



Jubilee
AT LOS LUNAS

25.23± AC.
COMMERCIAL
LAND



HUNING RANCH
BUSINESS & TECH PARK

facebook

NEW MEXICO'S LARGEST
DATACENTER
UNDER CONSTRUCTION

WALMART
DISTRIBUTION CENTER



Existing PNM Solar

18.12± AC.
COMMERCIAL
LAND

HUNING RANCH



LOS MORROS
BUSINESS PARK



21,300 VPD

18,500 VPD

29,800 VPD

15 MINS TO ABQ INTERNATIONAL SUNPORT (AIRPORT)

25 MINUTES TO INTERSTATE 40



LOS LUNAS
HIGH SCHOOL



COMMERCIAL LAND

18.12 & 25.23± ACRES

I-25 & HWY 6, LOS LUNAS, NM

CBRE

THE AREA

These Commercial Lots in Los Lunas, NM offers a rare opportunity to aquire high quality property in a fast growing community. The commerical lots are located along Hwy 6 at the entrance to Huning Ranch Business & Tech Park. Los Lunas, NM is a short 15 minute drive to Albuquerque International Airport and an additional 10 minutes to the intersection of I-25 and I-40 (the Big I) in Albuquerque.

Los Lunas, New Mexico is a safe, innovative and strategic community that is continually exploring ways to improve the community for it's residents and business owners. Community leaders are pro-development and due to the proximity to major universities and community colleges a substaintial, well-trained workforce is available.

AVAILABLE

SIZE:	18.12± & 25.23± Acres
PRICE:	See Broker
LOCATION:	I-25/ HWY 6, Los Lunas, New Mexico
ZONING:	Commercial - Village of Los Lunas
FEATURES:	<p>Los Lunas is one of New Mexico's growing communities with pro-development leadership in place</p> <p>Located at entrances of Huning Ranch Business and Tech Park, a Master Planned Community</p> <p>Excellent access and visibility from HWY 6 and I-25</p> <p>All utilities available. Water & sewer provided by the Village of Los Lunas</p> <p>Only 15 minutes south of Albuquerque on I-25</p> <p>Sites are just south of a new massive Facebook datacenter in Huning Ranch Business & Tech Park and the Central New Mexico Rail Park; both are currently under construction</p>



PROPERTY PLAT

25.23± AC.

TRACT 2
HUNING LIMITED
PARTNERSHIP

Filed- January 31, 2006 in Cabinet "J", Page 647

TRACT 3

Existing 68' Dedicated Public
street right of way and
Existing 68' Public Roadway
and Utility Easement granted
by plat filed April 13, 2005
Book "J", Page 575.

TRACT 1-F
14.7859 Ac.

TRACT F
HUNING LIMITED
PARTNERSHIP

Filed- May 16, 2005
in Cabinet "J", Page 587

TRACT 1-D
82.4700 Ac.

TRACT 1-B
29.8421 Ac.

TRACT 1-C
12.5443 Ac.

18.12± AC.

TRACT B
HUNING LIMITED PARTNERSHIP

Filed- April 13, 2005 in Cabinet "J", Page 575

TRACT 1-G
29.2532 Ac.

TRACT A-1-B
SUN RANCH VILLAGE
UNIT 1, PHASE 1

Filed- May 1, 1997 Book 4, Page 152

HUNING RANCH



NEW MEXICO
HIGHWAY 6

SUNDANCE SUBDIVISION

Filed- June 24, 2004 in Cabinet "J", Page 539

PARCEL E
SUNDANCE SUBDIVISION

Filed- June 24, 2004 in Cabinet "J", Page 539

SAGEBRUSH SUBDIVISION

Filed- March 1, 2008 in Cabinet "J", Page 603

WILDFLOWER SUBDIVISION

Filed- July 1, 2003 in Cabinet "J", Page 367

TRACT A-1-B
SUN RANCH VILLAGE
UNIT 1, PHASE 1

Filed- May 1, 1997 Book 4, Page 152

TRACT A-1-B
SUN RANCH VILLAGE
UNIT 1, PHASE 1

Filed- May 1, 1997 Book 4, Page 152

37' Ingress and Egress Easement granted
to Sun Ranch Land Company, Inc.
February 4, 1986 in Book 276, Page 6290

30' Sanitary Sewer Easement
granted to the Village of Los
Morros by plat filed January 31
2005 in Book 17, Page 547

