

SALE

±2.0 Acres Vacant Land in NW Albuquerque

105 BLESSED DR. NW

Albuquerque, NM 87121

PRESENTED BY:

WALT ARNOLD, CCIM, SIOR

Managing Director

O: 505.256.1255

C: 505.269.9358

walt.arnold@svn.com

NM #9117

KELLY SCHMIDT, MICP

Senior Advisor

O: 505.503.2643

C: 505.417.1214

kelly.schmidt@svn.com

**Site
+/- 2.0 Acres**

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$475,000
LOT SIZE:	2 Acres
PRICE / ACRE:	\$237,500
ZONING:	Commercial/Light Industrial
MARKET:	Albuquerque
SUBMARKET:	West Mesa

Managing Director
O: 505.256.1255 | C: 505.269.9358
walt.arnold@svn.com
NM #9117

Senior Advisor
O: 505.503.2643 | C: 505.417.1214
kelly.schmidt@svn.com

PROPERTY OVERVIEW

The subject contains approximately +/- 2.0 acres or 87,120 SF. We were not provided with a soils analysis for the subject property; however, we noted no signs of adverse soil conditions associated with the subject or surrounding development. Overall, general access to the neighborhood is characterized as average and is provided by Central Ave., a primary six-lane north-south commercial corridor which intersects 98th St. to the east. 98th St. provides access to Interstate 40 less than one mile north of the subject.

PROPERTY HIGHLIGHTS

- West Central land site
- Commercial/Industrial Zoning
- Owner/User Property
- Investment Opportunity

PROPERTY DETAILS

LOCATION INFORMATION

STREET ADDRESS	105 Blessed Dr. NW
CITY, STATE, ZIP	Albuquerque, NM 87121
COUNTY	Bernalillo
MARKET	Albuquerque
SUB-MARKET	West Mesa
CROSS-STREETS	Central Avenue and 98th Street
SIGNAL INTERSECTION	No
MARKET TYPE	Medium
NEAREST HIGHWAY	Interstate 40
NEAREST AIRPORT	Albuquerque International Sunport

PROPERTY INFORMATION

PROPERTY TYPE	Land
PROPERTY SUBTYPE	Industrial
ZONING	Commercial/Light Industrial
LOT SIZE	2 Acres
APN #	1-008-056-334-483-10703
LOT FRONTAGE	210 ft
LOT DEPTH	415 ft
CORNER PROPERTY	No
TRAFFIC COUNT	8600
ENVIRONMENTAL ISSUES	No signs of environmental problems observed upon inspection

The subject site is



Managing Director
O: 505.256.1255 | C: 505.269.9358
walt.arnold@svn.com
NM #9117

Senior Advisor
O: 505.503.2643 | C: 505.417.1214
kelly.schmidt@svn.com

RETAILER MAP



Managing Director
 O: 505.256.1255 | C: 505.269.9358
 walt.arnold@svn.com
 NM #9117

Senior Advisor
 O: 505.503.2643 | C: 505.417.1214
 kelly.schmidt@svn.com

HIGH UP AERIAL



Managing Director
O: 505.256.1255 | C: 505.269.9358
walt.arnold@svn.com
NM #9117

Senior Advisor
O: 505.503.2643 | C: 505.417.1214
kelly.schmidt@svn.com

CLOSE IN AERIAL

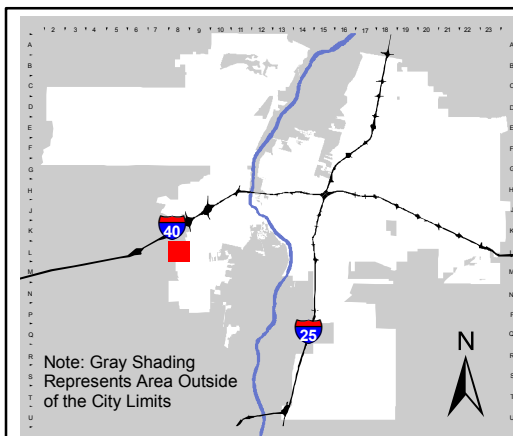


Managing Director
O: 505.256.1255 | C: 505.269.9358
walt.arnold@svn.com
NM #9117

Senior Advisor
O: 505.503.2643 | C: 505.417.1214
kelly.schmidt@svn.com



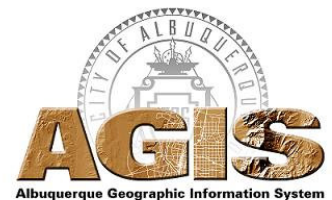
For more current information and details visit: www.cabq.gov/gis



