

**For  
Sale**



# Top-Tier NE Heights Development Site

RECTANGULAR PROPERTY JUST EAST OF I-25



**±3.089 Ac. Available**

SWQ Louisiana Blvd. & San Antonio Dr. NE | Albuquerque, NM 87109

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**NA SunVista** ] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

**For Sale**

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**AVAILABLE**

Land: ±3.089 Acres

**SALE PRICE**

\$1,345,873 (\$10.00/SF)

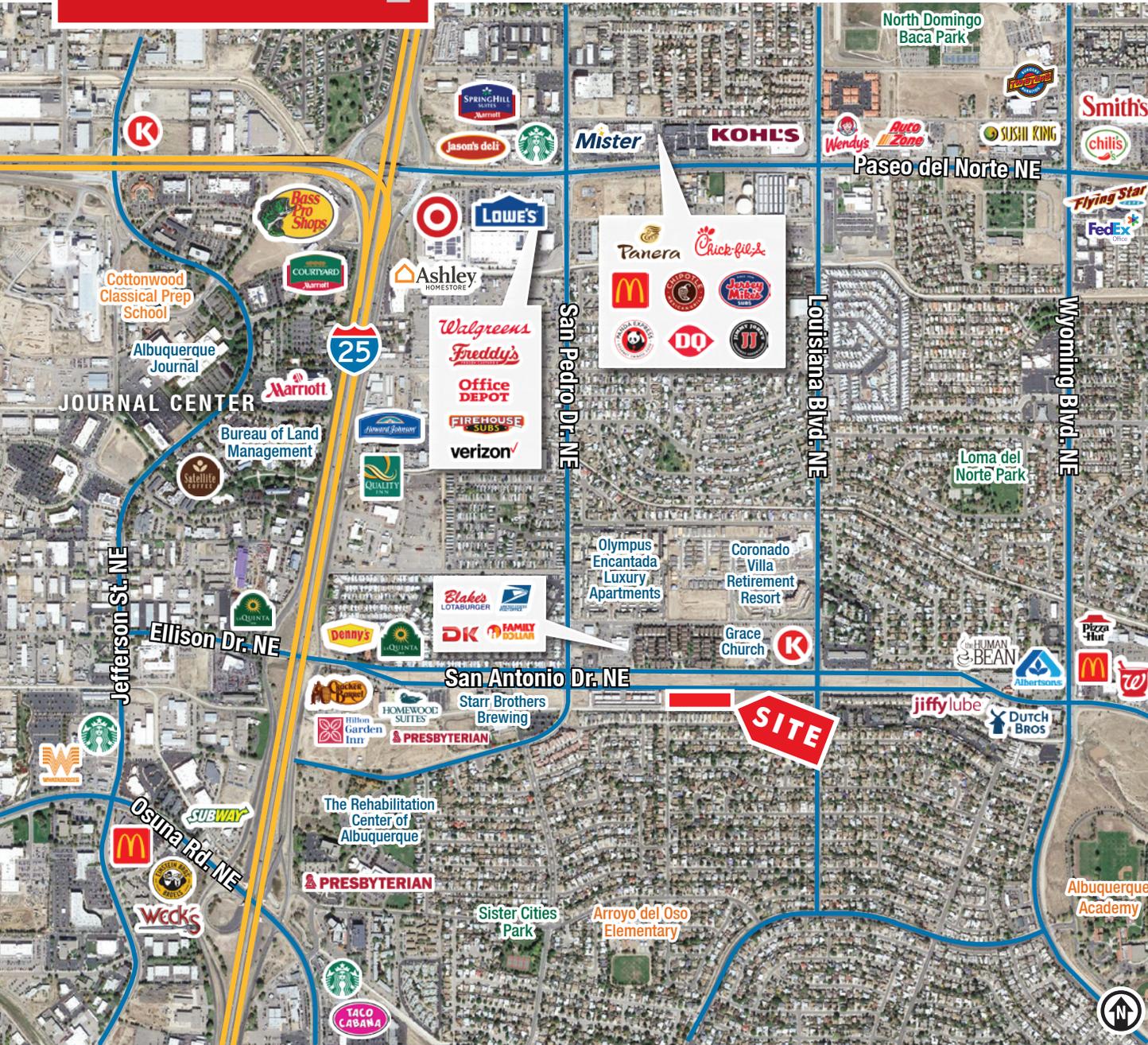
**ZONING** NR-LM

**HIGHLIGHTS**

- Just west of the signalized intersection of Louisiana Blvd. & San Antonio Dr.
- Unobstructed visibility from San Antonio Dr.
- Draws from one of the top income areas in Albuquerque with \$110,560 avg. household income within 3 miles
- Utilities nearby
- Strong Traffic Counts: 21,300 cars per day on San Antonio Dr.