DEMOGRAPHICS

	5 mile radius	10 mile radius	15 mile radius
Population			
2018 Population	37,768	60,989	102,905
2023 Population	38,037	61,476	103,954
2010 Population	36,308	59,218	99,356
2000 Population	30,026	49,925	84,375
2010-2018 Pop Change	0.48%	0.36%	0.43%
2018-2023 Proj Pop Chg	0.14%	0.16%	0.20%

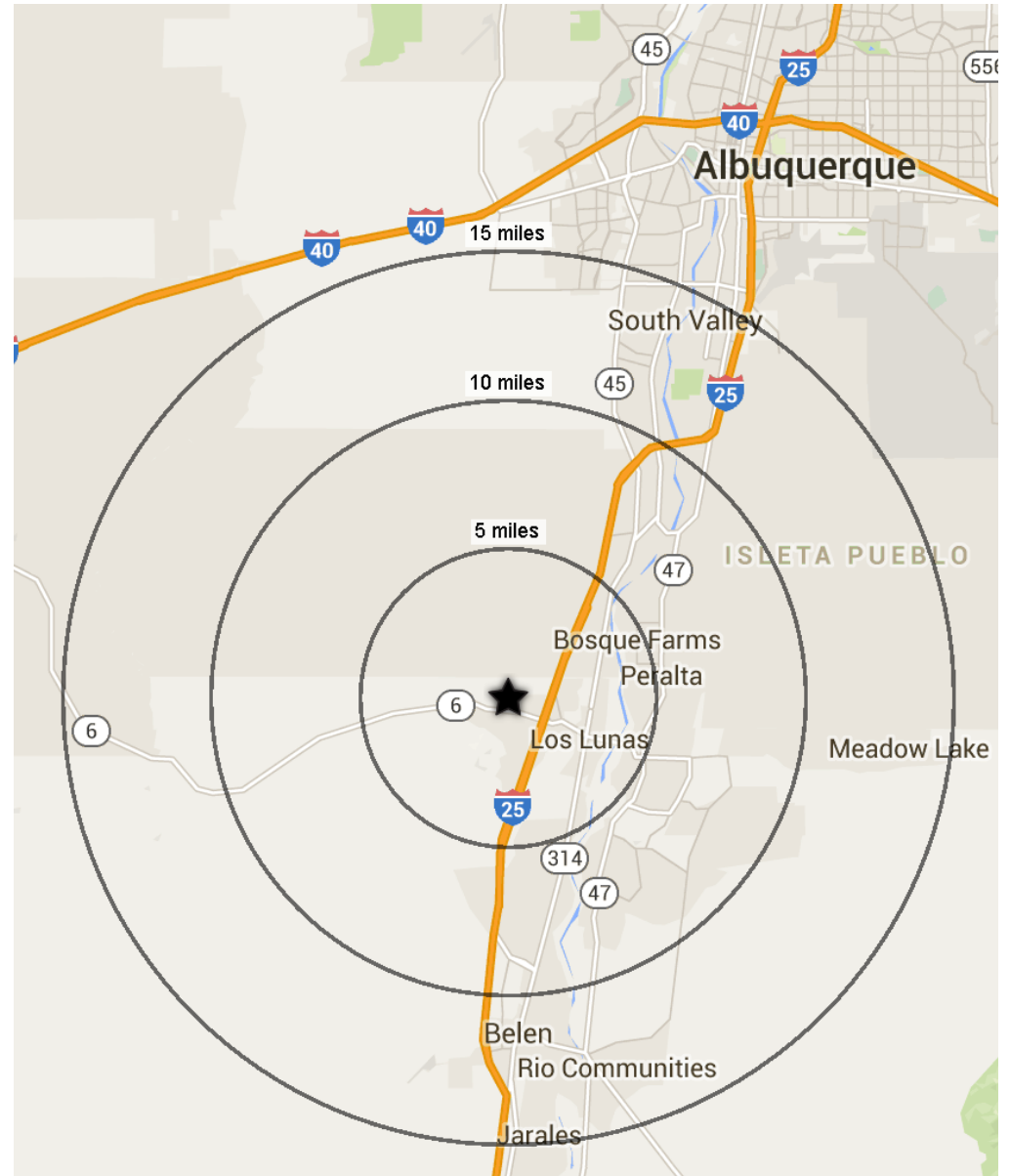
	5 mile radius	10 mile radius	15 mile radius
Households			
2018 Households	13,475	21,238	35,703
2023 Households	13,515	21,333	35,912
2010 Households	13,087	20,814	34,862
2000 Households	10,247	16,652	28,472
2010-2018 HH Change	0.35%	0.24%	0.29%
2018-2023 HH Proj Chg	0.06%	0.09%	0.12%
Average Household Size	2.70	2.81	2.83