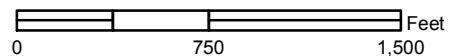
Address Map Page:

L-08-Z

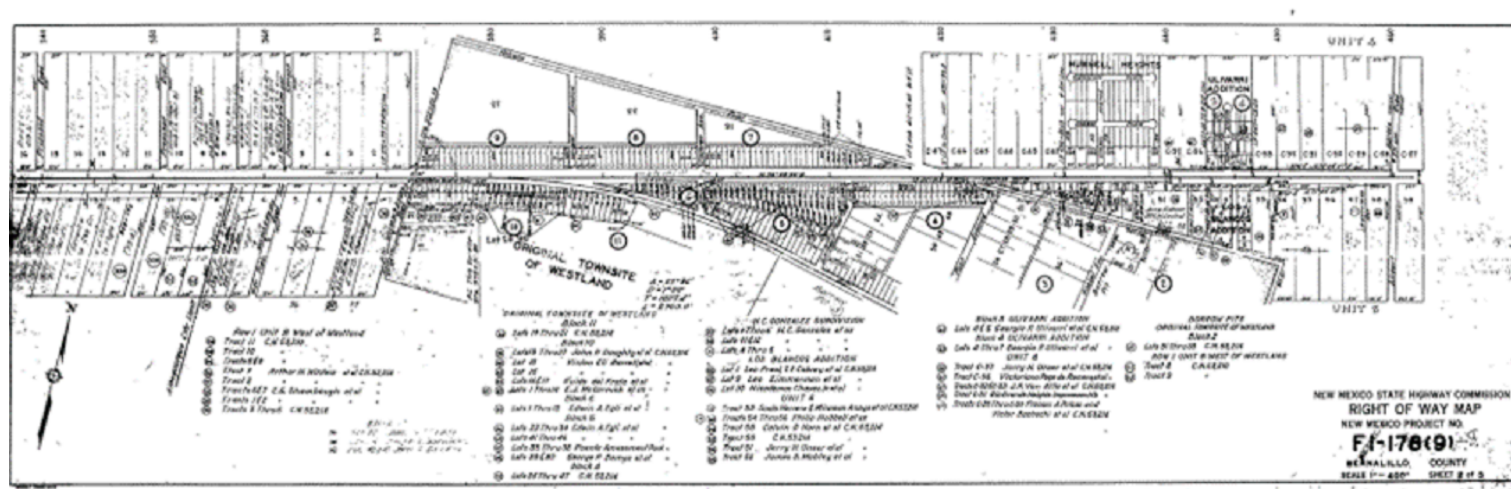
Map Amended through:
3/17/2017



These addresses are for informational purposes only and are not intended for address verification.



