



Colliers



±60 Acres in the Northwest Heights

Residential Development Opportunity

Tres Volcanes Albuquerque, NM 87120

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Accelerating success.

EXECUTIVE SUMMARY

Colliers is pleased to present for sale a rare opportunity to acquire a uniquely positioned infill land parcel located within Albuquerque's Northwest heights, suitable for a master-planned residential community. The 60+ acre subject property, which is part of the original land assemblage for the development of the Tres Volcanes Community Collaborative School project, represents the first-ever real property asset sale authorized by Albuquerque Public Schools ("APS").












Price: Please Inquire

Size of Land: ±60 Acres

Zoning: PC (Planned Community)

Submarket: Northwest Heights

Features

-  ±60 acre residential development opportunity with potential mixed uses
-  Utilities are in Arroyo Vista Blvd making it easy to bring into the site
-  Located in Albuquerque's fast growing Northwest Heights
-  Easy access to I-40/98th Street
-  Family-friendly amenities in the immediate area including APS Nusenda Community Stadium, track field, and City baseball fields
-  Adjacent to K-8 newly built APS Tres Volcanes Community Collaborative School to the east
-  US National Park lands with walking trails to the north
-  Newer 330 lot Pulte Home development to the west
-  Landscaping and bike trails adjacent to the Property
-  Planned Community (PC) Zoning allowing for multiple uses
-  Located within an Opportunity Zone



THE OPPORTUNITY

Fronting along Arroyo Vista Blvd NW, the property is in the heart of Albuquerque's growth corridor, surrounded by master-planned communities offering family-oriented activities and walking/bike paths within walking distance. Core utility infrastructure is located in Arroyo Vista Blvd at the south property boundary, which should expedite entitlement work and shortening speed-to-market for new development.

The new flagship K-8 Tres Volcanes Community Collaborative School is an added advantage for the community along with APS' newest regional sports complex including; Nusenda Community Stadium (110-acre multi-use facility, which hosts APS Football, Track and Field and numerous community events) and the Jennifer Riordan Spark Kindness Sports Complex (81 acres designated for baseball/softball). There is no other similar-sized site in the region that affords near-term opportunity for a developer to provide middle to upscale lot and residential unit inventory, surrounded by a unique base of in-place amenities. Together, the site is destined as a place where families will enjoy living, with convenient access to Interstate 40.

Sharing a northern boundary line with the historic Petroglyph National Monument is an added advantage, with access to open space and hiking trails along with beautiful, unobstructed views of the Sandia Mountains and Rio Grande Valley.

The Tres Volcanes site lies within an Opportunity Zone which entails appealing tax advantages to encourage development.

Positioned in the developing Northwest Heights, the site will be attractive to local and regional developers who are existing or already familiar with the qualities of our market.

Development Opportunities

- Single-Family Residential Housing Community
- Multi-Family Community
- Build-to-Rent Community
- Mixed-Use



