

40,008 VPD



98th Street 27,780 VPD

# SALE Expansive 8.4 Acre Parcel

10210 CENTRAL AVE. SW  
Albuquerque, NM 87121

### PRESENTED BY:

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Central Ave 14,958 VPD



Google



# PROPERTY SUMMARY



## OFFERING SUMMARY

|                    |             |
|--------------------|-------------|
| <b>SALE PRICE:</b> | \$1,750,000 |
| <b>LOT SIZE:</b>   | 8.4 Acres   |
| <b>PRICE / SF:</b> | \$4.78      |
| <b>ZONING:</b>     | NR-LM       |
| <b>MARKET:</b>     | Albuquerque |
| <b>SUBMARKET:</b>  | West Mesa   |

## PROPERTY OVERVIEW

This expansive 8.4-acre parcel is zoned NR-LM, presenting an exceptional opportunity for various trucking related enterprises, including cross-dock facilities or travel staging services. Additionally, the property lends itself to alternative ventures such as mobile home sales or the establishment of a mobile home park, along with compatible retail and business park ventures. Moreover, its flexible zoning allows for redevelopment to suit a diverse range of needs, making it a prime investment prospect with significant potential.

## PROPERTY HIGHLIGHTS

- Excellent freeway access to I-40
- Close proximity to new Amazon Fulfillment Facility & active retail / residential developments
- In the path of one of the fastest growing trade areas in the Albuquerque MSA
- Superior visibility from Central Ave.
- Level topography with reduced and manageable dirt improvement work anticipated for the area (depending upon the specific use)

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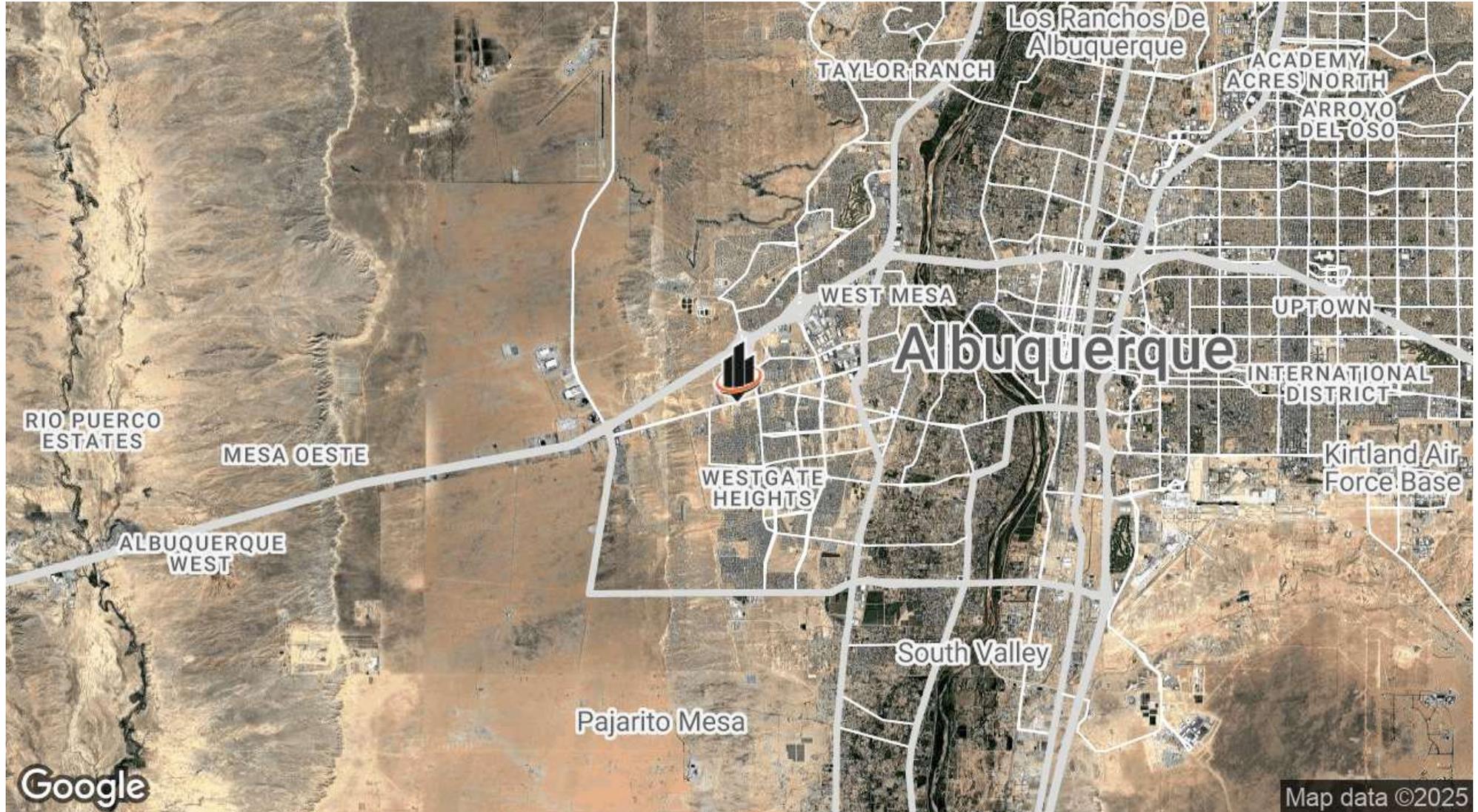
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# HIGH UP AERIAL



