

# SOUTHERN MANOR ESTATES | RESIDENTIAL SUBDIVISION DEVELOPMENT OPPORTUNITY

## 38 PLATTED LOTS ADJACENT TO THE RIO GRANDE RIVER

City Utilities Available to Subdivision | Flat, Level Lots | Possible Seller Financing  
NEQ I-25 & Isleta Blvd SW, Albuquerque, NM 87105



**Sale Price**  
\$2,660,000



**Platted Lots**  
38



**Land Size**  
±40.33 Acres

**JAKE MECHENBIER**

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REAL ESTATE**



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# High Aerial



## Southern Manor Estates

Residential Subdivision Development Opportunity  
NEQ of I-25 and Isleta Blvd, Albuquerque, NM



38 Platted Lots  
±40.33 Acres



City utilities available to the subdivision (Buyer to confirm)



Flat, level lots



Owner would consider seller financing



Premier, secluded location in the South Valley

- Adjacent to the Rio Grande River and bosque
- Easy access to Interstate 25
- The South Valley is one of the fastest growing areas of the Albuquerque MSA



Two separate access points

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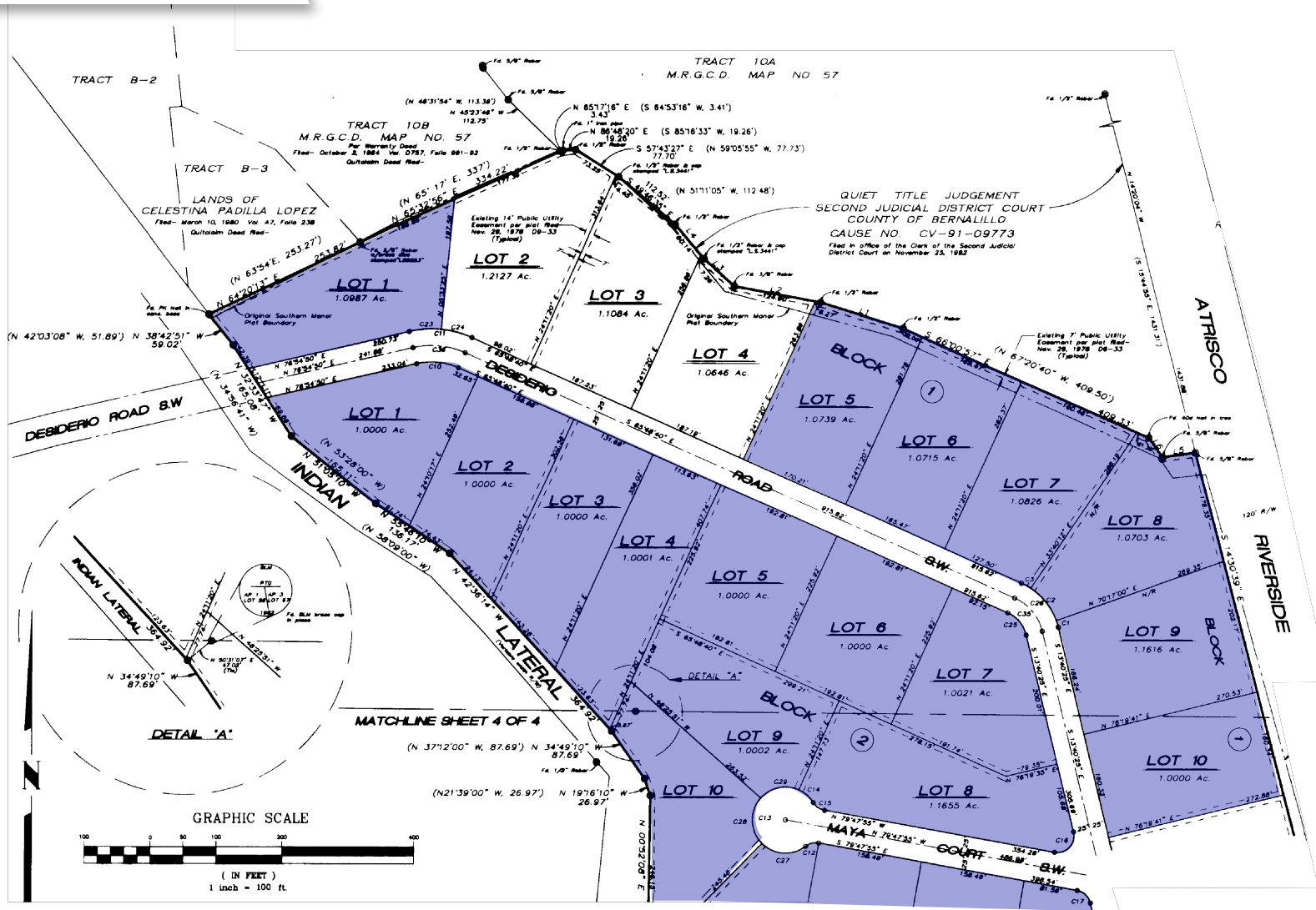
✉ cole@firecre.com



