

For Sale

I-40 Land Opportunity Albuquerque, NM 87121

Ideal for Land Banking

- Prime Location: Situated along Interstate 40, a major east-west freight corridor in the US
- Future Development Potential: Ideal for logistics, distribution, or industrial projects
- Land Banking Opportunity: Positioned for growth in a region with increasing traffic and development activity



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Property Profile

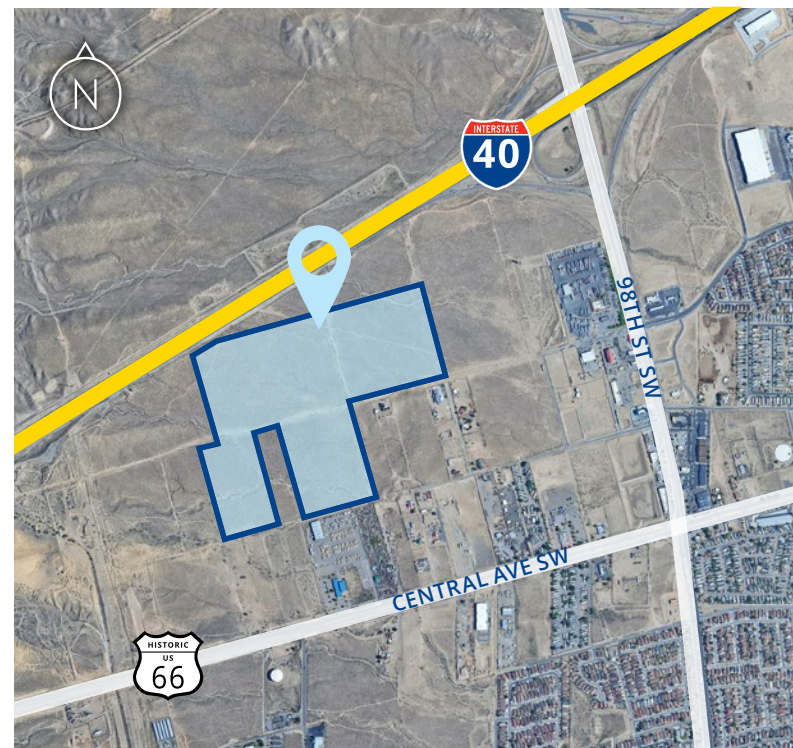
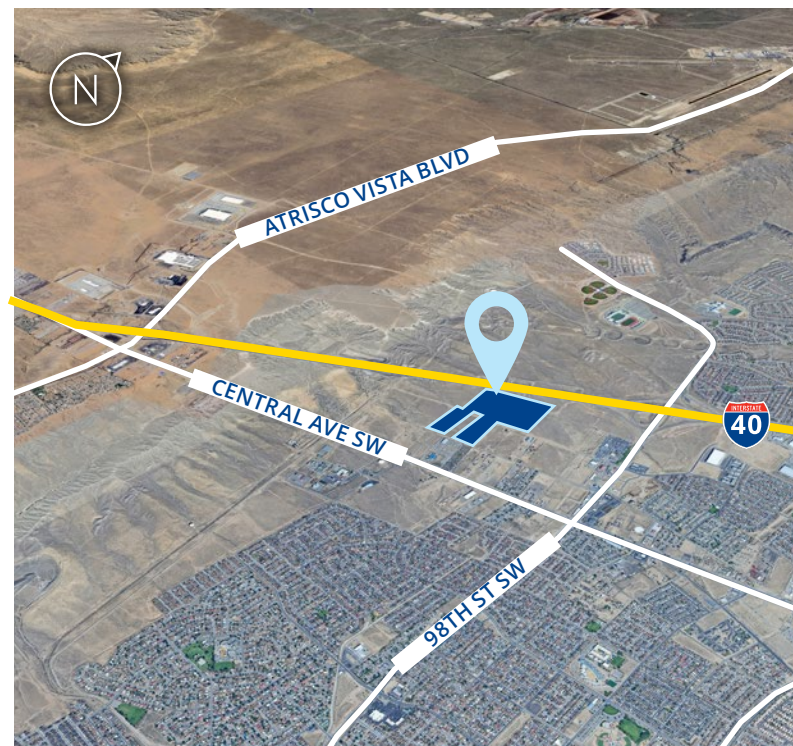
Details