RIGHT OF WAY MAP



Managing Director
O: 505.256.1255 | C: 505.269.9358
walt.arnold@svn.com
NM #9117

Senior Advisor
O: 505.503.2643 | C: 505.417.1214
kelly.schmidt@svn.com

Traffic Count Map - Close Up

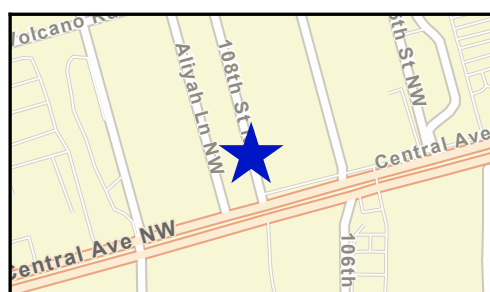
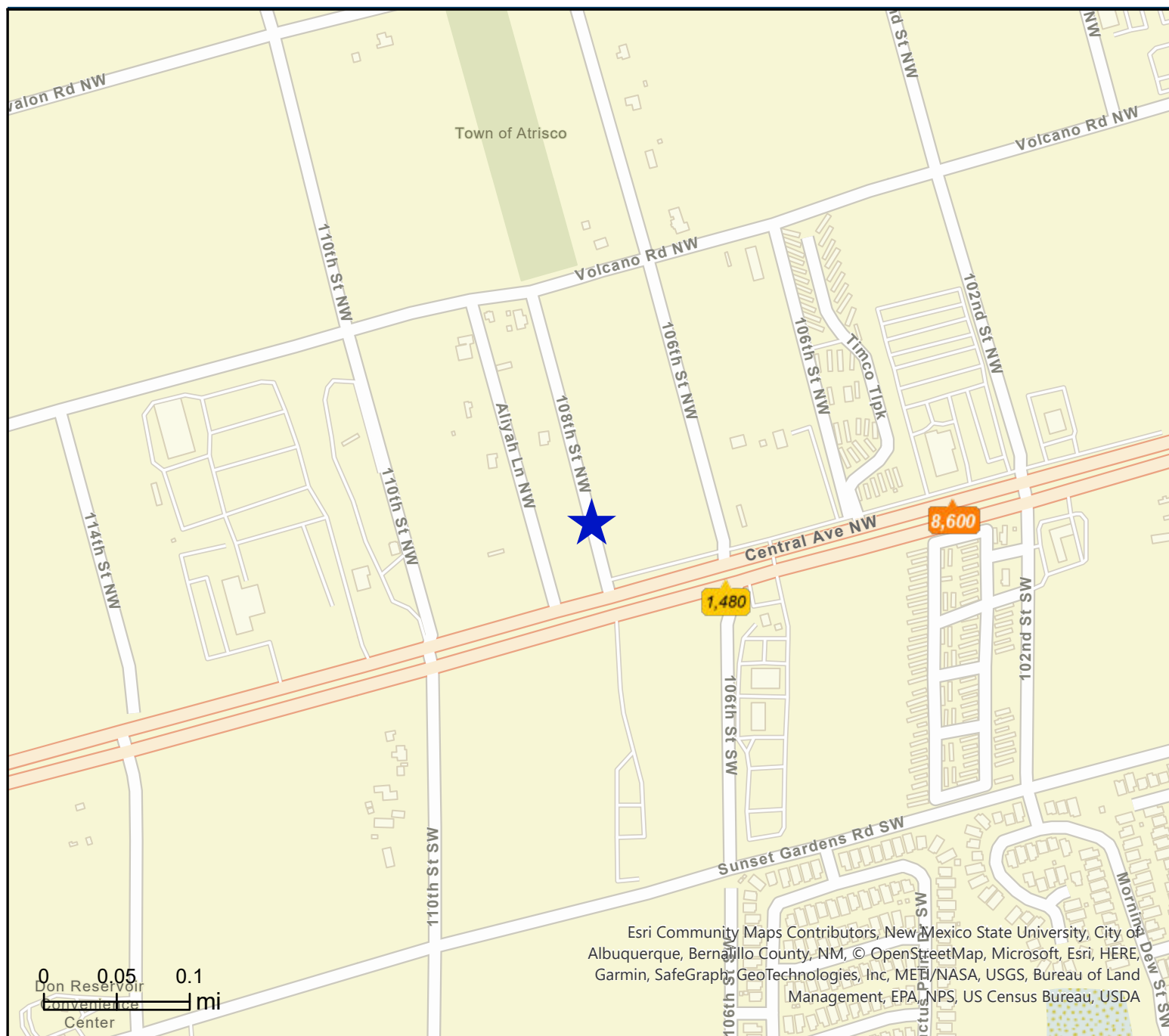
108th St NW, Albuquerque, New Mexico, 87121

