotSPACEUSA.com
505 379 1549

For more information:
Cole Flanagan, CPA, MBA
cole@gotSPACEUSA.com
505 235 7585

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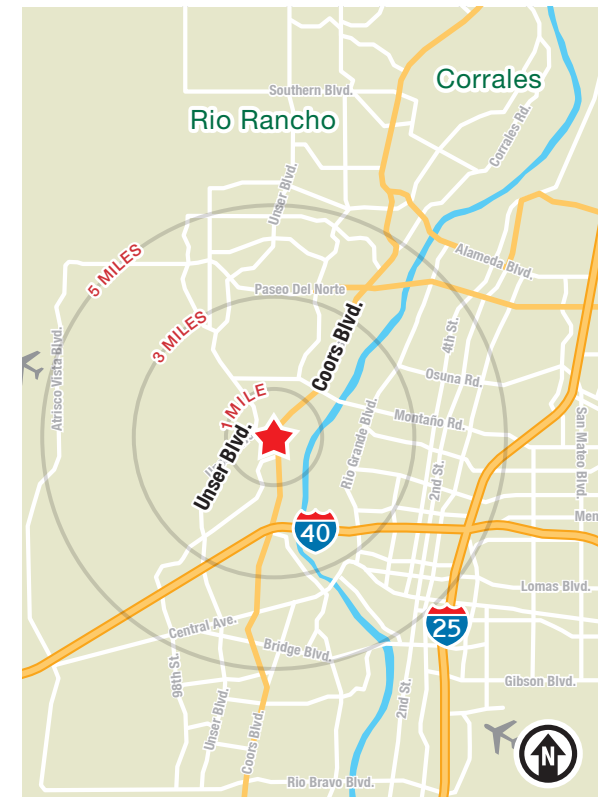
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LOCATION

2020 Demographics	1 mile	3 mile	5 mile
Total Population	11,835	75,943	192,370
Average HH Income	\$86,892	\$84,180	\$76,913
Daytime Employment	2,044	14,598	89,082
2020 Forecasted by Esri			



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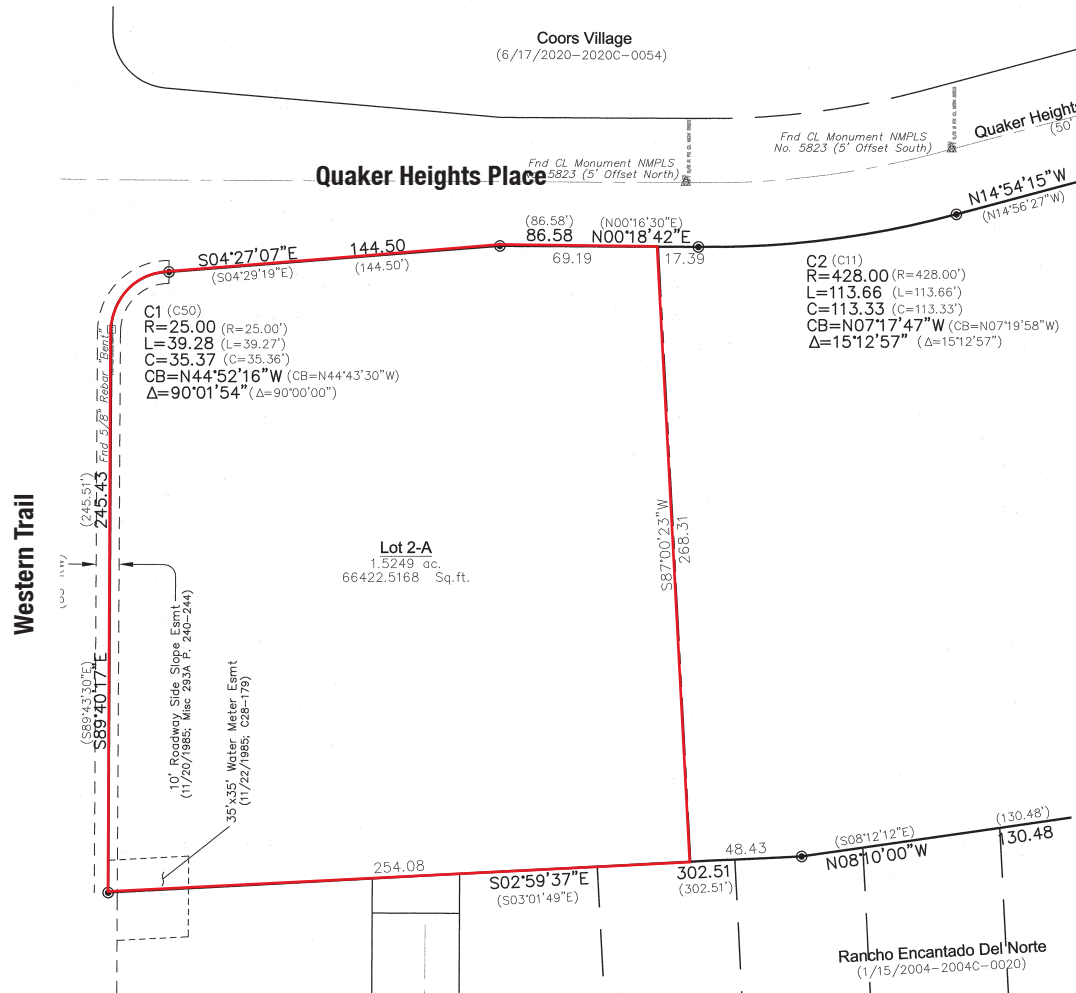
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SITE SURVEY



AVAILABLE

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