

**827± ACRES  
LAND FOR SALE**

**±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 Meta 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*



**80,025 POPULATION**



**28,784 HOUSEHOLDS**



**\$76,673 AVERAGE HH INCOME**



**\$310,789 AVERAGE VALUE  
OF OWNER OCCUPANCY  
HOUSING UNITS**



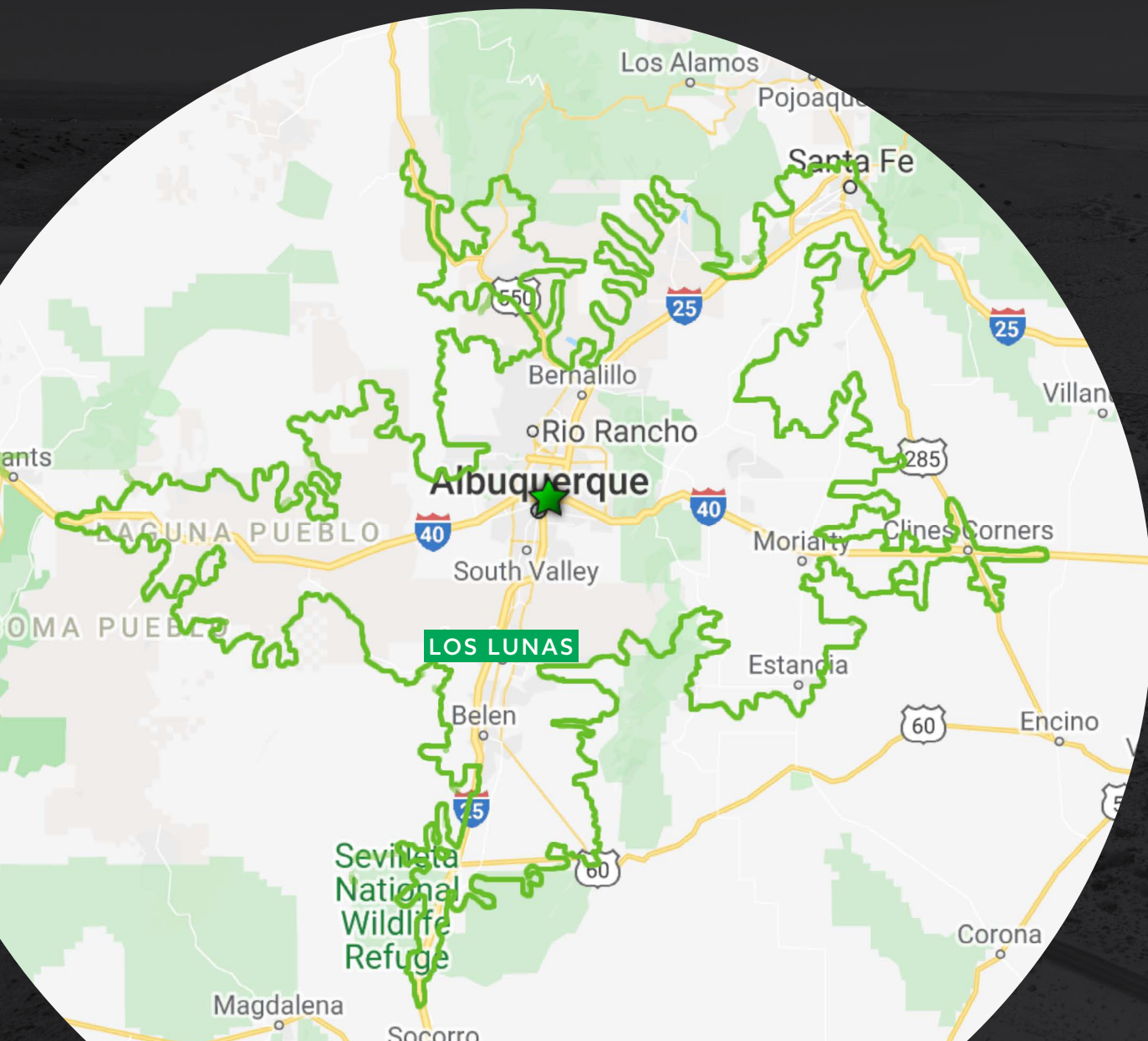
**23.1% OF POPULATION HAS A  
BACHELOR'S DEGREE  
OR HIGHER**



# 1,058,923 POPULATION

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

Source: Esri, 2024



1,058,923 POPULATION



434,889 HOUSEHOLDS



\$98,208 AVERAGE HH INCOME



\$412,332 AVERAGE VALUE  
OF OWNER OCCUPANCY  
HOUSING UNITS



37.8% OF POPULATION HAS  
AN BACHELOR'S DEGREE  
OR HIGHER

Source: Esri

# QUALITY OF LIFE

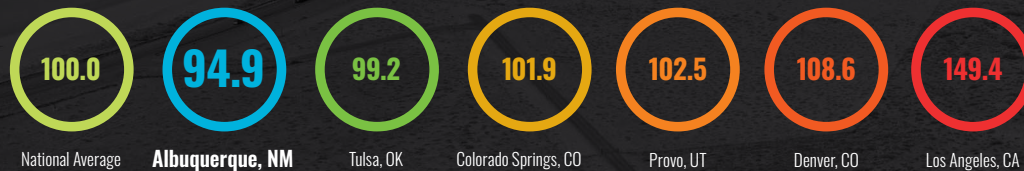
The greater Albuquerque region averages 310 days of sunshine each year and offers a variety of outdoor activities including golfing, hiking, camping, horseback riding, picnicking, skiing, hunting, fishing, ballooning and mountain climbing.

The region ranks among the top in the nation for cities with the most college graduates with 37.8% 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.
- Rio Metro is a Dail-a-Ride fare free bus service in Valencia County that provides transaction around the county and into Downtown Albuquerque.

## MAJOR ALBUQUERQUE EMPLOYERS:

- Kirtland Airforce Base (23,000 employees)
- Albuquerque Public Schools (14,810 employees)
- Sandia National Labs (14,220 employees)
- Presbyterian Healthcare (13,460 employees)
- UNM/UNM Hospital (17,605 employees)
- Lovelace Hospital (3,500 employees)
- Central New Mexico Community College (1,870 employees)
- T-Mobile (2,000 employees)
- Netflix (1,000 employees)
- Tricore Reference Labs (1000 employees)
- Fidelity Investments (900 employees)
- Meta (400 employees)

Source: AREA





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