For Sale

Residential Land for Development

LOCATED ON UNSER BLVD. NEAR NEIGHBORHOOD SERVICES



±9.33 Ac. Available

SWC Unser Blvd. & Sage Rd. SW | Albuquerque, NM 87121

Genieve Posen
genieve@sunvista.com | 505 998 1568

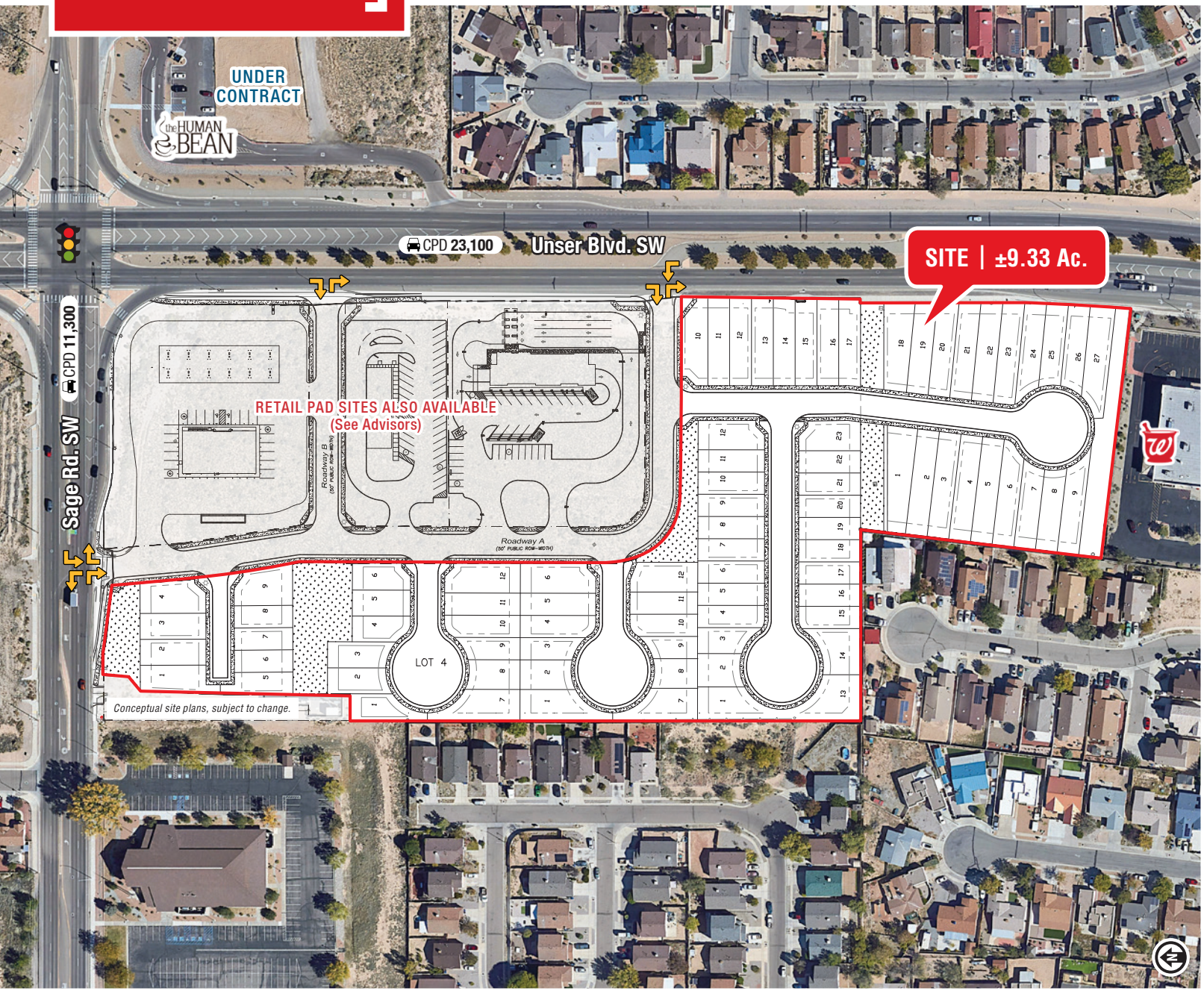
Jim Hakeem
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NAI SunVista | Got Space™

Opening the Door to Commercial Real Estate Excellence

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SITE

SALE PRICE

$2,643,067 ($6.50/SF)

AVAILABLE

Land: ±9.33 Ac.

