

VERSATILE LARGE TRACT IN DEVELOPING AREA

NEC CENTRAL AVE & 98TH ST 9525 Central Ave NW, Albuquerque, NM 87121



FOR SALE OR LEASE

AVAILABLE SPACE 6.2 AC

SALE PRICE 2,430,000 (\$9.00 PSF)

LEASE RATE

\$0.50 PSF NNN

* Estimate provided by Landlord and

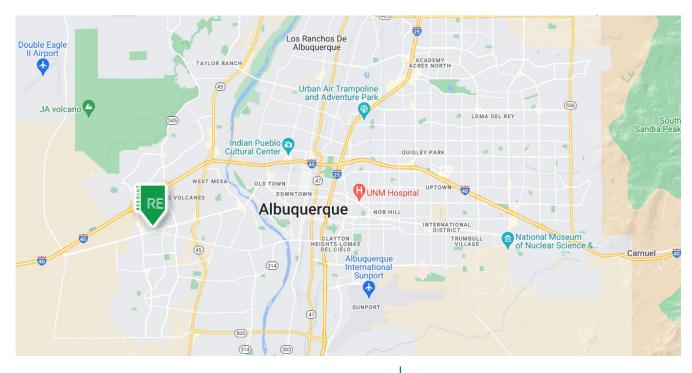
Daniel Kearney

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PROPERTY HIGHLIGHTS

- NR-BP Zoned Land
- Surrounded by new Retail and Industrial developement
- New Mutlfi-Family & Single Family being developed in area
- In Opportunity Zone (QCT) Eligable for LIHTC
- Access of Volcano, but potential access off Central
- Nearby new mega-employers (Amazon, Array Tech, Ben E Keith, etc.)



AREA TRAFFIC GENERATORS















Mister

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DEMOGRAPHIC SNAPSHOT 2023



122,026 **POPULATION** 3-MILE RADIUS



\$78,797.00 **AVG HH INCOME** 3-MILE RADIUS



93,813 **DAYTIME POPULATION** 3-MILE RADIUS



TRAFFIC COUNTS Central Ave: 24,891 VPD 98thSt: 25,517 VPD (Costar 2022)



PROPERTY OVERVIEW

This 6.2 Acre piece is part of a larger 9.1 Acre piece of NR-BP zoned land available for Sale or Lease in the heart of the West Mesa Submarket. This lot must be split/subdivided if it was sold. Ownership is also looking to potentially lease this land either to developers, or a user that can utilize a large storage yard the can benefit from the versatile zoning. Ownership would also be willing in working with a buyer.developer on variances, zone changes, etc. to allow for more creative uses (Multi-Family, Etc.)

LOCATION OVERVIEW

The 98th and Central area has been quickly developing over the last decade welcoming new employeres such as Amazon, Ben E Keith, Array Technologies. In addition and to a large part because of these employers, new Multi-Family, Retail, and Single Family howes have continued to sprout out in this area. This area is just 2 minutes to the I-40 and 98th Exist, and just 10 minutes to Downtown Albuquerque via the Freeway.

PROPERTY DETAILS

Sale Price: \$2,430,000 (\$9.00 PSF)

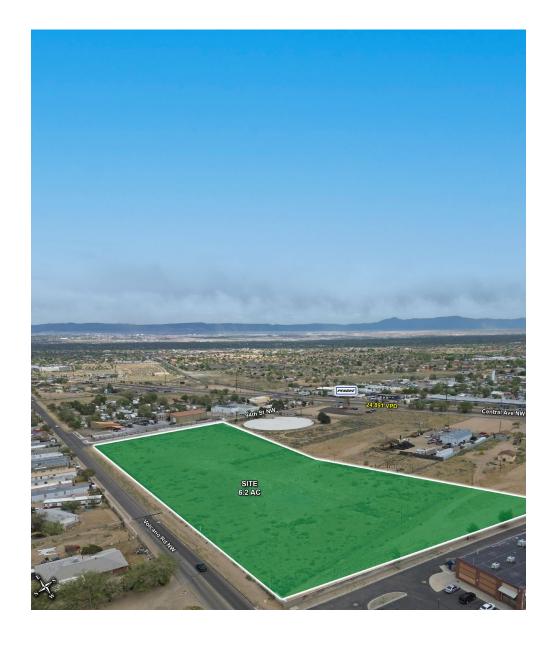
Lease Rate: \$0.50 PSF NNN

Lot Size: 6.2 Acres

Frontage: 815 Feet on Volcano

Zoning: NR-BP

Submarket: West Mesa







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