Petroglyph National Monument



City of Albuquerque Jennifer Riordan Regional Sports Complex

APS Nusenda Community Stadium

Petroglyph National Monument

Tres Volcanes Community Collaborative School

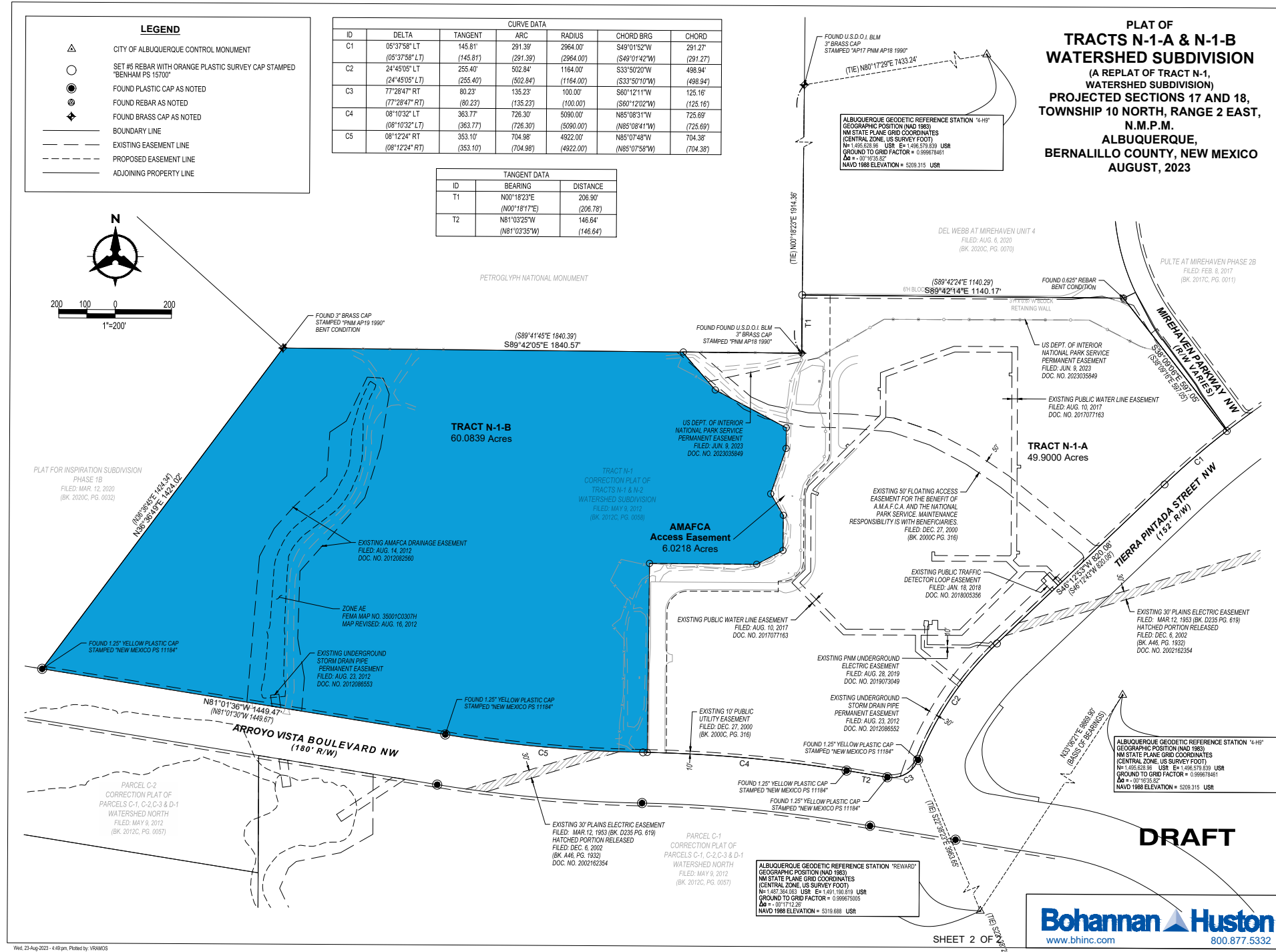
SITE



City of Albuquerque Jennifer Riordan Regional Sports Complex



Tres Volcanes Community Collaborative School



Infrastructure

- Completed roadway and access along Arroyo Vista Blvd
- Completed medians in Arroyo Vista Blvd
- Completed intersections with lighted signals
- 12" sanitary sewer line in Arroyo Vista Blvd
- 12" water line in Arroyo Vista Blvd
- Bike trail along Arroyo Vista Blvd
- Public access and public drainage easement granted to City of Albuquerque
- AMAFCA drainage easement granted
- City of Albuquerque storm drain easements
- Assume dry utilities in Arroyo Vista Blvd
- Completed sidewalks and trails along Arroyo Vista Blvd
- Core utility infrastructure is located in the road at the south property boundary, which should expedite entitlement work and shortening speed-to-market for new development.

Engineering drawings and reports to follow during the due diligence period.

THE COMMUNITY

Retail Amenities

The area is supported with a wide variety of retail shopping, restaurant and service options including: **Walmart, Walgreens, Anytime Fitness** and more.

Petroglyph National Monument

One of the largest petroglyph sites in North America, Petroglyph National Monument features designs and symbols carved onto volcanic rocks by Native Americans and Spanish settlers 400 to 700 years ago.

Industrial Parks

Albuquerque's west side has become a burgeoning industrial market. Manufacturing and distribution facilities for companies like **Amazon, Tempur-Pedic, Ben E. Keith, Shamrock Foods, Coca-Cola** and a host of many more nationally recognized brands which have planted roots in the northwest mesa, creating jobs and helping to build thriving communities.