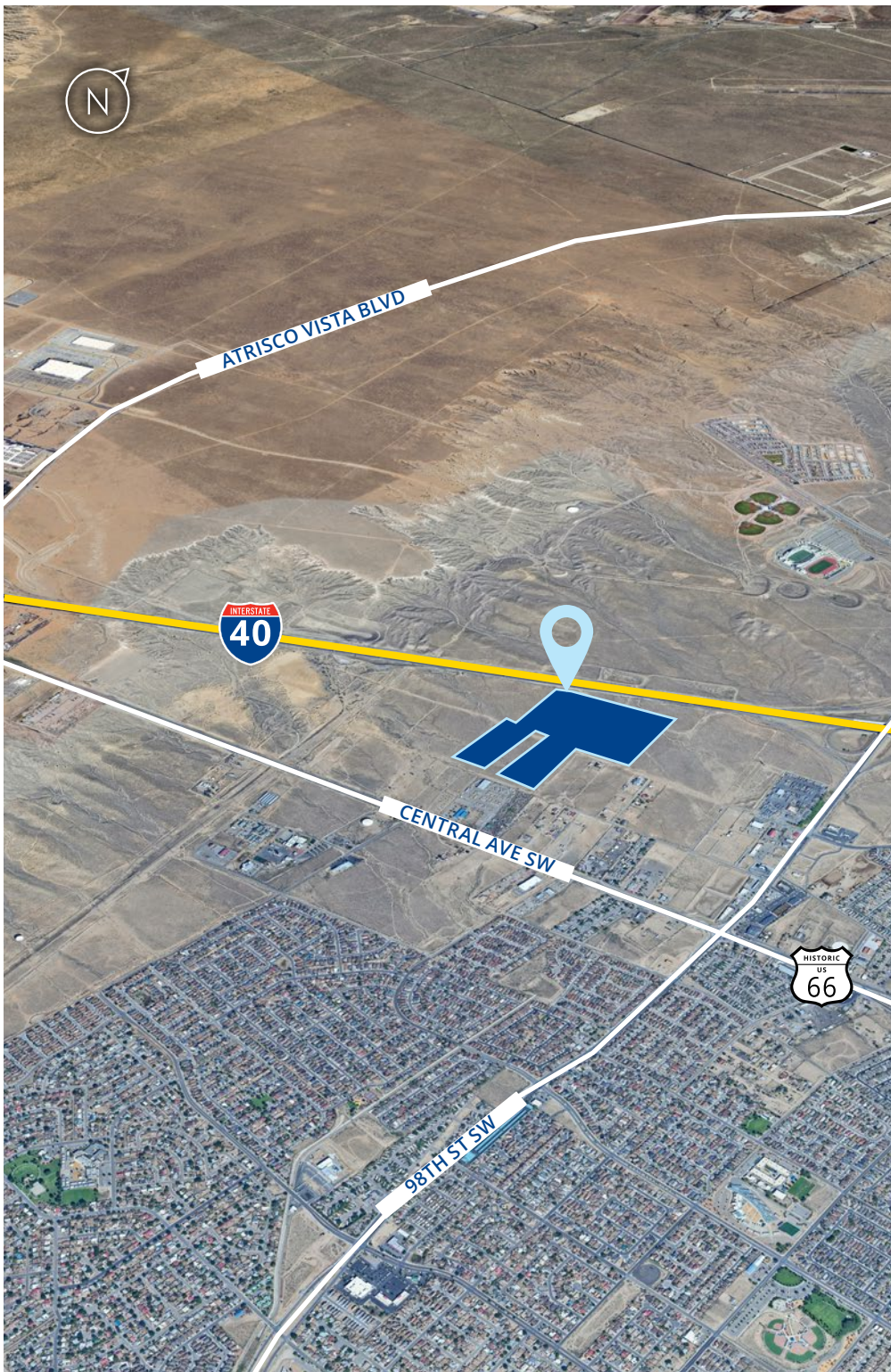
Sale Price	\$3,750,000 (\$0.91PSF)
Current Use	Vacant Land
Lot Size	94.58 Acres
Submarket	West Mesa
Zoning	A-1 (Rural Agricultural)

Features

- Limited to agricultural uses, low-density residential, and related land uses
- Community commercial businesses, light manufacturing, warehousing, logistics, and highway-related commercial activities
- Conditional Uses, mixed-use projects or residential developments subject to public review
- Flying J's truck stop, the Amazon facility up on the hill, and any other big-name developments nearby
- I-40 access and close proximity to 98th St and Atrisco Vista
- West Central Commercial Light Industrial (WC-CLI) makes it a great option for commercial, light industrial, or mixed-use
- Potential utility and infrastructure upgrades (subject to agreements and development plans)
- Central position supports regional logistics and shipping

Sale Price \$3,750,000





Strategic Corridor for Commerce:

- Interstate 40 is one of the busiest freight corridors in the United States, supporting an average of 10,500 trucks per day per mile, with projections of up to 22,700 trucks by 2035.

Freight and Logistics Advantage:

- The property benefits from proximity to a vital transportation route for regional and national freight movement, making it ideal for logistics, distribution, and industrial uses.

Future Growth Potential:

- Located in the path of Albuquerque's westward development, the property offers exceptional land banking potential with access to utilities and infrastructure improvements in the pipeline.