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# Plat Map

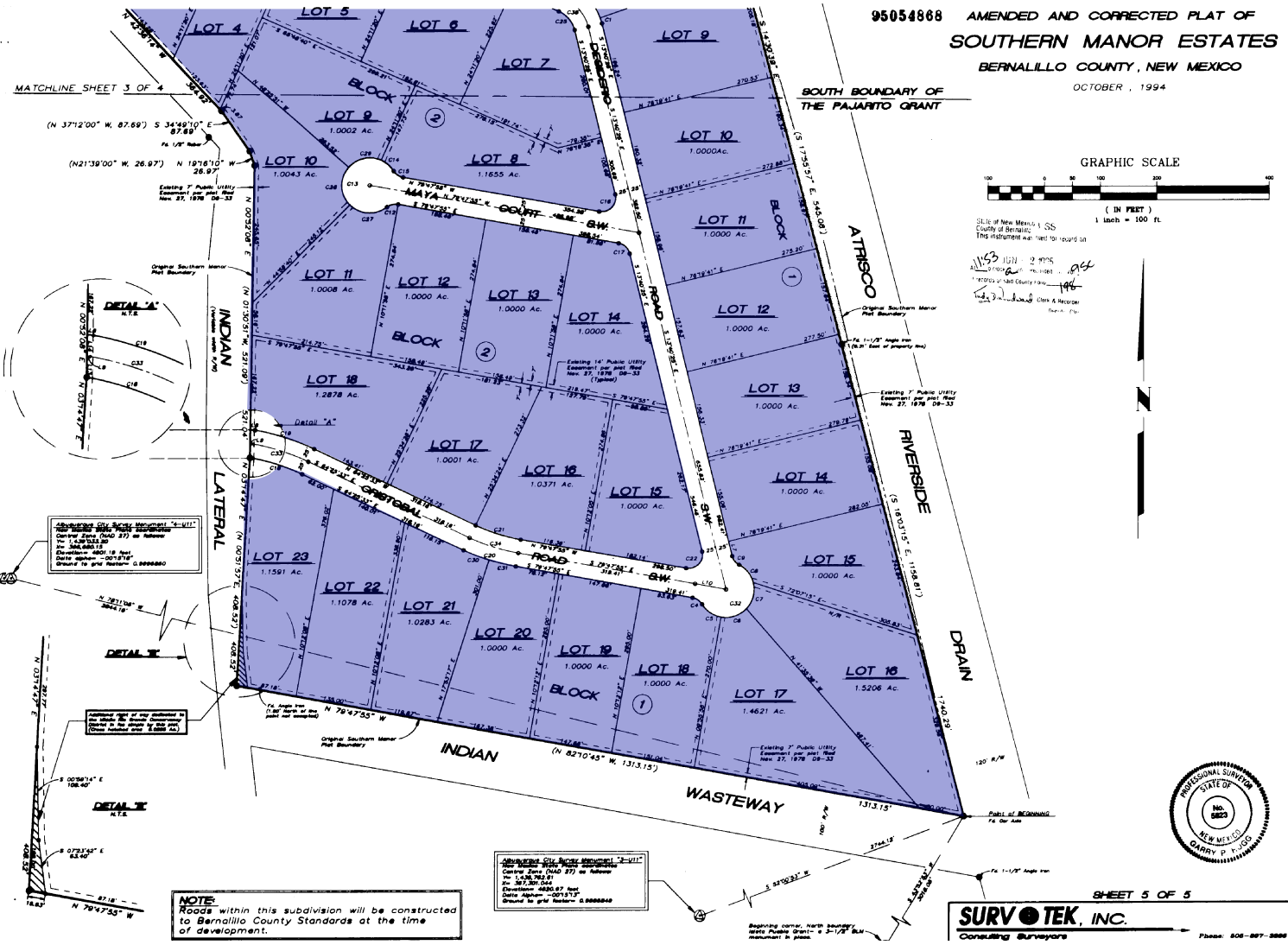


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# Plat Map



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# Low Aerial



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# Location Overview

Albuquerque, New Mexico is a vibrant and culturally rich metropolis nestled in the heart of the American Southwest. The city offers residents and visitors a unique blend of natural beauty and urban amenities. Albuquerque is renowned for its annual International Balloon Fiesta, also the city boasts a thriving arts scene, world-class cuisine, and a strong sense of community that makes it a fantastic place to live, work, and explore.

The economy of Albuquerque is both dynamic and diverse, encompassing a wide range of industries. Historically, the city has been a hub for the aerospace and defense sectors, with the presence of Sandia National Laboratories, Kirtland Air Force Base, and several aerospace companies contributing significantly to the local economy. In recent years, Albuquerque has also seen a surge in the technology and renewable energy sectors, with companies specializing in biotechnology, solar energy, and cybersecurity establishing a strong presence. The city's strategic location along major transportation corridors has made it a distribution and logistics hub for the region, further fueling economic growth. Additionally, tourism plays a crucial role in Albuquerque's economy, drawing visitors with its cultural attractions, outdoor recreation opportunities, and the allure of the Southwest's rich history. With its diverse economic landscape, Albuquerque continues to evolve as a thriving business and cultural center in the Southwest.

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