0 RE

INDUSTRIAL YARD SOUTH BROADWAY

SOUTH BROADWAY INDUSTRIAL 603 Paragon Rd SE, Albuquerque, NM 87105



FOR SALE

AVAILABLE LAND 2.1 AC

PRICE \$500,000

Billy Lehmann blehmann@resolutre.com 505.337.0777

Daniel Kearney 505.337.0777

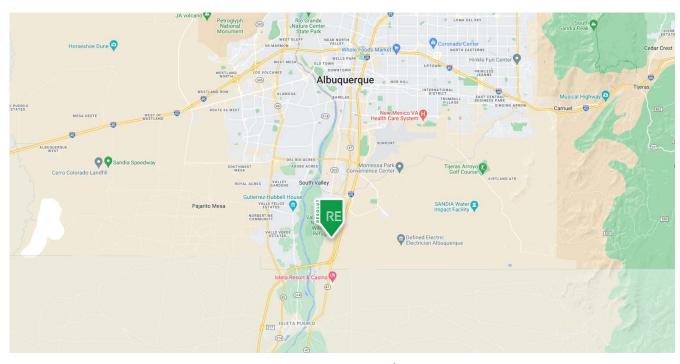
Martín Richardson dkearney@resolutre.com mrichardson@resolutre.com 505.337.0777



INDUSTRIAL YARD SOUTH BROADWAY | 603 Paragon Rd SE, Albuquerque, NM 87105

PROPERTY HIGHLIGHTS

- 2+ acres of rare M1 land
- Power on the property
- Fully fenced and gated
- Desirable industrial area



AREA TRAFFIC GENERATORS













Billy Lehmann

blehmann@resolutre.com | 505.337.0777

Daniel Kearney

dkearney@resolutre.com | 505.337.0777

Martín Richardson

mrichardson@resolutre.com | 505.337.0777

DEMOGRAPHIC SNAPSHOT 2024



7,633 POPULATION3-MILE RADIUS



\$101,003.00 AVG HH INCOME 3-MILE RADIUS



6,219 DAYTIME POPULATION3-MILE RADIUS



TRAFFIC COUNTS NM-47: 8,182 VPD (Sites USA 2024)



PROPERTY OVERVIEW

Size and Layout:

The property spans approximately 2 acres, providing ample space for industrial or commercial use. Fully fenced and gated, ensuring security and easy access control. Zoned for industrial activities, suitable for warehouses, manufacturing, logistics, or storage facilities.

Accessibility:

Conveniently located near I-25 and Broadway, facilitating transportation of goods and employee commutes.

Potential Value Additions:

Space for further improvements like office structures, Warehouse, shop space, parking lots, or specialized storage units. Possible long-term investment potential as this industrial area expands.

LOCATION OVERVIEW

This location is in great proximity to I25 via Broadway or Rio Bravo. Located on a dead-end street providing low visibility, and adding security for storage of equipment or supplies. Situated in a prime industrial area, desirable for its proximity to suppliers and distribution sites. Potential for utilities like electricity, water, and gas available on or near the site.



