

CENTRAL  
NEW MEXICO  
RAIL PARK  
±1627 ACRES  
(under construction)

# VILLAGE OF LOS LUNAS, NM

Under Contract  
Future Solar

Under Contract

SOLD

741± Acres  
Huning Business &  
Tech Park West

facebook

Solar Project

Walmart  
Distribution Center

Walmart  
Distribution Center

amazon  
Distribution Facility  
Under Construction

LEGACY AT LA SIERRA  
NEW RESIDENTIAL  
±600 HOMES PLANNED

Jubilee

THE UNIVERSITY OF  
NEW MEXICO  
Future  
Valencia Training Center

±705 AC

Open Space

Los Senderos  
Master Planned  
Community

Planned Morris Rd  
Extension

±827 ACRES  
LAND FOR SALE

±122 AC

Planned  
Interchange

**±827 ACRES  
LOS LUNAS LAND FOR SALE**  
HWY 6 & EL CERRO OPEN SPACE | LOS LUNAS, NM

# LOS LUNAS, NM IS A *SAFE,* *INNOVATIVE & STRATEGIC* *community*

WITH PRO-DEVELOPMENT LEADERS  
ONE OF THE FASTEST GROWING COMMUNITIES IN NEW MEXICO

## **FEATURES**

- ±827 ACRES
- ADJACENT TO:
  - HUNING RANCH MASTER PLAN RESIDENTIAL DEVELOPMENTS
  - JUBULIEE ACTIVE SENIOR RESIDENTIAL DEVELOPMENT
  - LEGACY AT LA SIERRA - NEW RESIDENTIAL DEVELOPMENT WITH ±600 HOMES PLANNED
  - EL CERRA OPEN SPACE WITH HIKING TRAILS AND VISTAS
- INTERSTATE 25 AND HIGHWAY 6 PROVIDE EASY ACCESS TO ALL NEW MEXICO REGIONAL DESTINATIONS
- 15 MINUTES SOUTH OF ALBUQUERQUE INTERNATIONAL AIRPORT (SUNPORT) AND 25 MINUTES SOUTH OF THE I-25/I-40 INTERSECTION
- ZONED A-1 (VILLAGE OF LOS LUNAS)
- NO PUBLIC UTILITIES CURRENTLY PROVIDED

## **SURROUNDED BY**

- NEW MEXICO'S LARGEST STATE-OF-THE-ART DATACENTER
- BNSF RAILWAY
- PNM SOLAR PROJECT
- CENTRAL NEW MEXICO RAIL PARK (UNDER CONSTRUCTION)
- HUNING RANCH MASTER PLANNED COMMUNITY
- WALMART DISTRIBUTION CENTER

## LOS LUNAS OVERVIEW

The Village of Los Lunas has become known as one of the most pro-growth communities in the State of New Mexico. Due to its' proximity to Interstate 25 and Highway 6, businesses have been drawn to the area by easy access, proximity to Albuquerque, pro-growth development, low taxes and existing infrastructure. Besides major retailers such as Lowe's, Home Depot, restaurants and entertainment venues, the area has attracted major employers such as a 600,000 SF Walmart distribution center and a 2,800,000 SF, six-phase, billion-dollar Facebook data center. This development features the most advanced data center technology. The Village incentives and pro-growth attitude have been a tremendous success and bode well for future residential and employment growth.