	5 mile radius	10 mile radius	15 mile radius
Income			
2018 Median Household	\$51,343	\$48,202	\$46,219
2018 Average Household	\$65,465	\$61,650	\$59,968
2018 Per Capita Income	\$23,588	\$21,633	\$20,995

	5 mile radius	10 mile radius	15 mile radius
Education			
2018 Population Age 25 and High School thru Associates	26,318	40,997	68,883
Bachelor's Degree	3,855	5,274	7,997
Graduate Degree	1,829	2,458	3,708

	5 mile radius	10 mile radius	15 mile radius
Daytime			
Total Businesses	1,006	1,269	2,185
Daytime Employment (Total Employees)	9,445	13,225	22,955

Source: Esri





ALBUQUERQUE MSA DEMOGRAPHICS

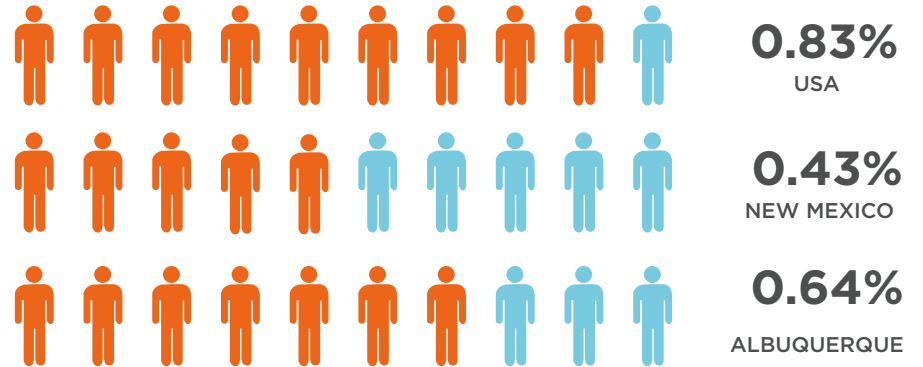
ALBUQUERQUE/RIO RANCHO MSA POPULATION

2018 ESTIMATED POPULATION	931,402
2023 PROJECTED POPULATION	961,704
GROWTH 2010-2018	0.59%
GROWTH 2018-2023	0.64%
MEDIAN AGE	37.7

HOUSEHOLD INCOME

2018 ESTIMATED MEDIAN HOUSEHOLD INCOME	\$57,219
2023 PROJECTED MEDIAN HOUSEHOLD INCOME	\$57,219
2018 ESTIMATED HOUSEHOLDS	360,330

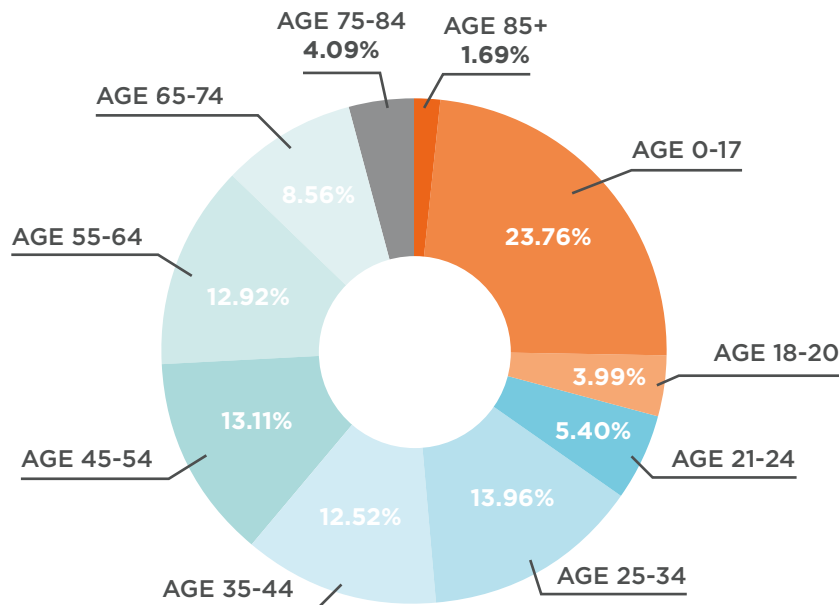
POPULATION GROWTH - NEXT 5 YEARS



% OF POPULATION WITH BACHELOR'S DEGREE OR HIGHER



MEDIAN HOUSEHOLD INCOME





CBRE

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25 MINUTES TO INTERSTATE 40

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