**For Sale**

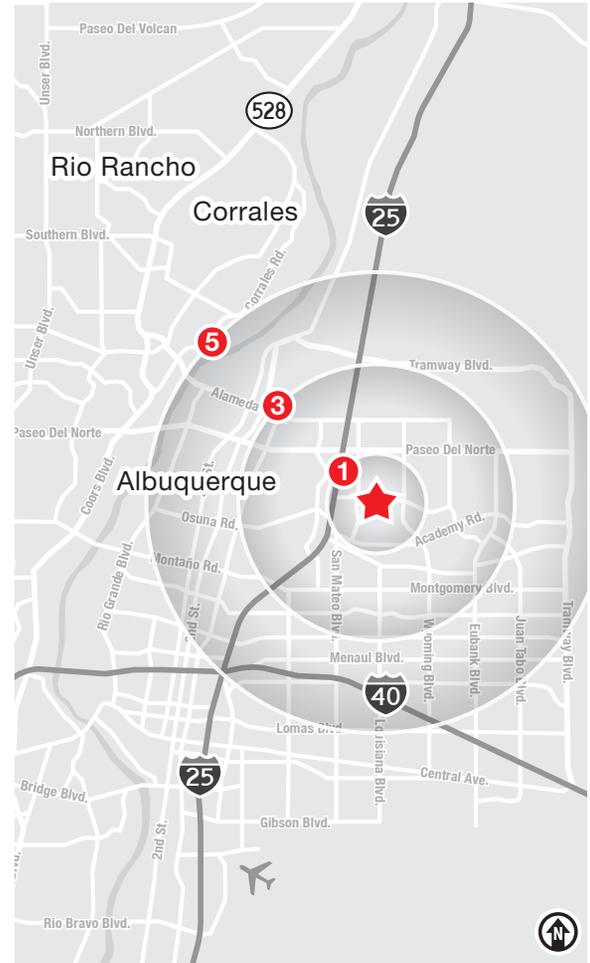
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**LOCATION**

Demographics	1 Mile	3 Mile	5 Mile
Total Population	14,602	99,653	215,272
Average HH Income	\$86,808	\$110,560	\$109,672
Daytime Employment	8,970	77,006	149,445

