

FOR SALE > VACANT LAND

# Highly Visible Land On I-25

SOUTH EAST CORNER OF I-25 & GIBSON, ALBUQUERQUE, NM 87102



## Details

- > Price: \$6.00 / SF
- > Lot Sizes:
  - +/- 4.532 Acres (\$1,185,000)
  - +/- 2.8 Acres (\$732,000)
- > Ideal for hotel, retail and restaurants uses
- > Zoning: SU-IP

## Contact Us

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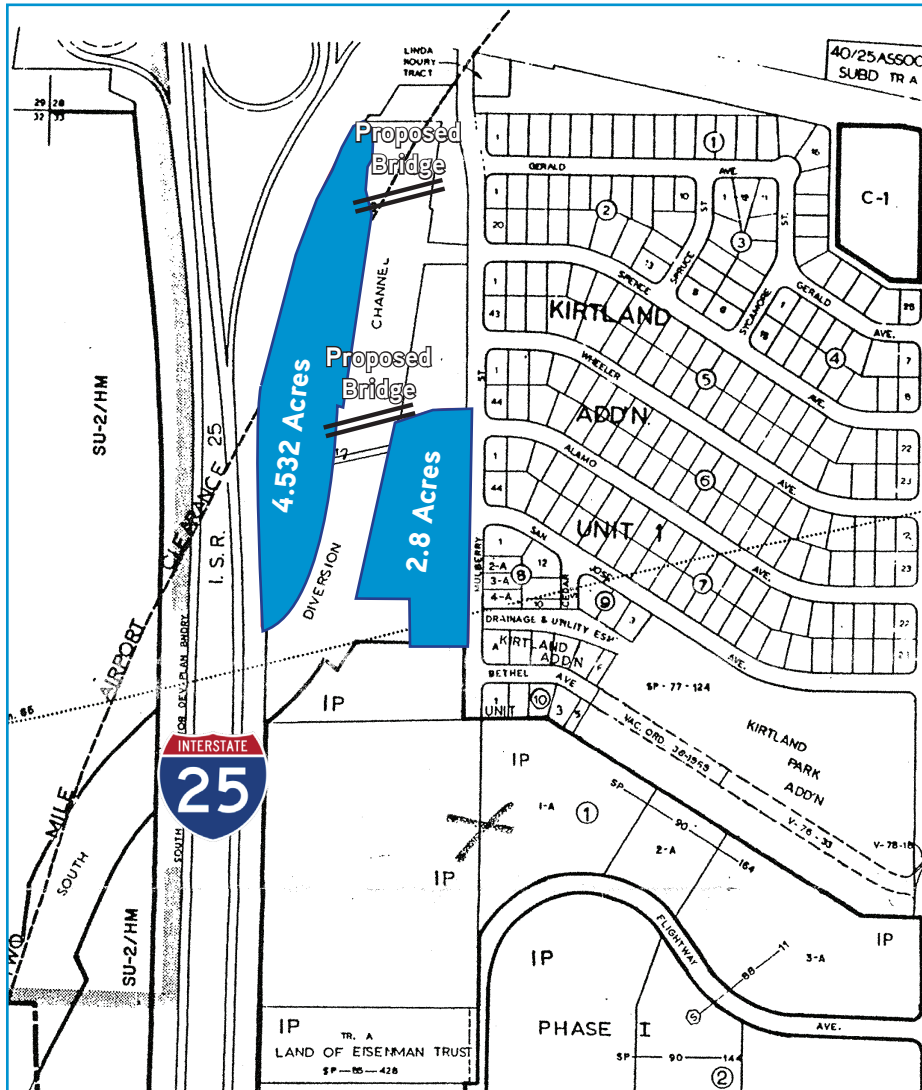
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# Parcel Map

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## Site Amenities

- > I-25 frontage with convenient access from the Gibson Blvd interchange.
- > Proposed bridge across diversion channel
- > Ideal location for casual dining, fast food, hospitality or multi-family uses.
- > Close proximity to Sunport International Airport, University of New Mexico, Central New Mexico University, Kirtland Airforce Base, VA Hospital, Davita Clinic and Downtown Albuquerque
- > Immediately north of Valley View Villas, a 786 bed student housing project.

## Area Tenants





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# Intersection Aerial

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	1-Mile	3-Mile	5-Mile
Total Population	7,561	70,479	199,991
Total Households	2,520	29,897	80,253
Average HH Income	\$38,553	\$50,730	\$50,801
Median HH Income	\$27,030	\$32,333	\$34,775