Parks & Recreation

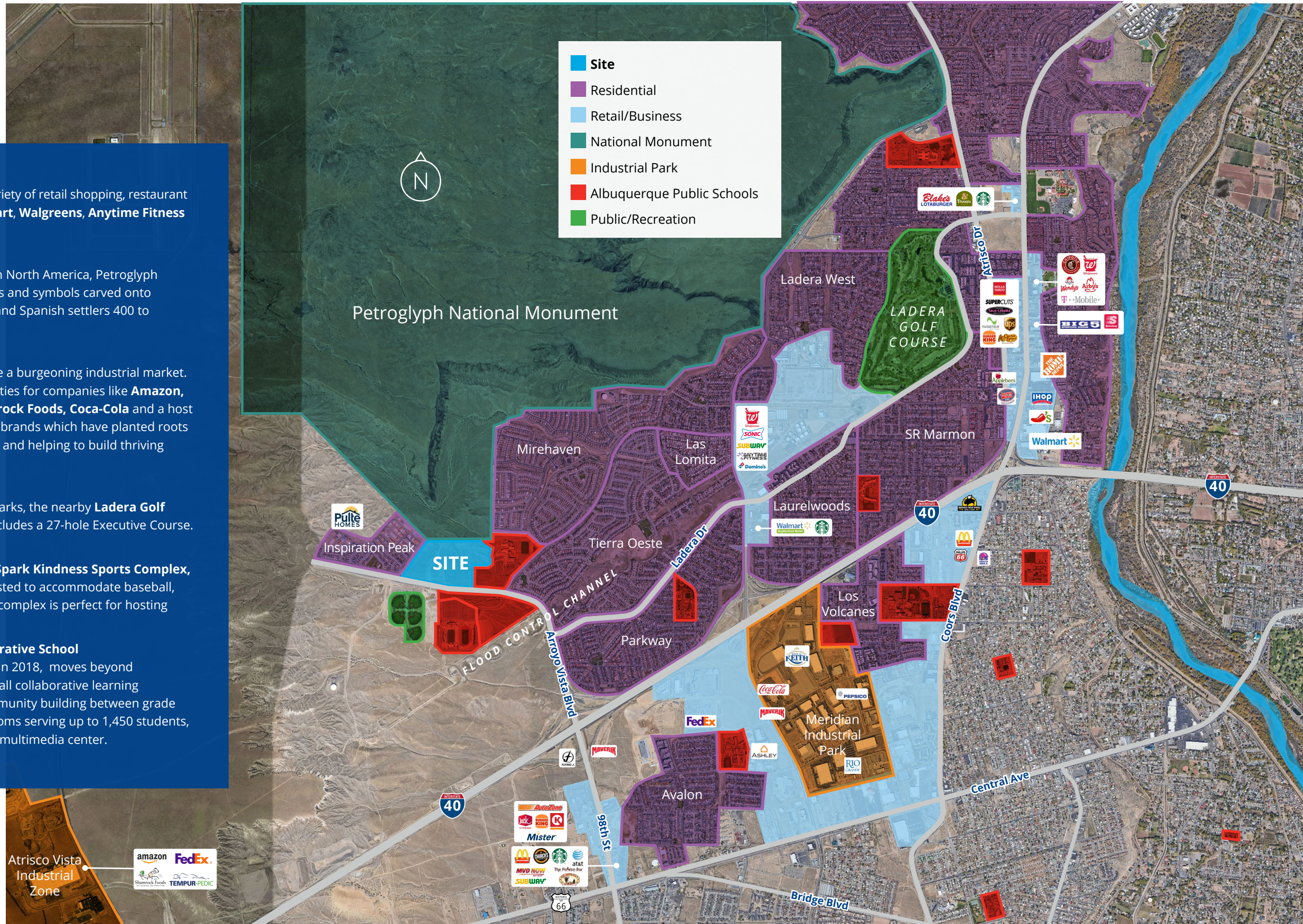
In addition to many neighborhood parks, the nearby **Ladera Golf Course** is a recreational gem that includes a 27-hole Executive Course.