Drive time: 5, 10, 15 minute radii

Prepared by Esri

Latitude: 35.07154

Longitude: -106.75132



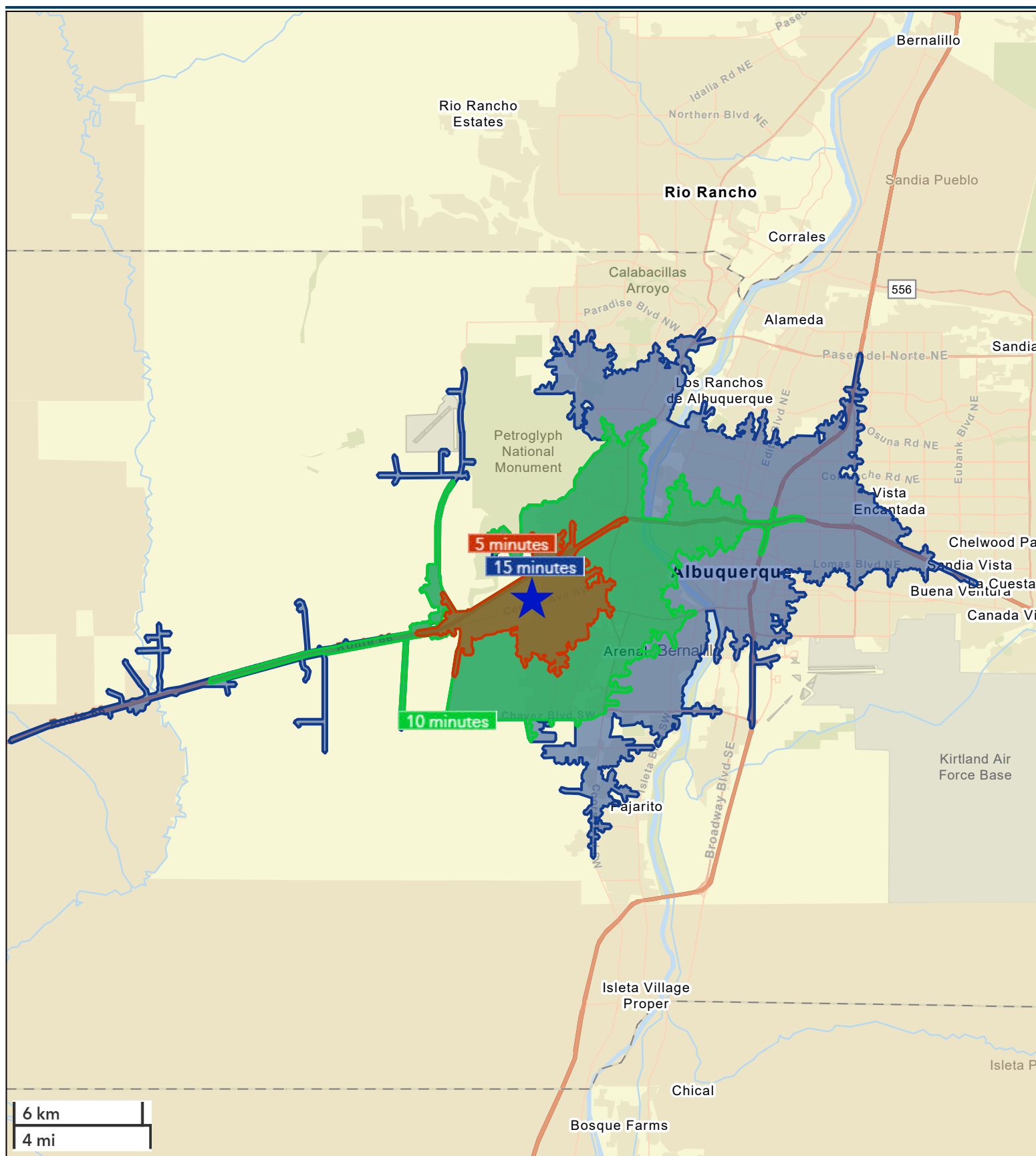
Average Daily Traffic Volume

- ▲ **Up to 6,000 vehicles per day**
- ▲ **6,001 - 15,000**
- ▲ **15,001 - 30,000**
- ▲ **30,001 - 50,000**
- ▲ **50,001 - 100,000**
- ▲ **More than 100,000 per day**