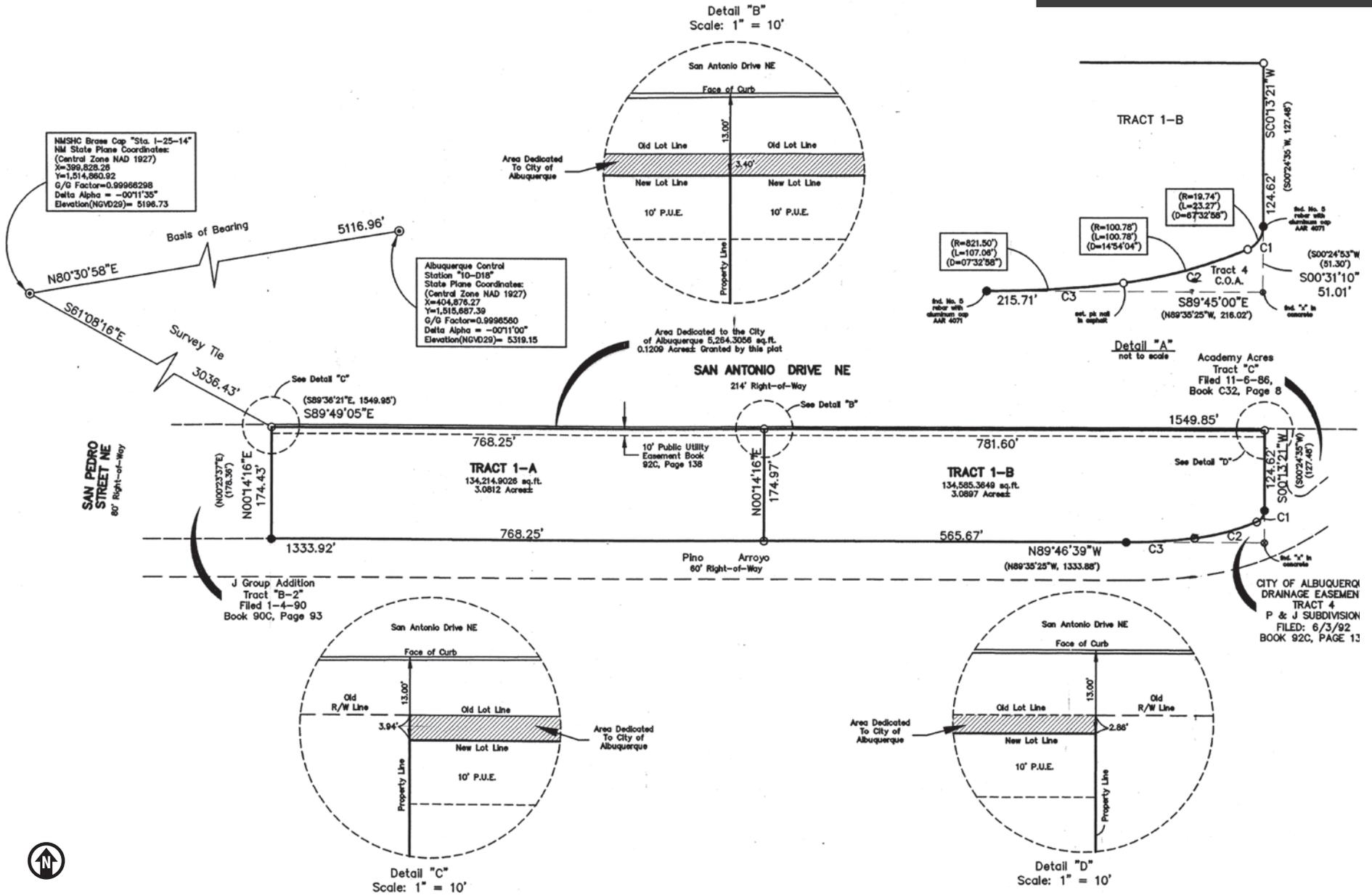
2025 Forecasted by Esri



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SITE SURVEY



# Albuquerque

## TRADE AREA ANALYSIS

### ALBUQUERQUE | NEW MEXICO

Located near the geographic center of New Mexico at the intersection of I-25 and I-40 and resting at the foot of the Sandia Mountains, Albuquerque is the state's most populous city and one of the most livable in the U.S. The city serves as a major transportation and shipping hub for the Southwest, with BNSF Railway, air cargo from Albuquerque International Airport (Sunport), and a commuter train running from Belen to Santa Fe. Albuquerque is home to the International Balloon Fiesta, the world's largest gathering of hot-air balloons. A talented workforce, a business-friendly environment, a community rooted in history and a high quality of life make Albuquerque hard to beat.

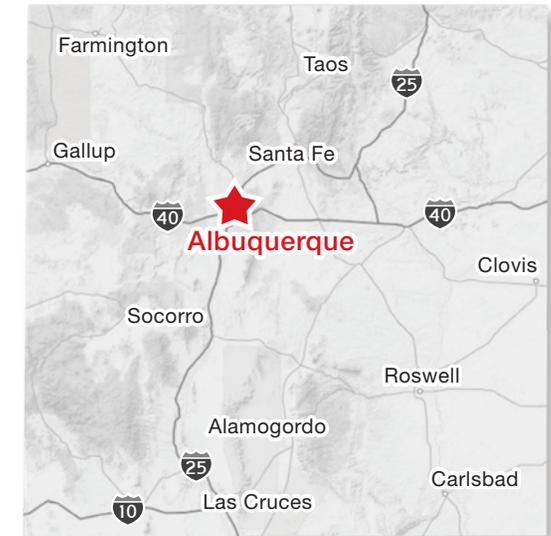
#### ALBUQUERQUE BY THE NUMBERS (ESRI 2025 Demographics)



**932,477**  
Albuquerque Metro Population



**The Largest**  
City in the State



### In the News

Ranked 6th in America's favorite cities list - *Travel + Leisure*  
Ranks among America's best cities for global trade - *Global Trade Magazine*  
The 5th most cost-friendly city to do business in the U.S. - *KPMG*

#### TOP 8 REASONS TO CHOOSE ALBUQUERQUE

- Low-risk location
- Skilled workforce
- Business incentives
- The metro area communities
- Quality of life
- Cost of living
- Innovation central
- On the cutting edge of technology



#### HEALTHCARE

Albuquerque is the center of health care excellence in New Mexico. UNM is a nationally-recognized Class 1 research institution. There are more than 2,000 hospital beds in the metro area.



#### EDUCATION | SKILLED WORKFORCE

Albuquerque is top in nation for cities with the most college graduates – more than 70,000 college students reside in metro area. The area also has one of the largest number of PhD's per capita in the nation.



#### COMPETITIVE BUSINESS CLIMATE

Low energy costs, low property taxes, affordable real estate, low cost of living, a qualified/productive workforce, aggressive incentives and efficient market access make Albuquerque an attractive choice.