

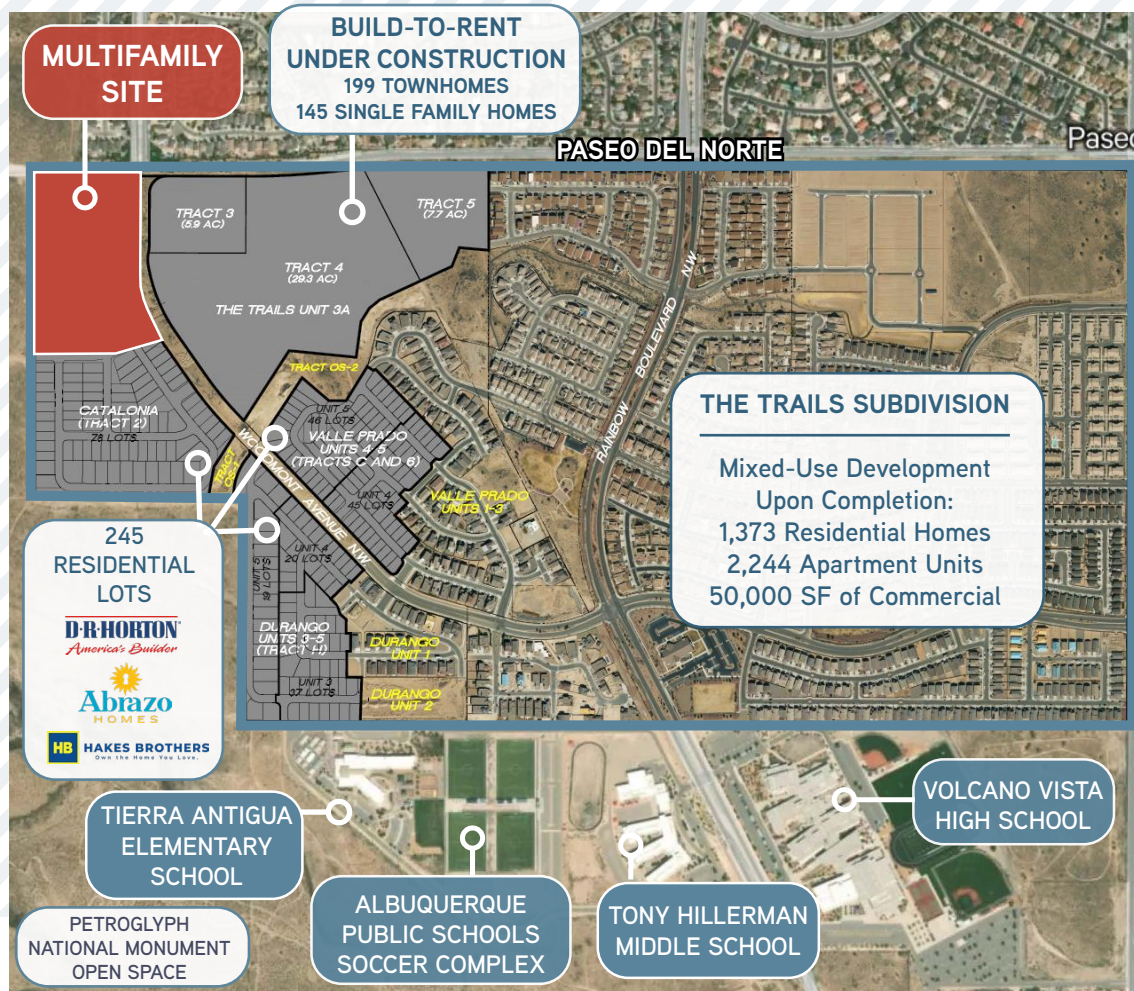
# ±13.72 ACRE MULTIFAMILY SITE

SHOVEL READY SITE  
WITH APPROVED PLANS IN  
QUALIFIED OPPORTUNITY ZONE

## THE TRAILS SUBDIVISION

SWC PASEO DEL NORTE BLVD & WOODMONT AVE  
ALBUQUERQUE, NM

This multifamily site is located within The Trails subdivision in northwest Albuquerque, NM. It is fully entitled and approved for development of an apartment complex to support the rapidly growing westside population. With a low 4.9% multifamily vacancy rate, the market is prime for new development. The property is surrounded by new retail amenities, highly-rated schools and public open space featuring hiking trails, nature preserve and desert vista views.