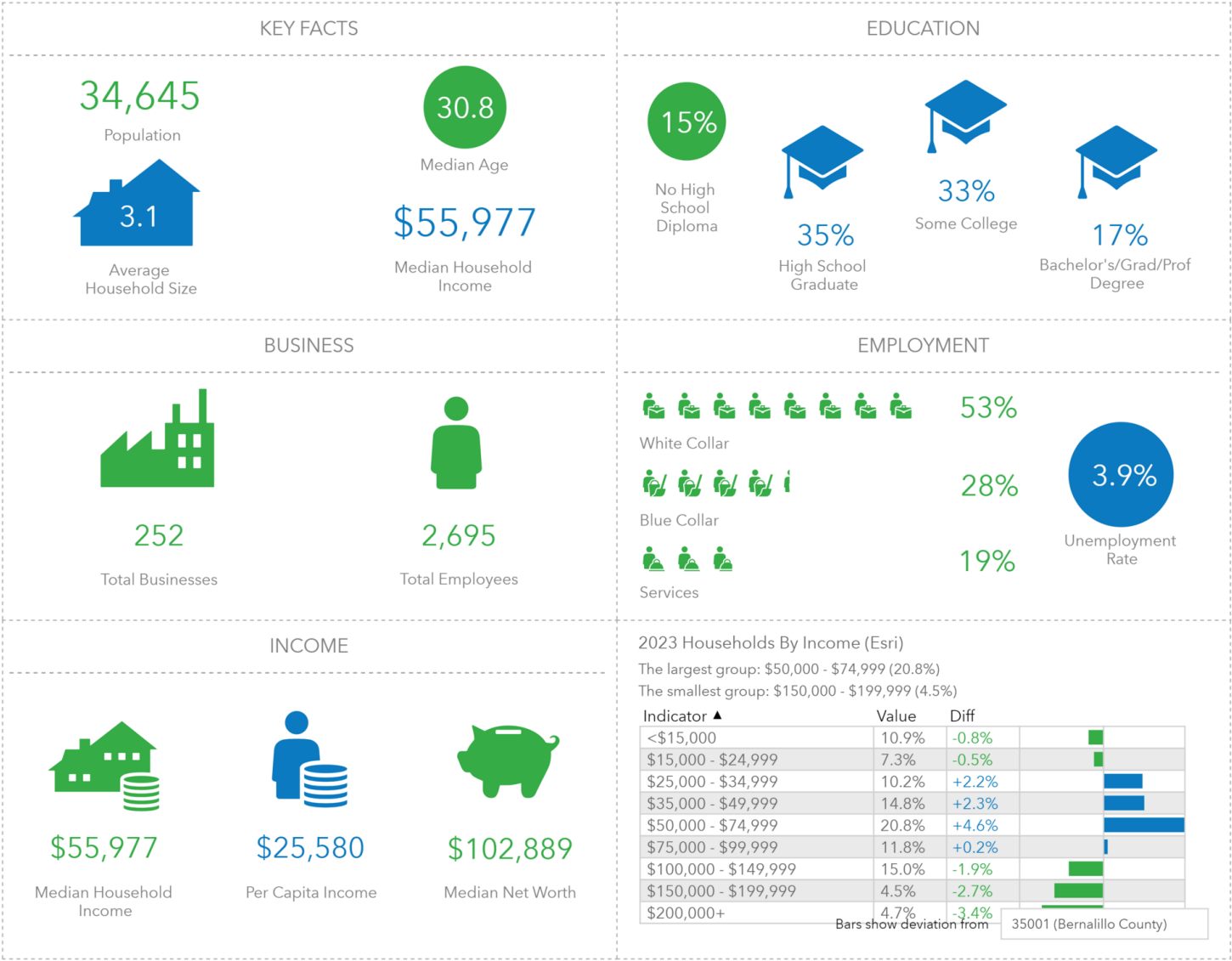


Source: ©2023 Kalibrate Technologies (Q2 2023).

