

OPPORTUNITY ZONE



Las Colinas



MX-M VACANT LAND IN OPPORTUNITY ZONE- READY TO DEVELOP CANNABIS FRIENDLY

FOR SALE

SEC of 4th Street (Located between 4th & 3rd Street, between McKnight & Haines Avenue)
Albuquerque, NM 87102

Coldwell Banker Commercial
Las Colinas

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POWER BROKER

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MX-M VACANT LAND IN OPPORTUNITY ZONE- READY TO DEVELOP

THE PROPERTY

Redevelopment Opportunity
1916 4th Street NW
Albuquerque, NM 87102

PROPERTY DETAILS

- Parcel is located in a Metropolitan Redevelopment Area.
- City of Albuquerque, in an effort to encourage urban in-fill development and affordable housing, has **approved multi-story MUH and mixed use developments** and will expedite approval process for developers.
- MRA- No Impact Fees!
- Form-based zoning overlay to allow for High Density & Additional Uses.
- Possible uses include: Medical/Urgent Care/Physical/Occupational Therapies/Kidney Dialysis/Mixed-Use/Retail/Hospitality/and more.
- Drive-thru availability.
- **Please contact April Ager for complete details.**

PROPERTY SPECIFICATIONS

Property Type:	Vacant Land
Land:	+/- 1.2052 Acres
Zoning:	MX-M

LOCATION INFORMATION

Conveniently located near:

- I-25 & I-40
- Hospitals
- UNM & CNM
- Old Town, Galleries & Museums
- Pueblo Cultural Center & Indian School Redevelopment
- Downtown Central Business & Courthouse District

Property fronted by 4th Street, McKnight, and 3rd Street with possible access from these three streets.

Located in central Albuquerque, close to downtown, Interstate 40 & 25 without congestion from major medical centers.

I-40 CPD: +/- 156,600

4th Street CPD: +/- 14,600

OPPORTUNITY ZONE



Potential Assembly of Entire Block

- **+/- 1.2052 Acres of Vacant Land**
 - **Located in Metropolitan Redevelopment Area**
 - **14,600 CPD on 4th Street**
- **Excellent Frontage on 4th, 3rd & McKnight**

PRICE

Sale Price:	Seller Financing Available Contact Broker to Discuss All Options
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For Sale or
Ground Lease

MX-M VACANT LAND IN OPPORTUNITY ZONE- READY TO DEVELOP

REDEVELOPMENT PLAN

The City of Albuquerque proposes redeveloping 4th Street from Lomas Boulevard to Solar Road, a distance of four and one third miles. The envisioned renaissance of 4th Street is a cohesive, integrated transit corridor that promotes:

- Shopping
- Housing
- Employment
- Services
- Recognizes and builds on existing and potential centers and activities.

The plan identifies and recommends a varied set of strategies and programs to make redevelopment possible through public and private investments and policies, as well as, public projects that reinvigorate 4th Street and surrounding areas. These strategies include:

- Improve the business climate along Fourth Street
- Improve the physical appearance and infrastructure along 4th Street
- Create a unifying vision for the North Valley
- Tie neighborhoods together in a “main street”
- Create a positive force for North Valley Redevelopment

For a complete copy of the North 4th Street Rank III Corridor plan visit:

Click this link below to view the plan online:

<https://www.cabq.gov/planning/plans-publications/area-sector-development-plans>

The Allowable Uses in the MX-M Zone are detailed here:

<https://documents.cabq.gov/planning/agis/IDO/UseTables/AllowableUses-MX-M.pdf>



MX-M VACANT LAND IN OPPORTUNITY ZONE- READY TO DEVELOP

AERIAL





**COLDWELL BANKER
LEGACY**

COMMERCIAL TRADE AREA REPORT

Albuquerque, NM 87102



Office: www.lcrealty.com

Coldwell Banker Legacy
4801 Lang NE, Suite 110
Albuquerque, NM 87109



Criteria Used for Analysis

 Income:
Median Household Income
\$31,019

 Age:
Median Age
34.7

 Population Stats:
Total Population
21,971

 Segmentation:
1st Dominant Segment
College Towns

Consumer Segmentation

Life Mode What are the people like that live in this area?	Scholars and Patriots College campuses and military neighborhoods	Urbanization Where do people like this usually live?	Metro Cities Affordable city life, including smaller metros, satellite cities
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Top Tapestry Segments