Sports Complex

Closer still is **The Jennifer Riordan Spark Kindness Sports Complex**, featuring five fields that can be adjusted to accommodate baseball, softball and little league teams. The complex is perfect for hosting tournaments or league play!

Tres Volcanes Community Collaborative School

This innovative new school, opened in 2018, moves beyond the traditional classroom toward small collaborative learning environments, mentorship and community building between grade levels. The K-8 facility has 64 classrooms serving up to 1,450 students, a shared gym, kitchen/cafeteria and multimedia center.



RESIDENTIAL DEVELOPMENT

Albuquerque's Northwest Heights offer spectacular views of the Sandia Mountains to the east, the volcanoes to the west, and the Petroglyph National Monument to the north. Neighboring single family residential communities (Del Webb's Mirehaven and Pulte's Inspiration and The Ridge

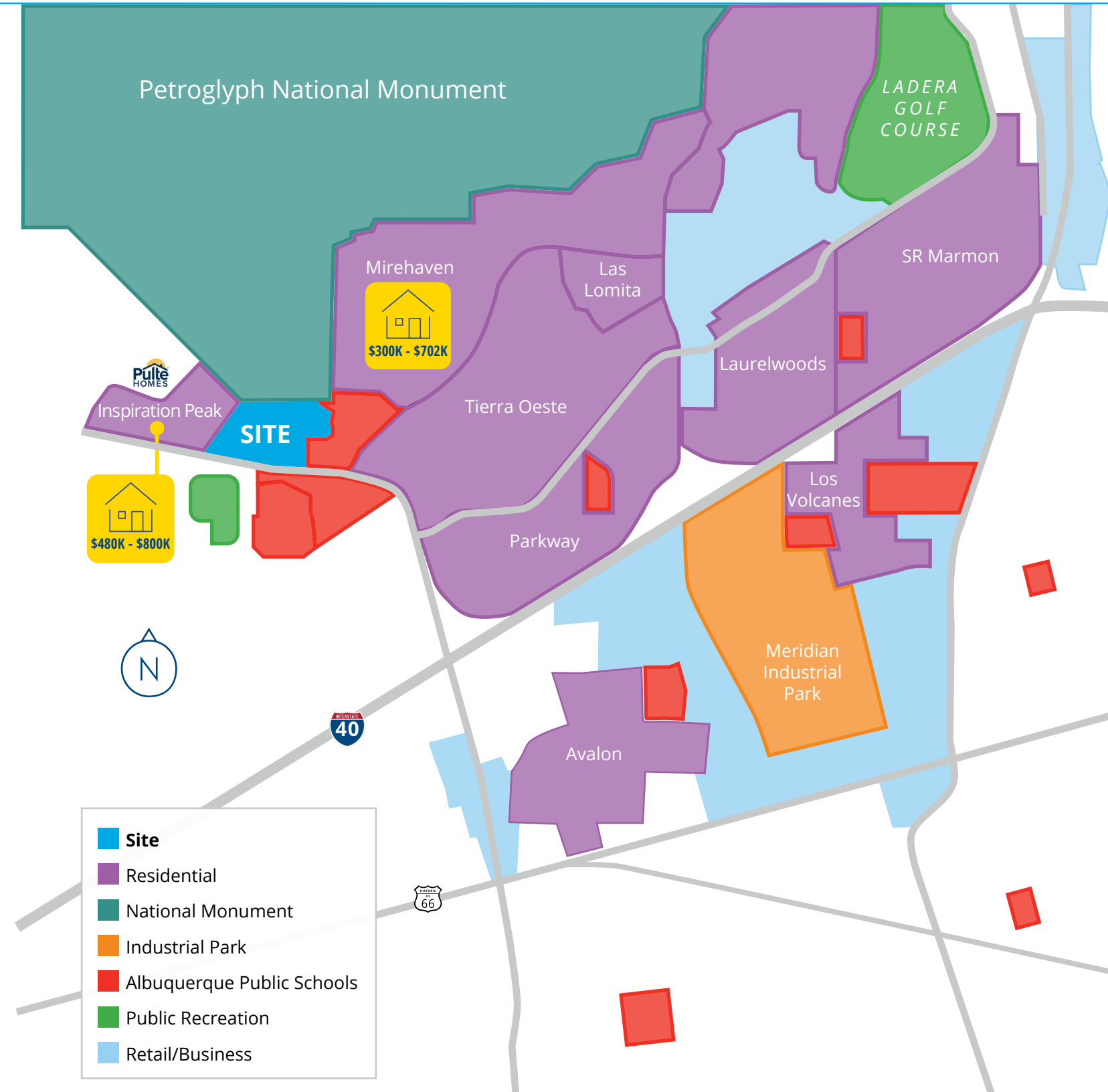
at Stormcloud) demonstrate the marketability of the land. Zoned as Planned Community (PC), which lends itself to multiple density residential and mixed-use developments.

