



**FOR
SALE**

AVAILABLE LAND
6.72 AC

PRICE
\$1,317,454

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PROPERTY HIGHLIGHTS

- I-40 Visibility & on Intersection
- Located outside of ABQ City Limits
- Access via 98th - 102nd
- Developing Retail Corridor
- Developing Industrial Submarket
- High Traffic Counts



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2024



89,243
POPULATION
3-MILE RADIUS



\$83,296.00
AVG HH INCOME
3-MILE RADIUS



38,265
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS
I-40: 45,354 VPD
98th: 35,037 VPD
(Sites USA 2024)