## PROPERTY FEATURES

- › ±13.72 Acres
- › \$9.95/SF or \$5,946,550
- › Located in Qualified Opportunity Zone (allows for tax benefits)
- › Zoned R-ML
- › Rapidly growing northwest Albuquerque submarket
- › Surrounded by retail amenities, highly-rated schools and public open space
- › Low multifamily vacancy rate - 4.9% December 2023



14,115 RESIDENTIAL HOMES WITHIN A 3 MILE RADIUS

MULTIFAMILY SITE

BUILD-TO-RENT UNDER CONSTRUCTION  
199 TOWNHOMES  
145 SINGLE FAMILY HOMES

Logos for: Dutch Bros, Blakes LOTABURGER, Champion XPRESS CARWASH, Domino's Pizza, Bank of Albuquerque, and a house icon.

VENTANA RANCH PARK

JAMES MONROE MIDDLE SCHOOL

Logos for: Walgreens, Dollar Tree, O'Reilly Auto Parts, Taco Bell, and Little Anita's. Text: Powerflex Gym, Beginning Steps Daycare, Sassy Nail & Spa, Desert Ridge Dental, Rose Garden Restaurant.

Inset map showing tracts: TRACT 3 (6.9 AC), TRACT 4 (29.3 AC), TRACT 5 (7.7 AC), TRACT CS-2, CATALONIA (TRACT 2) 73 LOTS, VALLE PRADO UNITS 4, 5 (TRACTS C AND 6), VALLE PRADO UNITS 1-3, DURANGO UNITS 3-5 (TRACT H), DURANGO UNIT 1, DURANGO UNIT 2, and UNIT 4 49 LOTS.

THE TRAILS SUBDIVISION  
Mixed-Use Development  
Upon Completion:  
1,373 Residential Homes  
2,244 Apartment Units  
50,000 SF of Commercial