	College Towns	Emerald City	Southwestern Families	Set to Impress	Retirement Communities
% of Households	2,487 (25.7%)	1,654 (17.1%)	1,576 (16.3%)	1,574 (16.3%)	491 (5.1%)
Lifestyle Group	Scholars and Patriots	Middle Ground	Ethnic Enclaves	Midtown Singles	Senior Styles
Urbanization Group	Metro Cities	Metro Cities	Urban Periphery	Metro Cities	Metro Cities
Residence Type	Multi-Unit Rentals; Single Family	Multi-Units; Single Family	Single Family	Multi-Unit Rentals; Single Family	Multi-Units; Single Family
Household Type	Singles	Singles	Married Couples	Singles	Singles
Average Household Size	2.12	2.05	3.17	2.1	1.86
Median Age	24.3	36.6	33.8	33.1	52
Diversity Index	53.5	48.1	65	64.9	46.4
Median Household Income	\$28,000	\$52,000	\$27,000	\$29,000	\$35,000
Median Net Worth	\$11,000	\$37,000	\$14,000	\$12,000	\$36,000
Median Home Value	–	–	\$92,000	–	–
Homeownership	25.5 %	49.6 %	55.3 %	28.8 %	46.1 %
Average Monthly Rent	\$890	\$1,030	–	\$750	\$890
Employment	Students, Services or Professional	Professional or Management	Services	Services, Professional or Administration	Retired, Professional, Services or Administration
Education	College Degree	College Degree	No High School Diploma	High School Graduate	College Degree
Preferred Activities	Use computers, cell phones for everything . Shop impulsively.	Travel frequently . Buy, eat organic foods.	Shop discount, pharmacies . Gamble at casinos, buy lottery tickets.	Go to rock concerts, nightclubs, zoos . Shop at Walgreens.	Shop at large department stores . Support political organizations/other groups.
Financial	Pay bills online	Contribute to NPR, PBS	Carry credit card balance	Manage finances online	Monitor finances closely
Media	Customize cell phones	Read books, magazines on tablets	Listen to Hispanic radio	Download latest music online	Watch QVC, Golf Channel, CNN, sports on TV
Vehicle	Prefer vehicle with good gas mileage	Take public transportation	Own 1-2 vehicles	Own used, imported vehicles	One in five households has no vehicle

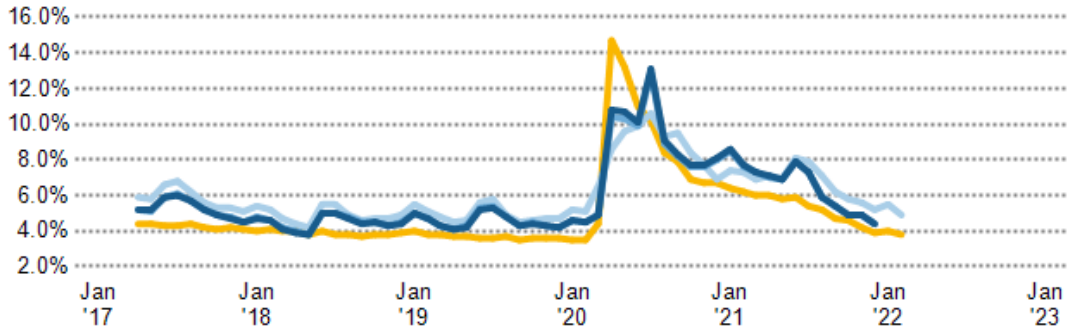
Unemployment Rate

This chart shows the unemployment trend in an area, compared with other geographies