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# RETAILER MAP



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# DEMOGRAPHICS MAP & REPORT

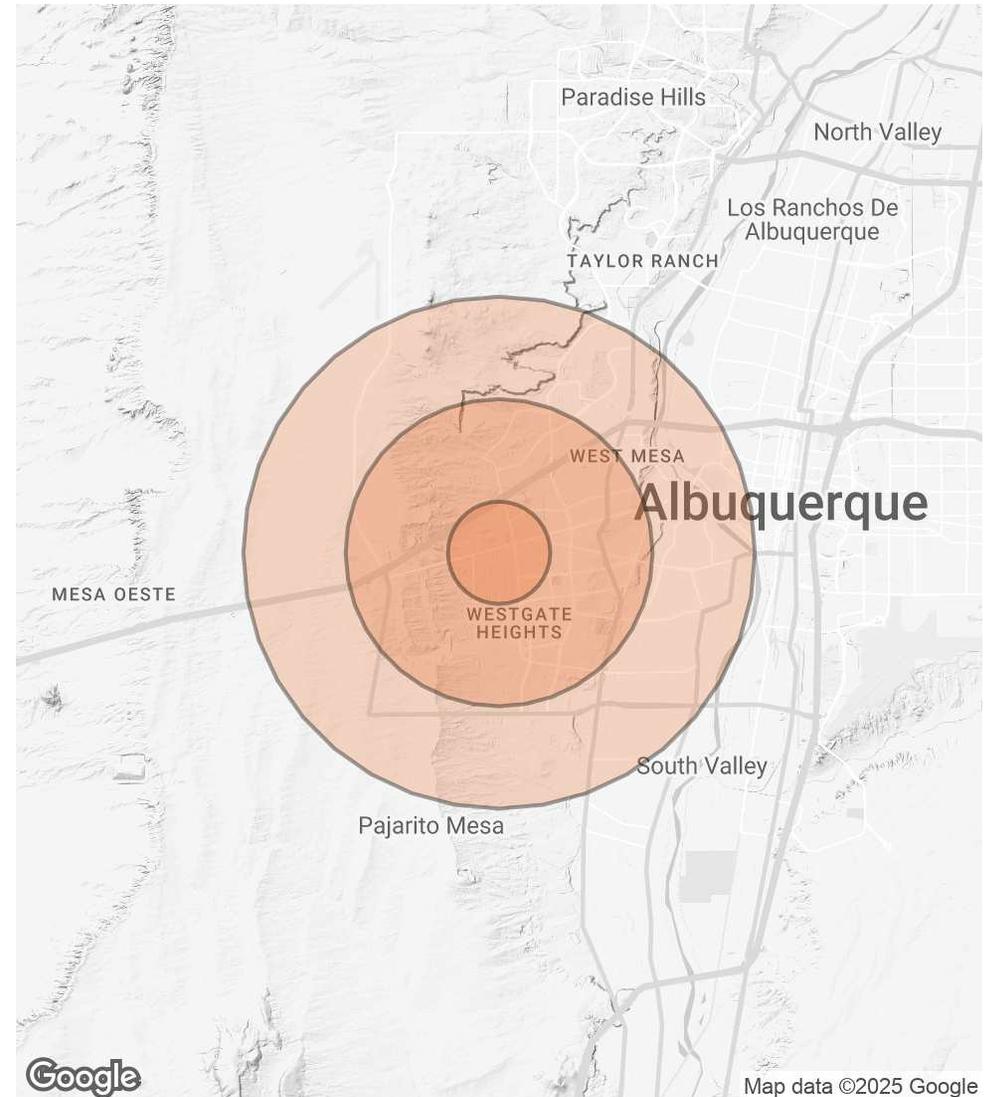
## POPULATION

|                             | 1 MILE | 3 MILES | 5 MILES |
|-----------------------------|--------|---------|---------|
| <b>TOTAL POPULATION</b>     | 14,099 | 92,167  | 152,760 |
| <b>AVERAGE AGE</b>          | 34     | 35      | 37      |
| <b>AVERAGE AGE (MALE)</b>   | 33     | 34      | 36      |
| <b>AVERAGE AGE (FEMALE)</b> | 35     | 36      | 38      |

## HOUSEHOLDS & INCOME

|                            | 1 MILE    | 3 MILES   | 5 MILES   |
|----------------------------|-----------|-----------|-----------|
| <b>TOTAL HOUSEHOLDS</b>    | 4,551     | 30,741    | 54,316    |
| <b># OF PERSONS PER HH</b> | 3.1       | 3         | 2.8       |
| <b>AVERAGE HH INCOME</b>   | \$77,399  | \$76,247  | \$74,558  |
| <b>AVERAGE HOUSE VALUE</b> | \$194,703 | \$238,200 | \$260,371 |

Demographics data derived from AlphaMap



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