



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 subject to change

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PROPERTY HIGHLIGHTS

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



AREA TRAFFIC GENERATORS





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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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