Data Source: Bureau of Labor Statistics via 3DL

Update Frequency: Monthly

- Albuquerque
- Bernalillo County
- New Mexico
- USA



Employment Count by Industry

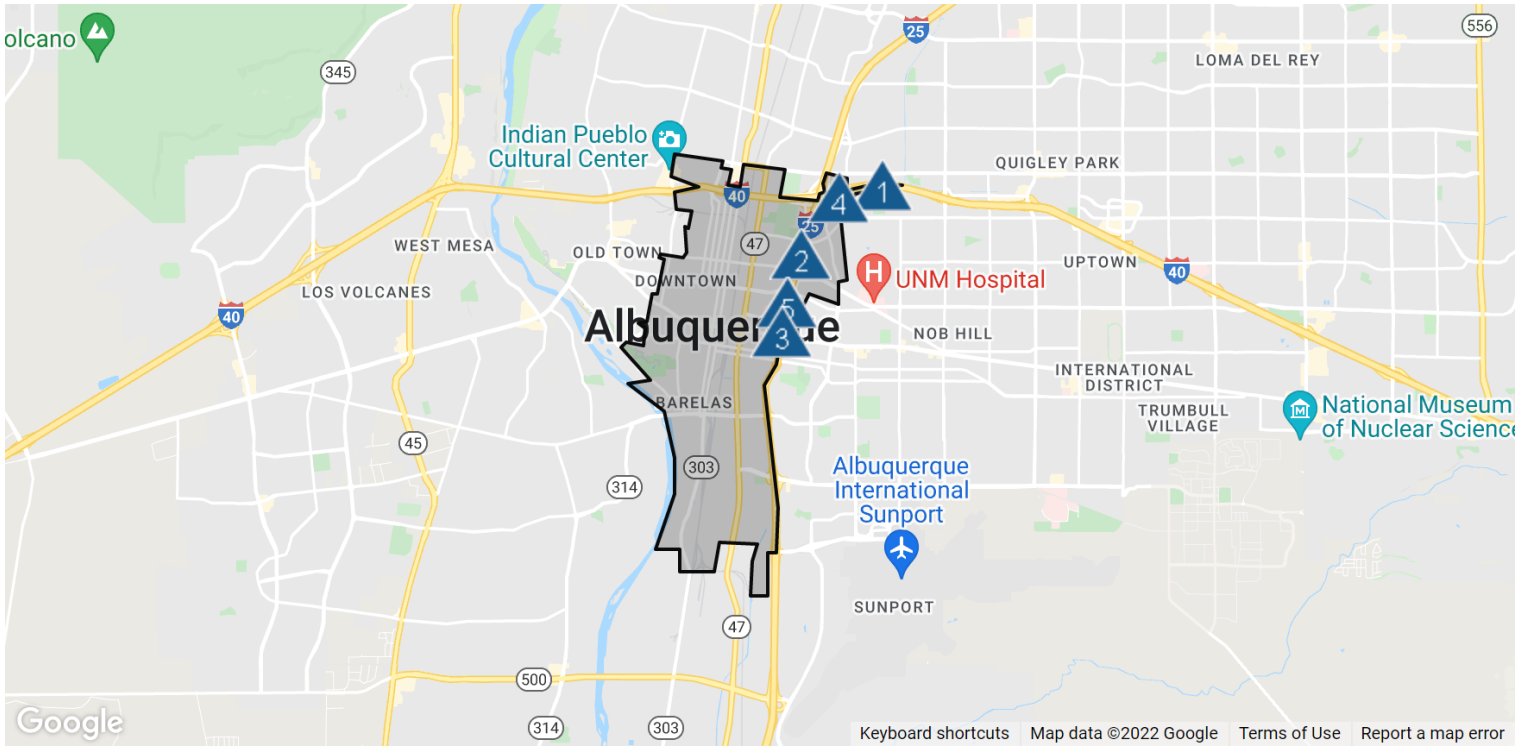
This chart shows industries in an area and the number of people employed in each category.

Data Source: Bureau of Labor Statistics via Esri, 2020

Update Frequency: Annually



Traffic Counts



Daily Traffic Counts: ▲ Up 6,000 / day ▲ 6,001 – 15,000 ▲ 15,001 – 30,000 ▲ 30,001 – 50,000 ▲ 50,001 – 100,000 ▲ Over 100,000 / day

1

204,506

2021 Est. daily traffic counts

Street: Coronado Freeway
Cross: Cutler Ct NE
Cross Dir: SE
Dist: 0.11 miles

Historical counts

Year	Count	Type
2018	▲ 199,774	AADT

2

186,590

2021 Est. daily traffic counts

Street: I- 25
Cross: Odelia Rd NE
Cross Dir: N
Dist: 0.14 miles

Historical counts

Year	Count	Type
2017	▲ 180,500	AWDT
2006	▲ 164,400	AWDT
2005	▲ 170,493	AADT
2004	▲ 156,600	AWDT

3

179,393

2021 Est. daily traffic counts

Street: I- 25
Cross: Central Ave
Cross Dir: S
Dist: 0.05 miles

Historical counts

Year	Count	Type
2005	▲ 157,256	AADT
1997	▲ 156,634	AADT
1994	▲ 129,440	AADT

4

171,257

2021 Est. daily traffic counts

Street: I- 40
Cross: University Blvd NE
Cross Dir: NE
Dist: 0.11 miles

Historical counts

Year	Count	Type
2005	▲ 152,800	AWDT
2004	▲ 164,200	AWDT

5

161,161

2021 Est. daily traffic counts

Street: I- 25
Cross: Lomas Blvd NE
Cross Dir: N
Dist: 0.21 miles

Historical counts

Year	Count	Type
2017	▲ 146,200	AWDT
2006	▲ 145,600	AWDT
2005	▲ 170,493	AADT
2004	▲ 138,200	AWDT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)