98TH & 140

SWC 98TH & I40 98th Albuquerque, NM 87105



FOR SALE

AVAILABLE LAND 6.72 AC

PRICE \$1,317,454

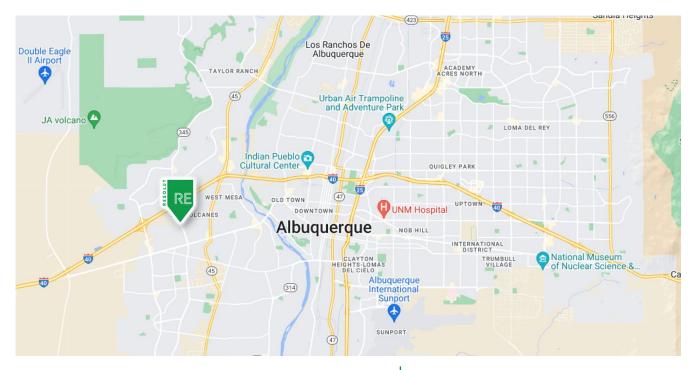
Daniel Kearney dkearney@resolutre.com 505.337.0777 Austin Tidwell, CCIM atidwell@resolutre.com 505.337.0777

Rob Powell, CCIM rpowell@resolutre.com 505.337.0777



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















Mister

Austin Tidwell, CCIM

atidwell@resolutre.com | 505.337.0777

dkearney@resolutre.com | 505.337.0777

Rob Powell, CCIM

Daniel Kearney

rpowell@resolutre.com | 505.337.0777

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)



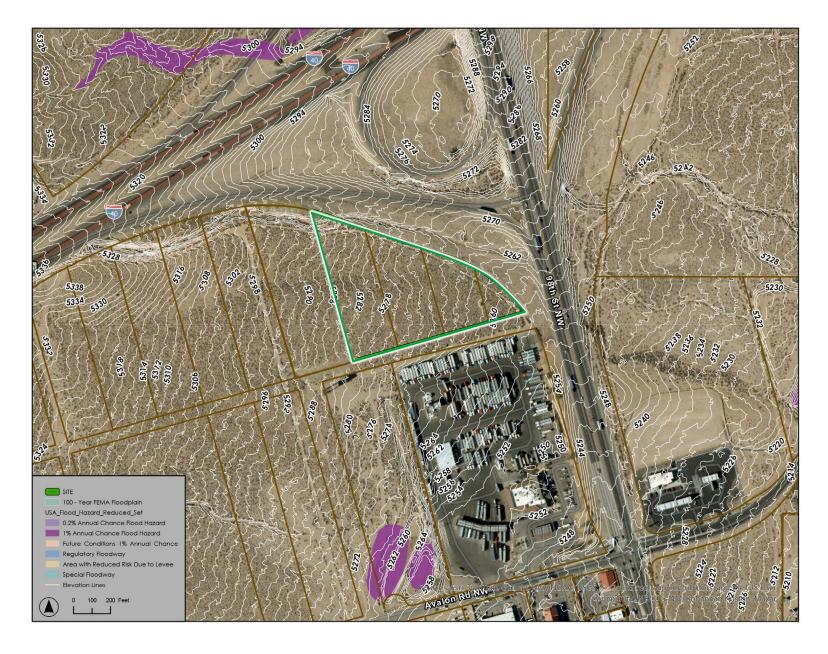


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