SUNSET VIEW ELEMENTARY SCHOOL

245 RESIDENTIAL LOTS  
Logos for: Abrazo Homes, D-R Horton America's Builder, and HB Hakes Brothers.

PETROGLYPH NATIONAL MONUMENT OPEN SPACE

VOLCANO VISTA HIGH SCHOOL

TIERRA ANTIGUA ELEMENTARY SCHOOL

ALBUQUERQUE PUBLIC SCHOOLS SOCCER COMPLEX

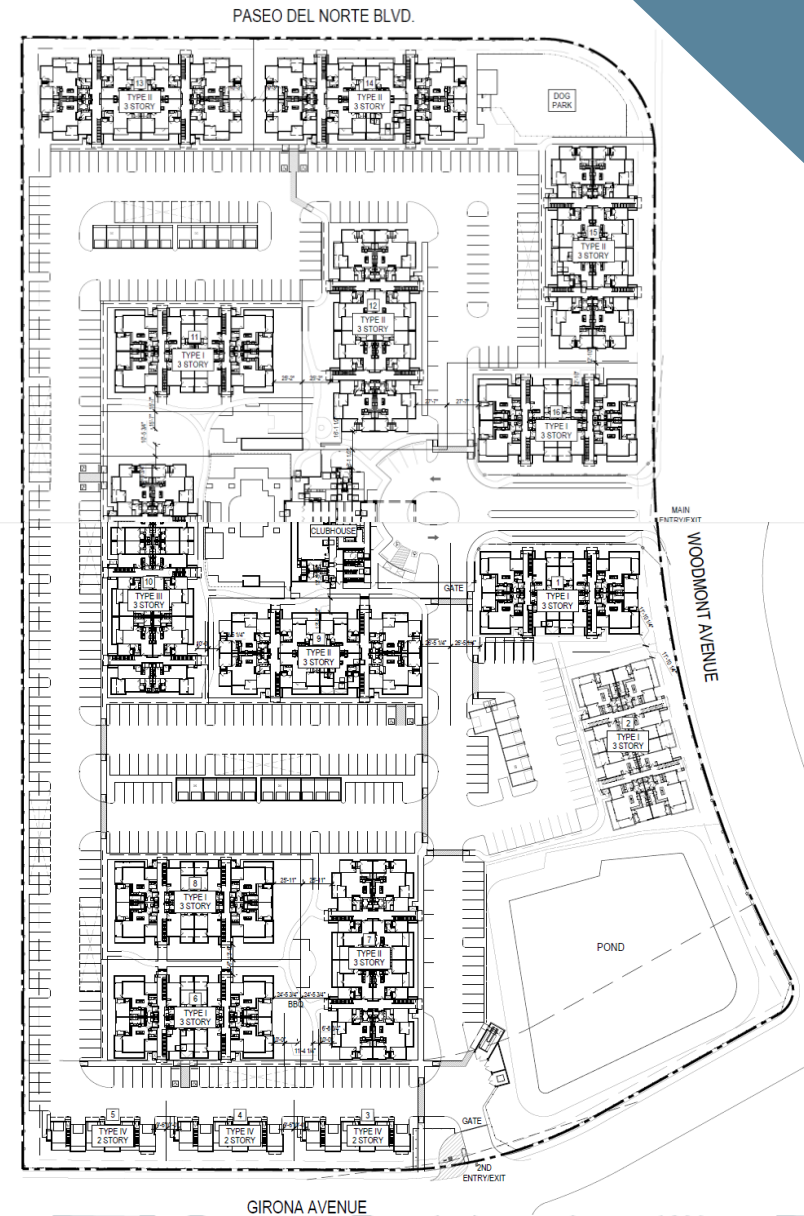
TONY HILLERMAN MIDDLE SCHOOL

# CITY APPROVED MULTIFAMILY SITE PLAN

This property is already entitled and approved for a 333-unit apartment complex, consisting of 13 two and three-story, garden-style multifamily apartment buildings and one clubhouse building on the 13.72± Acre site. Approved construction drawings prepared by Humphreys Architecture [www.humphreys.com](http://www.humphreys.com).

## CONCEPTUAL SITE PLAN HIGHLIGHTS

- 333 Total Units
  - 99 One Bedroom Units
  - 156 Two Bedroom Units
  - 78 Three Bedroom Units
- 1,025 SF Average Unit Size
- Resort Style Pool
- Clubhouse
- Dog Park
- Fitness Center
- 533 Parking Spaces (Carport and Private Garage Parking)





**VENTANA SQUARE**

**Walgreens**  
**DOLLAR TREE**  
**O'Reilly** **AUTO PARTS**  
**TACO BELL**  
**Amigos**  
 Powerflex Gym  
 Beginning Steps Daycare  
 Sassy Nail & Spa  
 Desert Ridge Dental  
 Rose Garden Restaurant

**rise + roast**  
**TACO CABANA**  
**WENDY'S**  
**DUTCH BROS**  
**SLIM CHICKENS**  
**MAMA'S ITALIAN MARKET**

**PRESBYTERIAN RUST Medical Ctr**

**intel**

**14,115 RESIDENTIAL HOMES WITHIN A 3 MILE RADIUS**

**Lovelace Medical Center**

**Smith's FOOD & DRUG STORES**

**5 MILES**

**TARGET**  
**CH2ZE FITNESS**

**CNM**  
Central New Mexico Community College

**1 MILE**

**MULTIFAMILY SITE**

**DUTCH BROS**  
**Blake's LOTABURGER**  
**CHAMPION XPRESS CARWASH**  
**BANK OF ALBUQUERQUE**  
**Domino's PIZZA**  
**TOP GUN & HOUSE**

**Walmart Neighborhood Market**

**Smith's FOOD & DRUG STORES**

**COTTONWOOD SUBMARKET**

**Walmart** **Dillard's** **JCPenney**  
**Walgreens** **HOME DEPOT** **Conn's** **BEST BUY** **HOBBY LOBBY**  
**LOWE'S** **PETSMART** **Michaels** **ROSS DRESS FOR LESS**  
**DICK'S SPORTING GOODS** **SPROUTS FARMERS MARKET** **at home** **Burlington**

**THE TRAILS SUBDIVISION**

Mixed-Use Development  
 Upon Completion:  
 1,373 Residential Homes  
 2,244 Apartment Units  
 50,000 SF of Commercial

**PETROGLYPH NATIONAL MONUMENT OPEN SPACE**

# ABOUT THE TRAILS

## THE TRAILS IS A MASTER-PLANNED RESIDENTIAL COMMUNITY LOCATED WITHIN A DESIGNATED QUALIFIED OPPORTUNITY ZONE.

The Trails is a multi-phased, mixed-use community on 450 acres with an overall site plan that will include 1,373 residential homes, 2,244 apartment units and 50,000 square feet of commercial space once completed. The community is surrounded by residential neighborhoods and new highly-rated schools. The most significant amenity is its proximity to the Volcano Vista Cluster of Albuquerque Public Schools. Volcano Vista High School, Tierra Antigua Elementary School and Hillerman Middle School are located within walking distance to the south.