## VALENCIA COUNTY *demographics highlights*



**80,243 POPULATION**



**29,139 HOUSEHOLDS**



**\$68,837 AVERAGE HH INCOME**



**\$222,856 10 AVERAGE VALUE  
OF OWNER OCCUPANCY  
HOUSING UNITS**



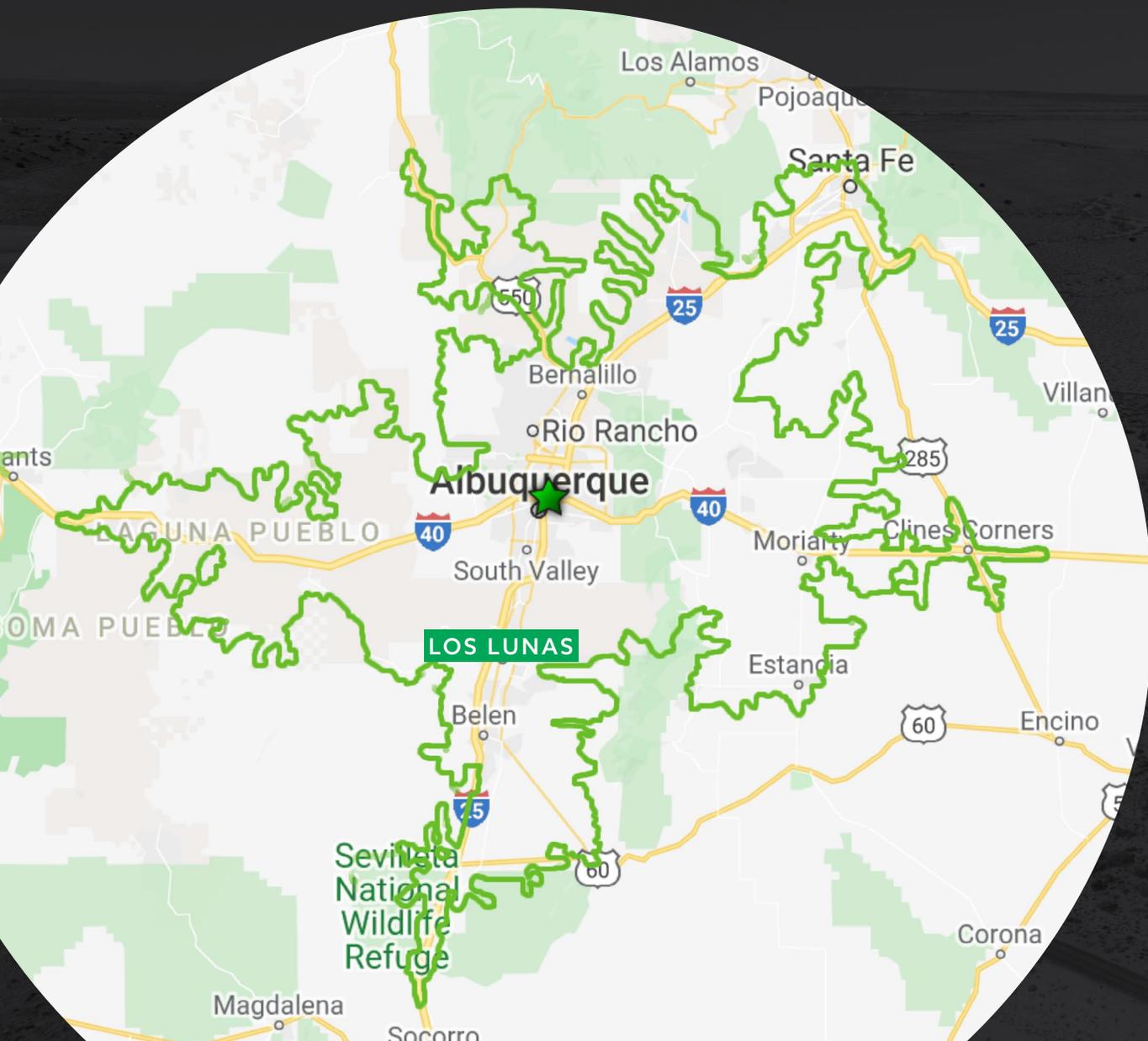
**29.2% OF POPULATION HAS  
AN ASSOCIATES DEGREE  
OR HIGHER**



# 1,053,874 POPULATION

within a 60-minute drive time  
From I-25 and I-40

Source: Esri, 2020



1,053,874 POPULATION



418,030 HOUSEHOLDS



\$80,478 AVERAGE HH INCOME



\$309,664 AVERAGE VALUE  
OF OWNER OCCUPANCY  
HOUSING UNITS



33.7% OF POPULATION HAS  
AN BACHELOR'S DEGREE  
OR HIGHER

Source: Esri

# QUALITY OF LIFE

The greater Albuquerque region averages 310 days of sunshine each year and offers a variety of outdoor activities including golfing, hiking, camping, horseback riding, picnicking, skiing, hunting, fishing, ballooning and mountain climbing.

The region ranks among the top in the nation for cities with the most college graduates with 32.6% of the population holding a bachelor's degree or higher.

Greater Albuquerque is consistently under the national index mark of the C2ER Cost of Living Index.

With more than 1,800 hospital beds, the region is the center of health care excellence in New Mexico. The University of New Mexico (UNM) is a nationally recognized Level 1 Trauma Center.

## COST OF LIVING INDEX



Source: CEMSI, C2ER

## TRANSPORTATION SYSTEMS

- Albuquerque International Sunport is served by ten airlines with 5.4 million annual passengers.
- Two major highways (I-25 and I-40) bisect the city, providing national access for business and industry in the city as well as for several motor freight companies operating in the Albuquerque area. Albuquerque is only a 6.5 hour drive to Denver, Phoenix, Tucson and only 9.5 hours to Dallas.
- The greater Albuquerque region rail service includes one freight line and one passenger line. The Burlington Northern & Santa Fe Railway (BNSF) offers a north-south line that connects in Albuquerque and an east-west line which connects in Belen, located 40 miles south of Albuquerque. Albuquerque is equidistant from both the Port of Los Angeles and the Port of Houston. Additionally BNSF is the only railway that crosses the border into central Mexico.

## MAJOR ALBUQUERQUE EMPLOYERS:

- Kirtland Airforce Base (23,000 employees)
- Albuquerque Public Schools (14,810 employees)
- Sandia National Labs (14,120 employees)
- Presbyterian Healthcare (13,456 employees)
- UNM/UNM Hospital (13,950 employees)
- Lovelace Hospital (4,239 employees)
- Central New Mexico Community College (2,935 employees)
- T-Mobile (1,850 employees)
- PNM (1,850 employees)
- Tricore Reference Labs (950 employees)
- Fidelity Investments (1,000 employees)
- Safelite AutoGlass (940 employees)

Source: Albuquerque Economic Development





# ±827 ACRES LOS LUNAS LAND FOR SALE

HWY 6 & EL CERRO OPEN SPACE | LOS LUNAS, NM

**CBRE**

**LAND SERVICES GROUP**

**TREVOR HATCHELL**

First Vice President

+1 505 837 4922

[trevor.hatchell@cbre.com](mailto:trevor.hatchell@cbre.com)

**MATT BUTKUS**

Associate

+1 505 837 4920

[matt.butkus@cbre.com](mailto:matt.butkus@cbre.com)

6100 UPTOWN BLVD NE, SUITE 300  
ALBUQUERQUE, NM 87110  
+1 505 837 4999 | [WWW.CBRE.COM/ABQ](http://WWW.CBRE.COM/ABQ)

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