Neighborhood	Number of Homes	Home Price Range
Inspiration Peak	327	\$480,000 - \$800,000*
Mirehaven	538	\$300,000 - \$702,500
Las Lomita	190	\$361,000 - \$395,000
Tierra Oeste	1468	\$232,500 - \$602,000
Parkway	1374	\$240,000 - \$380,000
Ladera West	967	\$240,000 - \$410,000
Laurelwoods	817	\$245,000 - \$445,000
SR Marmon	1409	\$193,000 - \$400,000
Los Volcanes	457	\$225,000 - \$319,000
Avalon	448	\$250,000 - \$292,000

Data shown is from the last 12 months (January 2023 - January 2024).

* Inspiration prices reflect new construction. All else are resale values.

Source: Multiple Listing Service (MLS)





This offering of the Tres Volcanes Residential Development Opportunity signals a unique offering and marks the first time that APS has relinquished a property for private sector development.

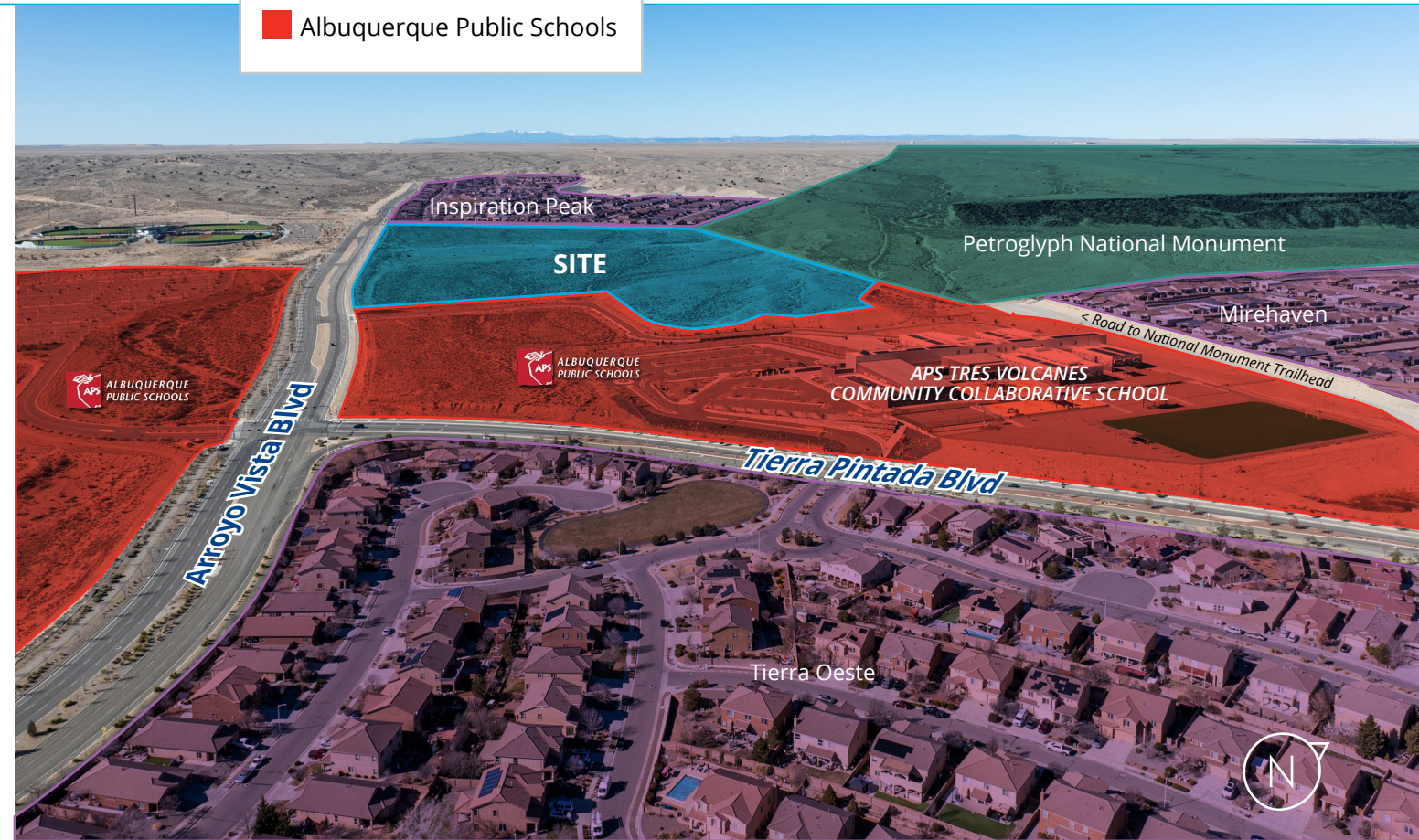
As a responsible steward of over a fifth of the land in the Albuquerque metro area, APS seeks to work with the development community in providing a valuable new residential opportunity to the people of Albuquerque.

