



CALL FOR
MORE INFORMATION

DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES
2019 Total Population	9,822	68,764	178,539
2019 Average HH Income	\$88,017	\$90,707	\$84,623
2019 Daytime Population	8,613	44,690	146,981

The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.

AVAILABLE SPACE

7,758 SF

PROPERTY HIGHLIGHTS

- Rare Industrial Building in Cottonwood Submarket
- 12 Car Ports with Seven 12'x12' & Four 10'x10' Garage
- 2 Secondary Areas
- 500 SF Sale Office with Storage Warehouse
- 29 Parking Spaces on Site

TRAFFIC COUNT

Eagle Ranch Rd: 14,400 VPD
 I-40 Blvd: 17,600 VPD
 (Source: TxDOT 2019)

AREA TRAFFIC GENERATORS



Austin Tidwell
atidwell@resolutre.com
 505.337.0777

Daniel Kearney
dkearney@resolutre.com

Rob Powell
rpowell@resolutre.com
www.resolutre.com

Cottonwood Industrial with Yard

SWQ OF EAGLE RANCH AND IRVING
9620 EAGLE RANCH ROAD NORTHWEST
ALBUQUERQUE, NM 87114



OFFERING SUMMARY

Sale Price: \$835,000

Building Size: 7,758 SF

Lot Size: 1.39 Acres

Price / SF: \$107.63

Zoning: MX-M

Submarket: Cottonwood

PROPERTY OVERVIEW

Cottonwood as a submarket is known for high retail density and inexpensive housing. Any broker who has worked this area knows the lack of inventory when it comes to industrial property and the high demand when it comes available. 9620 Eagle Ranch is a stand-alone automotive building featuring 12 car ports, 2 secured yards and a 1,500 SF office showroom in a great looking modern building on Albuquerque's Westside. With its strategic location among the car dealerships, a buyer will quickly realize the opportunity as one of the few buildings capable of doing oil changes, brakes, tires, body work and other necessary vehicle related services that this submarket desperately needs.

LOCATION OVERVIEW

The property is located on Eagle Ranch north of Irving. This stand-alone automotive industrial building is surrounded by car dealerships, apartments and a dense retail submarket. Eagle Ranch Rd is a direct commuter street and a quicker route to Costco and Cottonwood Mall in comparison to Coors Blvd.

Austin Tidwell
atidwell@resolutre.com
505.337.0777

Daniel Kearney
dkearney@resolutre.com

Rob Powell
rpowell@resolutre.com
www.resolutre.com



The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.

Cottonwood Industrial with Yard

SWQ OF EAGLE RANCH AND IRVING
9620 EAGLE RANCH ROAD NORTHWEST
ALBUQUERQUE, NM 87114



Austin Tidwell
atidwell@resolutre.com
505.337.0777

Daniel Kearney
dkearney@resolutre.com

Rob Powell
rpowell@resolutre.com
www.resolutre.com



The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.

Cottonwood Industrial with Yard

SWQ OF EAGLE RANCH AND IRVING
 9620 EAGLE RANCH ROAD NORTHWEST
 ALBUQUERQUE, NM 87114



Austin Tidwell
atidwell@resolutre.com
 505.337.0777

Daniel Kearney
dkearney@resolutre.com

Rob Powell
rpowell@resolutre.com
www.resolutre.com



The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.

Cottonwood Industrial with Yard

SWQ OF EAGLE RANCH AND IRVING
9620 EAGLE RANCH ROAD NORTHWEST
ALBUQUERQUE, NM 87114



Austin Tidwell
atidwell@resolutre.com
505.337.0777

Daniel Kearney
dkearney@resolutre.com

Rob Powell
rpowell@resolutre.com
www.resolutre.com



The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.