PROPERTY OVERVIEW

Lot Size: 2.1 AC

Zoning: M1











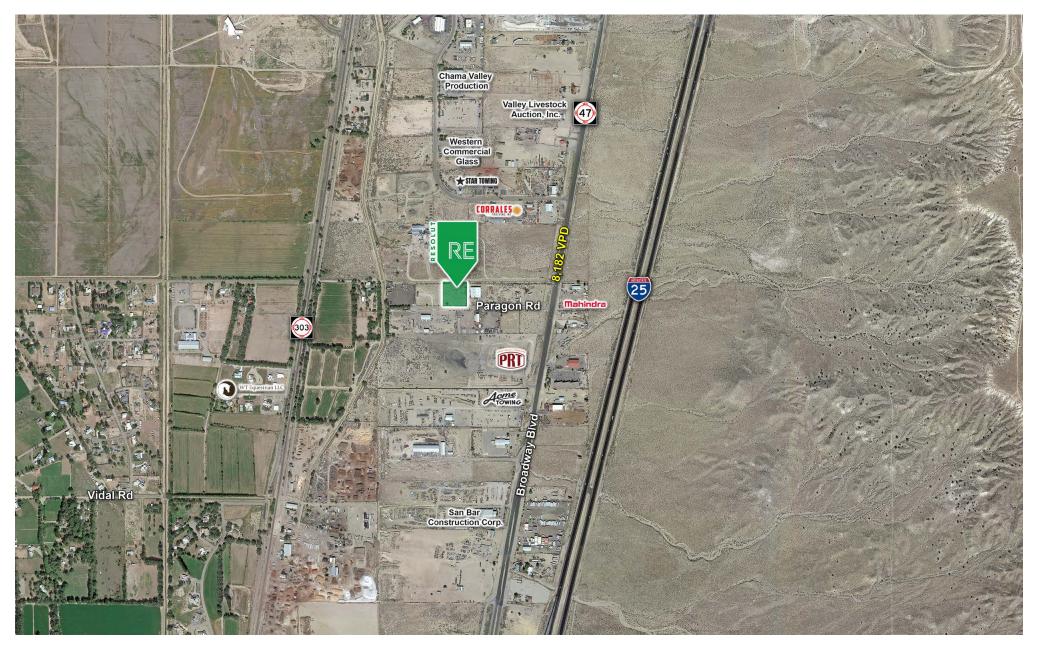




The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.



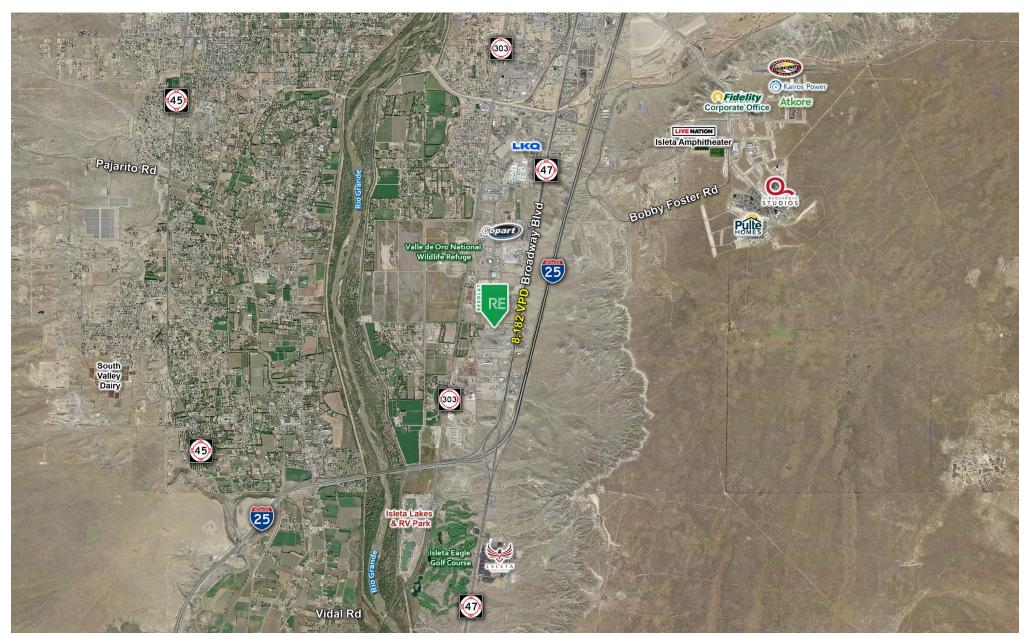
INDUSTRIAL YARD SOUTH BROADWAY | 603 Paragon Rd SE, Albuquerque, NM 87105



The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.



INDUSTRIAL YARD SOUTH BROADWAY | 603 Paragon Rd SE, Albuquerque, NM 87105



The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.