One of the largest employers in New Mexico, Albuquerque Public Schools also boasts the following features:

- 70,000 students in grades K-12
- 13,000 APS employees
- APS is the 36th-largest school district in the country and the largest school district in the state
- APS district serves a 1,230 square mile area encompassing all of the City of Albuquerque, Bernalillo County and a small portion of southern Sandoval County
- APS owns 22% of land within the Albuquerque metro area
- 145 schools and 33 APS authorized charter schools
- Approximately 17 million SF of traditional school buildings, portable classrooms, administration offices and facilities
- Over 600 acres of athletic fields
- 4 major complexes/stadiums
- APS student transportation services is the largest public transit system in the state with 40,000 riders daily,
- Maintains 436 buses which log 32,000 miles driven daily
- APS has Joint Use Agreements with the City of Albuquerque, Bernalillo County and the State of New Mexico

APS' Real Estate Department:

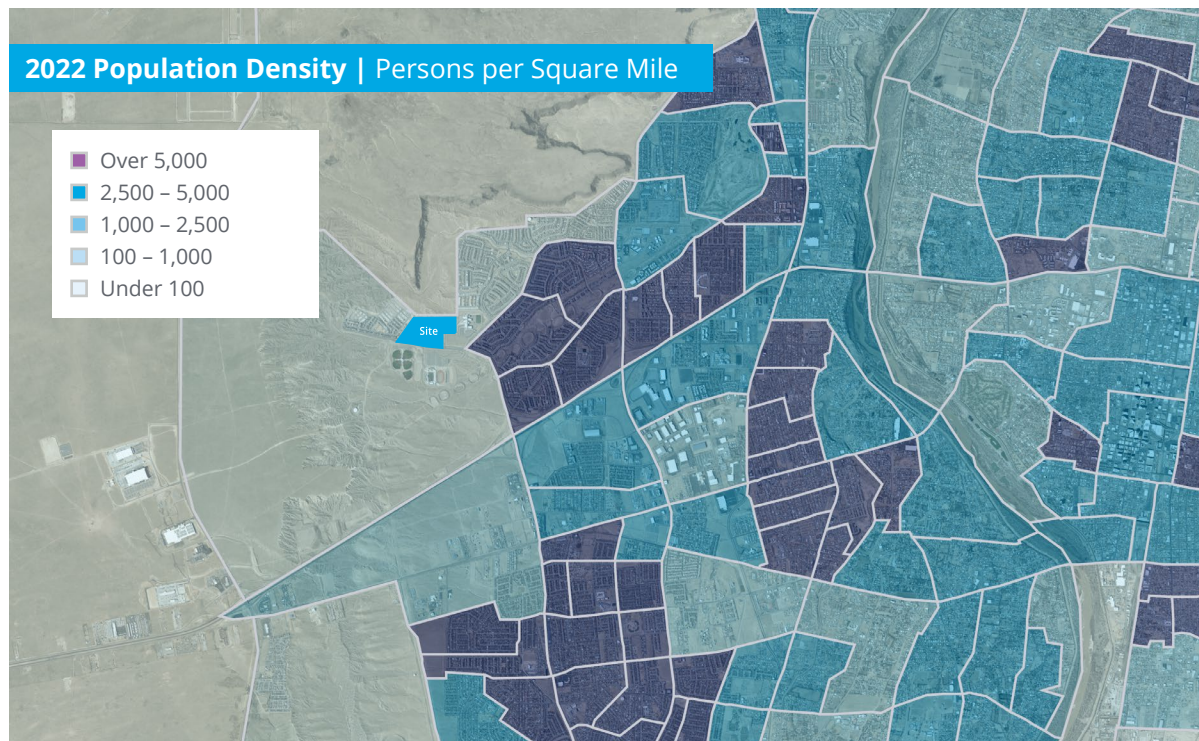
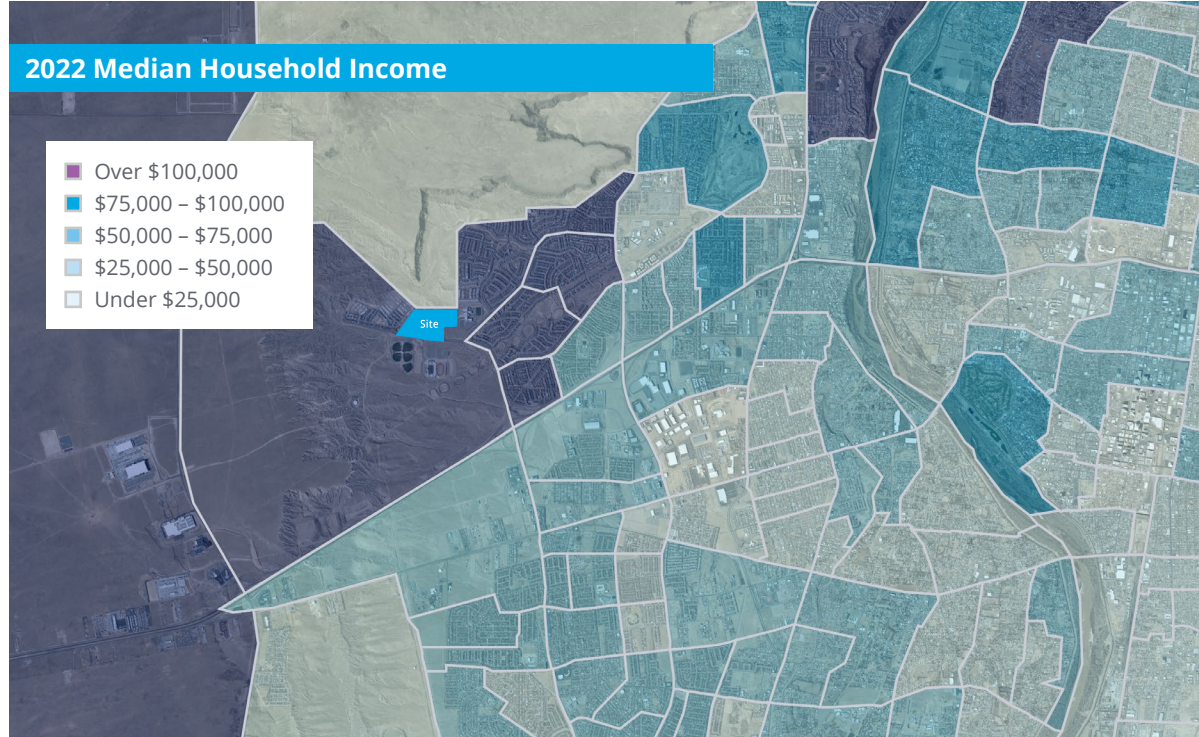
- Maintains permanent real property records and manages APS' property portfolio
- Acquisitions, dispositions and leases of real property for the needs of the district
- Facilitates and negotiates Joint-Use Agreements, leases and licenses with other governmental and private entities
- Addresses easements, rights-of-way and vacations issues on or pertaining to APS properties
- Handles inquiries regarding real property
- Collaborates with other governmental entities for the benefit of the community:
City of Albuquerque
Bernalillo County
National Park Service
State of New Mexico
Middle Rio Grande Conservancy District
- Reviews charter schools leases and lease-to-purchase agreements
- Manages the school district's water rights
- Manages APS land bank fund to facilitate and enhance the district's mission