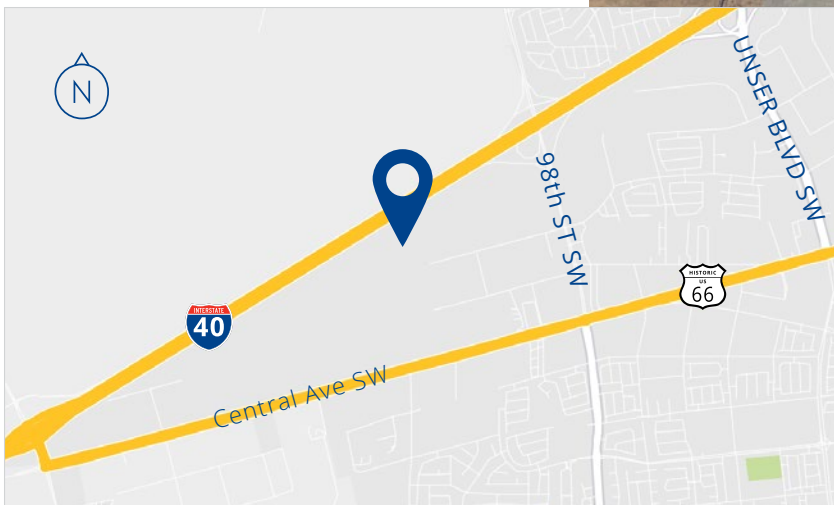
Investment Appeal:

- Located along a nationally significant freight corridor.
- High visibility and access to I-40.
- Perfect for future development or as a long-term investment.

Perfect Location

Near the I-40 on ramps of 98th St NE (36,900 VPD) and Atrisco Vista Blvd (13,800 VPD), the West Mesa provides great visibility for West Central Commercial Light Industrial community.

94.58 Acres
Available

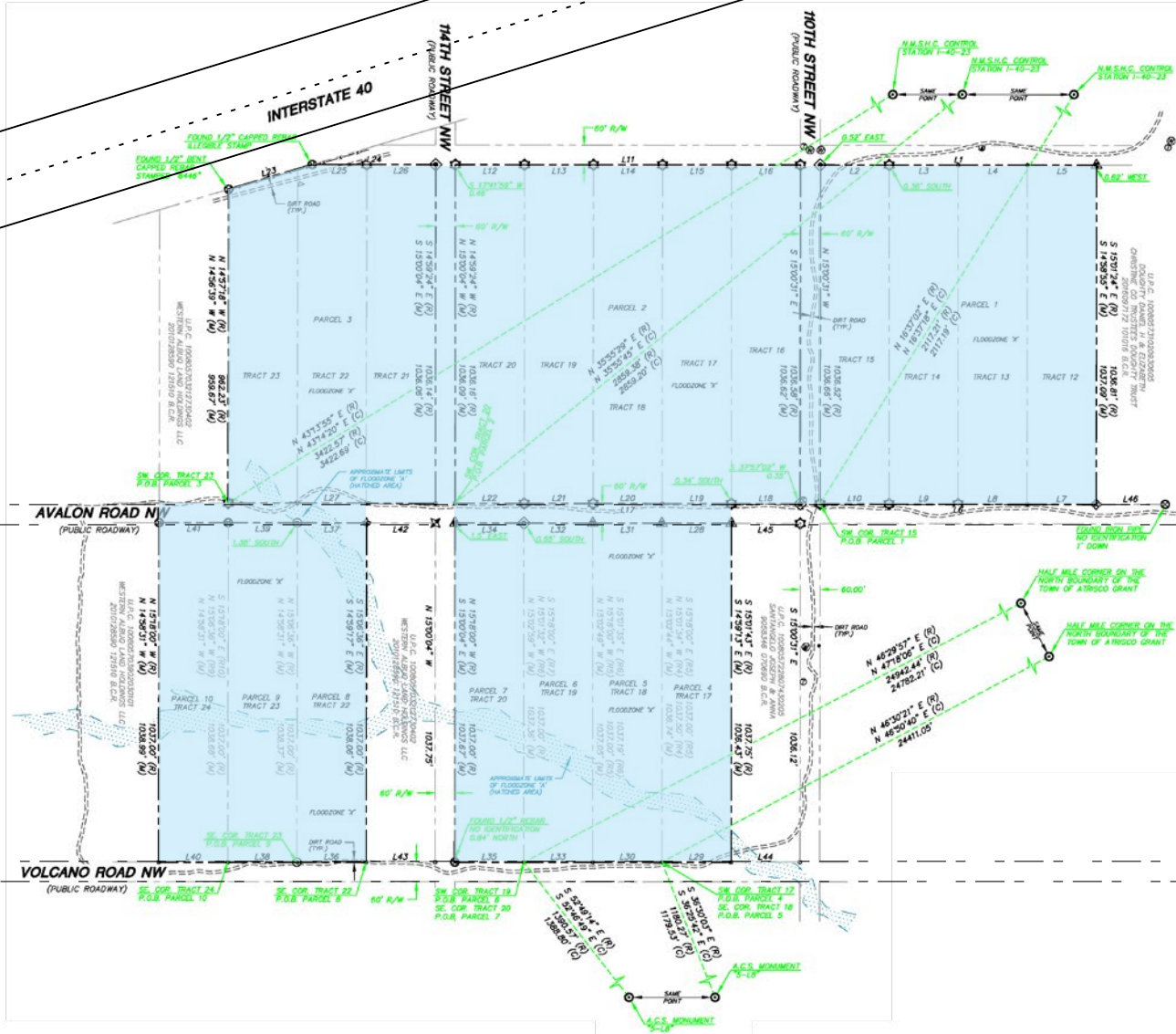


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Trade Area Aerial



Site Plan



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