July 28, 2023



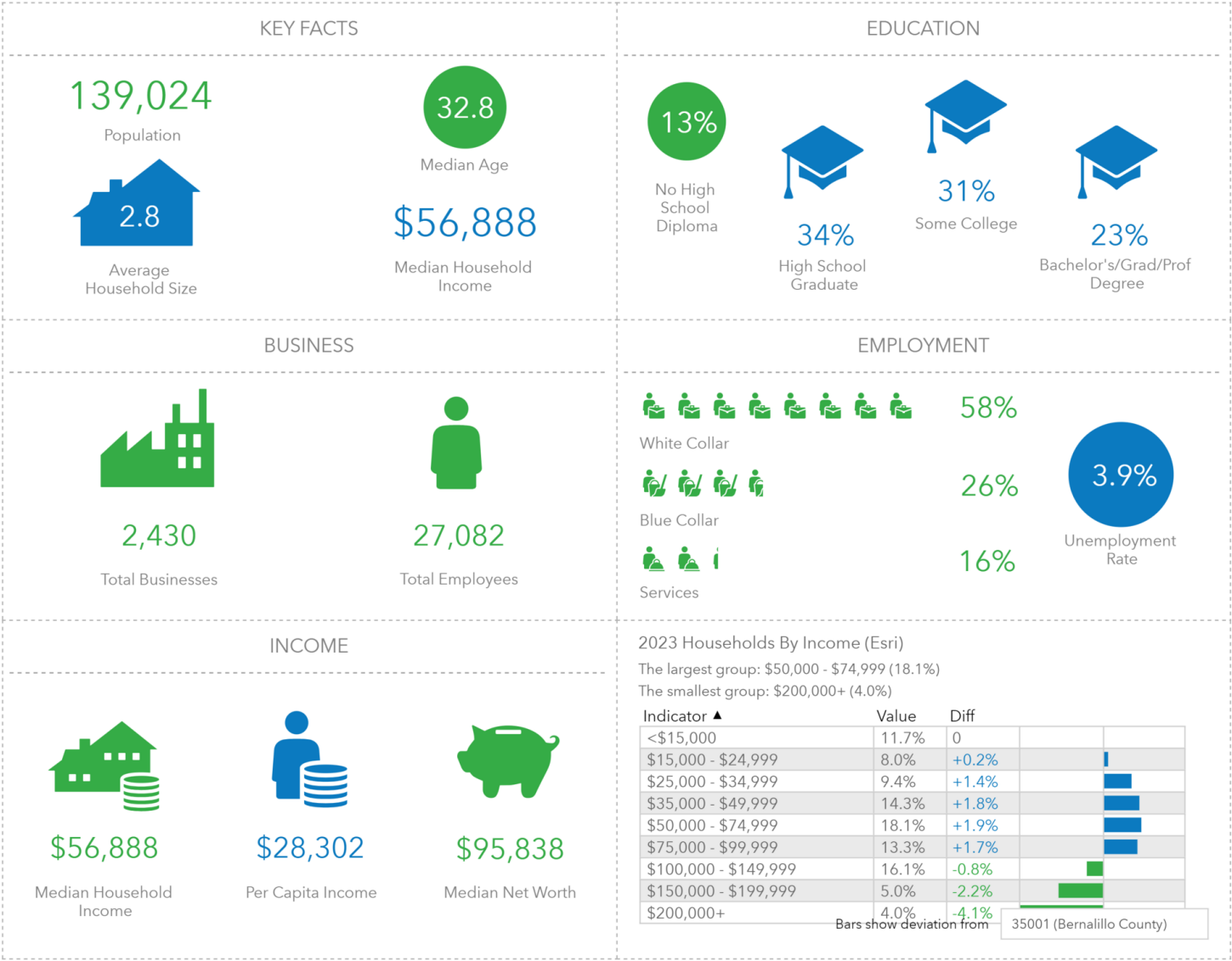
5 MINUTES DRIVE TIME DEMOGRAPHICS



Managing Director
O: 505.256.1255 | C: 505.269.9358
walt.arnold@svn.com
NM #9117

Senior Advisor
O: 505.503.2643 | C: 505.417.1214
kelly.schmidt@svn.com

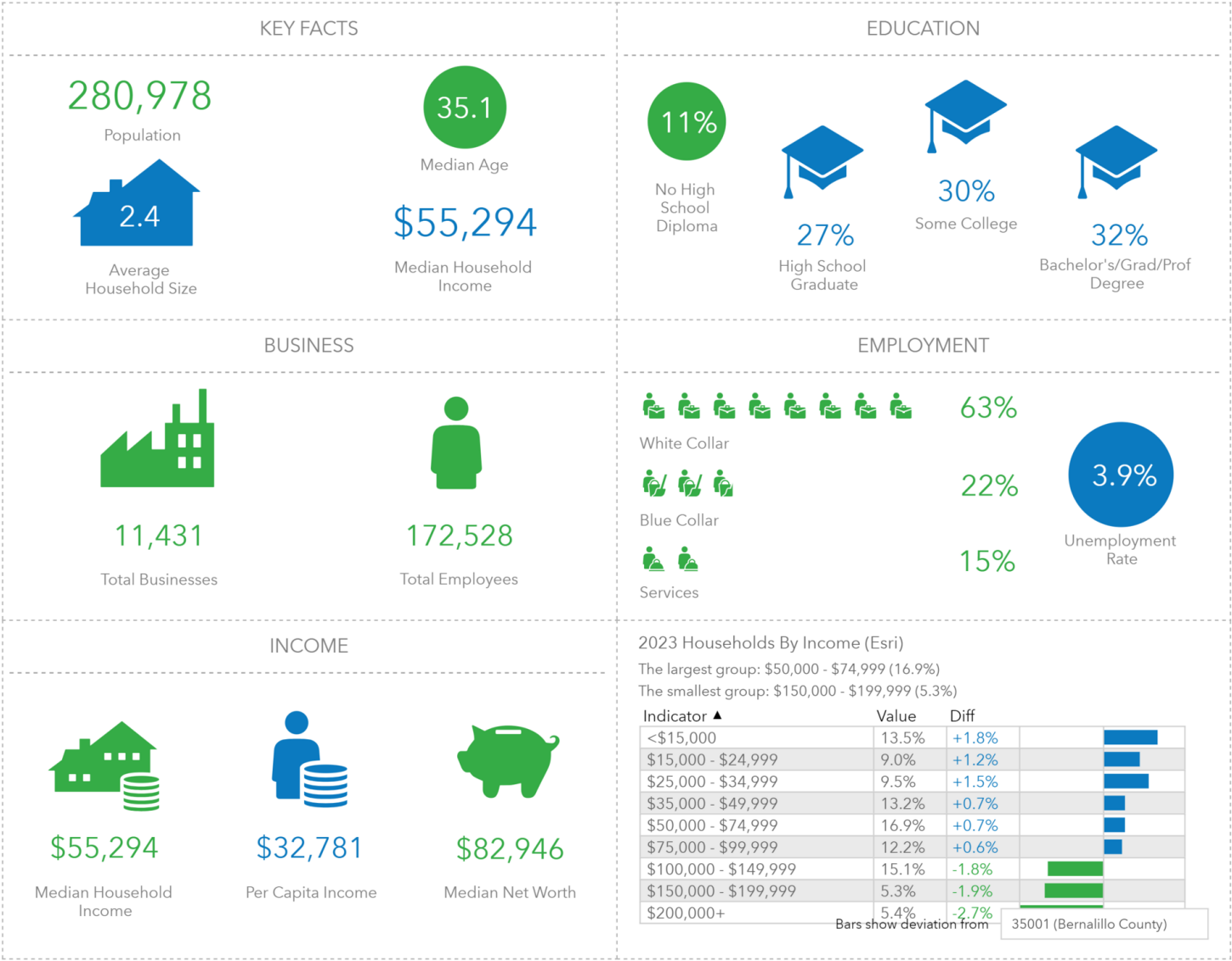
10 MINUTES DRIVE TIME DEMOGRAPHICS



Managing Director
O: 505.256.1255 | C: 505.269.9358
walt.arnold@svn.com
NM #9117

Senior Advisor
O: 505.503.2643 | C: 505.417.1214
kelly.schmidt@svn.com

15 MINUTES DRIVE TIME DEMOGRAPHICS



Managing Director
O: 505.256.1255 | C: 505.269.9358
walt.arnold@svn.com
NM #9117

Senior Advisor
O: 505.503.2643 | C: 505.417.1214
kelly.schmidt@svn.com