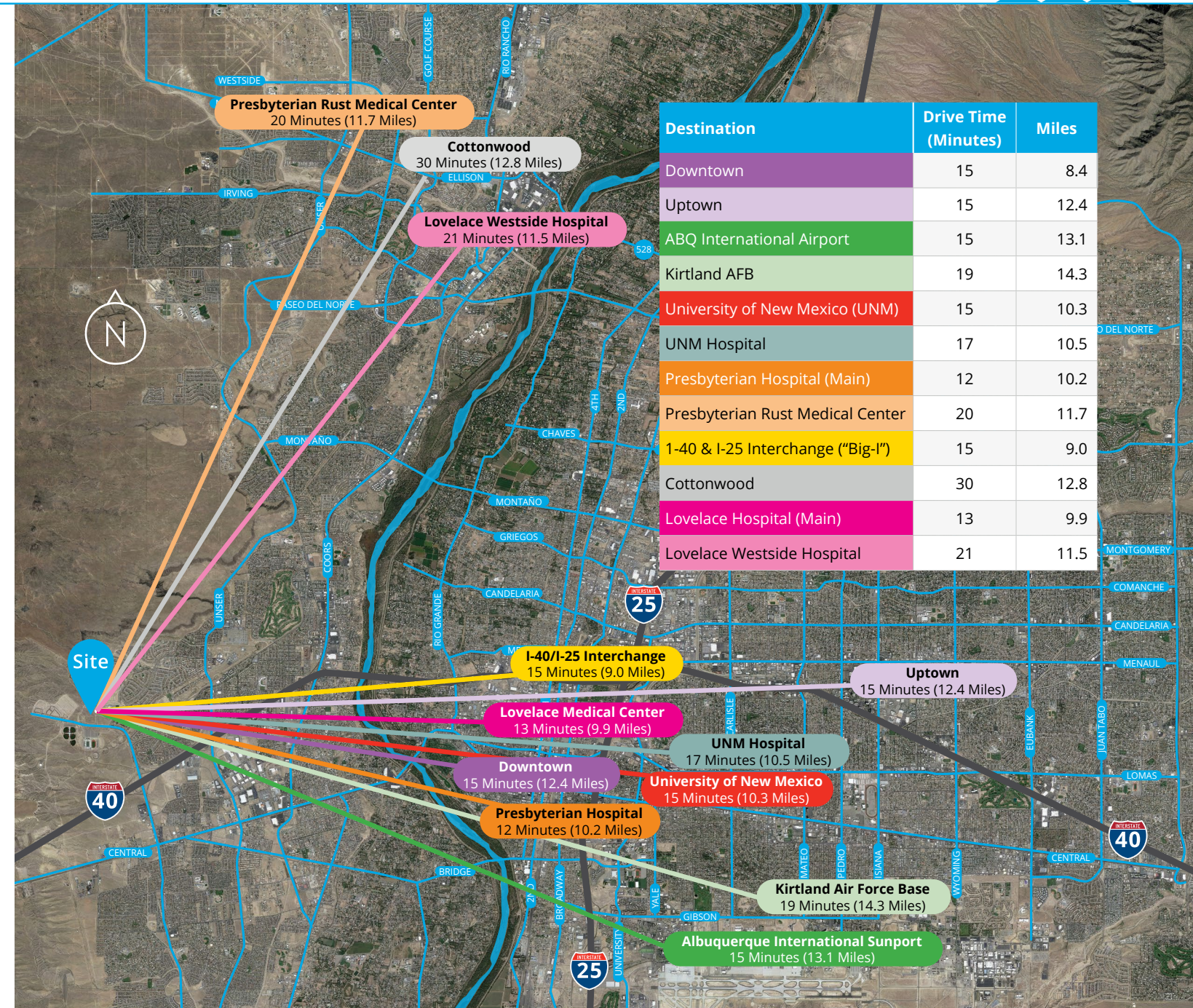
Nearby Employers



DEMOGRAPHICS



DRIVE TIMES





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