ZONING

- PD

HIGHLIGHTS

- Well positioned off Unser Blvd. and Sage Rd.
- Ideal for a higher-density residential subdivision development
- Interior roads to subdivision development will be developed by owner and maintained by the City of Albuquerque
- Nearby utilities located in the street
- Zoned for single-family, townhome or a duplex type development
- Current site plan provides for 83 residential units with a minimum lot size of ±2,200 SF
- Typical building footprint of ±1,350 SF (25' x 54')

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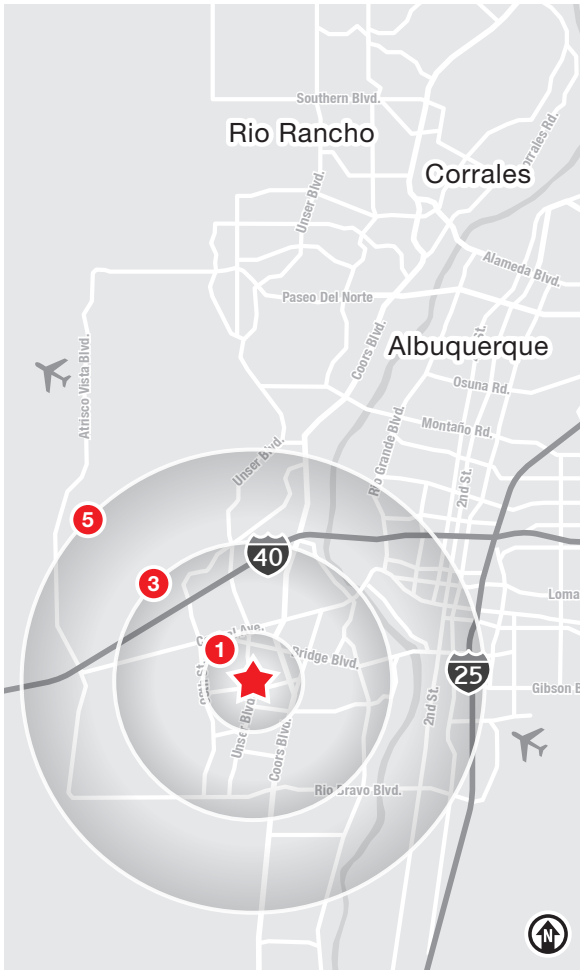
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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	20,913	104,955	179,711
Average HH Income	$75,001	$75,657	$82,773
Daytime Employment	1,030	15,381	62,942

2026 Forecasted by Esri



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TRADE AREA ANALYSIS

ALBUQUERQUE | SOUTHWEST MESA

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.

939,327
Albuquerque Metro Population

1
The Largest City in the State

ALBUQUERQUE BY THE NUMBERS *(ESRI 2026 Demographics)*

568,556	242,757	$101,287	$59,375	21,689	277,623
City Population	Households	Avg. Household Income	Md. Disposable Income	Total Businesses	Total Employees

SW MESA DEMOGRAPHICS

Total Population	117,688
Average HH Income	$75,651
Daytime Employment	16,463

2026 Forecasted by Esri



The Southwest Mesa is a High-Growth, Underserved Trade Area

The Southwest Mesa is the **MOST UNDERSERVED** Trade Area in the Albuquerque Market

Home ownership within the area is **13.5%** higher than the National average, creating more expendable income.

The Southwest Mesa has **9 SF of Retail/Capita** compared to the city average of 45 SF.

The Southwest Mesa is the **Fastest Growing** segment of the Albuquerque MSA.

The average household income within a five-mile radius of the site is **$82,773**

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The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.

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