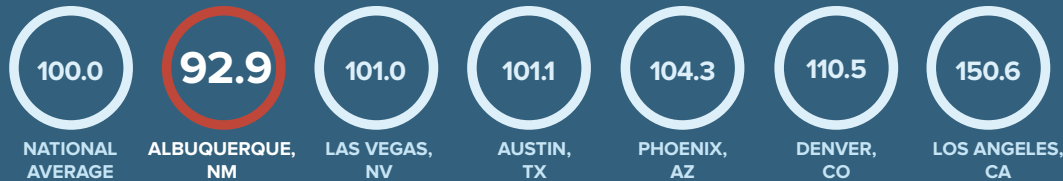
The Trails is also in close proximity to several large retailers such as Walgreens, Walmart Neighborhood Market, Smiths Grocery and many quick serve restaurants. The site backs up to Petroglyph National Monument is located near large areas of public open space with hiking trails, nature preserve and beautiful desert vista views.



# ALBUQUERQUE OVERVIEW

The Greater Albuquerque Region is one of the most dynamic, diverse and innovative communities in the nation. With a high concentration of well-educated workers, exceptional quality of life, low cost of living and a plethora of amenities, top talent and industry leaders are realizing the unlimited potential the region has to offer. Albuquerque has been New Mexico's leader in trade, finance and industry, but is now emerging as a top market in the nation; attracting premier companies and talent to take advantage of the opportunities that await.

## COST OF LIVING INDEX



Source: Council for Community and Economic Research 2022

## MAJOR REGIONAL EMPLOYERS

EMPLOYER	NO. EMPLOYED
Kirtland Air force Base	33,500
Albuquerque Public Schools	14,810
Sandia National Labs	14,400
Presbyterian Healthcare	13,456
UNM/UNM Hospital	14,033
Lovelace Hospital	3,659
Amazon	3,500
Central New Mexico Community College	2,200
T-Mobile	1,850
Intel	1,850
Netflix	1,000
Fidelity Investments	900
Facebook/Meta	400

Source: Albuquerque Economic Development



### COMMERCIAL HUB

For business, trade, finance, industry and commerce for New Mexico



### 1,047,887

Population within a 60-minute drive time of the I-40/I-25 interchange (Esri)

### 63.3% DIVERSE POPULATION

Compared to 41.5% nationally (Lightcast 2023)



### LOW COST OF LIVING

92.9 on a national scale of 100 (C2ER 2022)

### \$335,200

Median Housing Value

National - \$371,200 (NAR)



### EXCEPTIONAL QUALITY OF LIFE

- 4 seasons
- 5,312 feet in elevation - higher than Denver
- 24-minute average commute time
- Abundant outdoor adventure options
- 3rd-largest art market in the U.S. located in Santa Fe
- Award-winning breweries, wine bars and restaurants
- Eclectic and iconic culture, arts and entertainment



### WORKFORCE

- 33.9% have a Bachelor's degree or higher (Esri)
- 99,420± students are enrolled in two-year and four-year colleges and universities
- Very high density of educated population (per capita PhDs) (UNM, NIH 2021)
- 4% increase in college enrollment from 2021 (RISE NM)
- Top 10 Most Diverse Labor Force - 60% of workers in all occupations identify as a person of color (Lightcast 2023)

# 2023 DEMOGRAPHICS



	3 MILES	5 MILES	10 MILES
<b>POPULATION</b>			
2023 Population - Current Year Estimate	37,841	116,258	399,516
2028 Population - Five Year Projection	38,998	117,776	406,625
2023-2028 Annual Population Growth Rate	0.60%	0.26%	0.35%
<b>HOUSEHOLDS</b>			
2023 Households - Current Year Estimate	13,423	44,479	159,846
2028 Households - Five Year Projection	14,110	45,907	166,053
2023-2028 Annual Households Growth Rate	1.00%	0.63%	0.76%
2023 Annual Household Growth Rate	2.82	2.60	2.47
<b>HOUSEHOLD INCOME</b>			
2023 Average Household Income	\$115,894	\$109,188	\$93,246
2028 Average Household Income	\$134,493	\$125,581	\$107,955
<b>HOUSING UNITS</b>			
2023 Housing Units	14,115	46,284	169,642
2023 Vacant Housing Units	692	1,805	9,796
2023 Occupied Housing Units	13,423	44,479	159,846
2023 Owner Occupied Housing Units	11,040	34,371	111,071
2023 Renter Occupied Housing Units	2,383	10,108	48,775
<b>EDUCATION</b>			
HS and Associates Degrees	12,667	41,675	151,714
Bachelor's Degree or Higher	10,566	31,282	95,159
<b>PLACE OF WORK</b>			
2023 Employees	1,707	17,825	213,047

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