



M1 ZONED LAND NEAR COORS AND RIO BRAVO

NWQ OF COORS BLVD SW & ERVIEN LN SW
2519 Coors Blvd SW, Albuquerque, NM 87121



FOR SALE

AVAILABLE LAND
2.64 AC

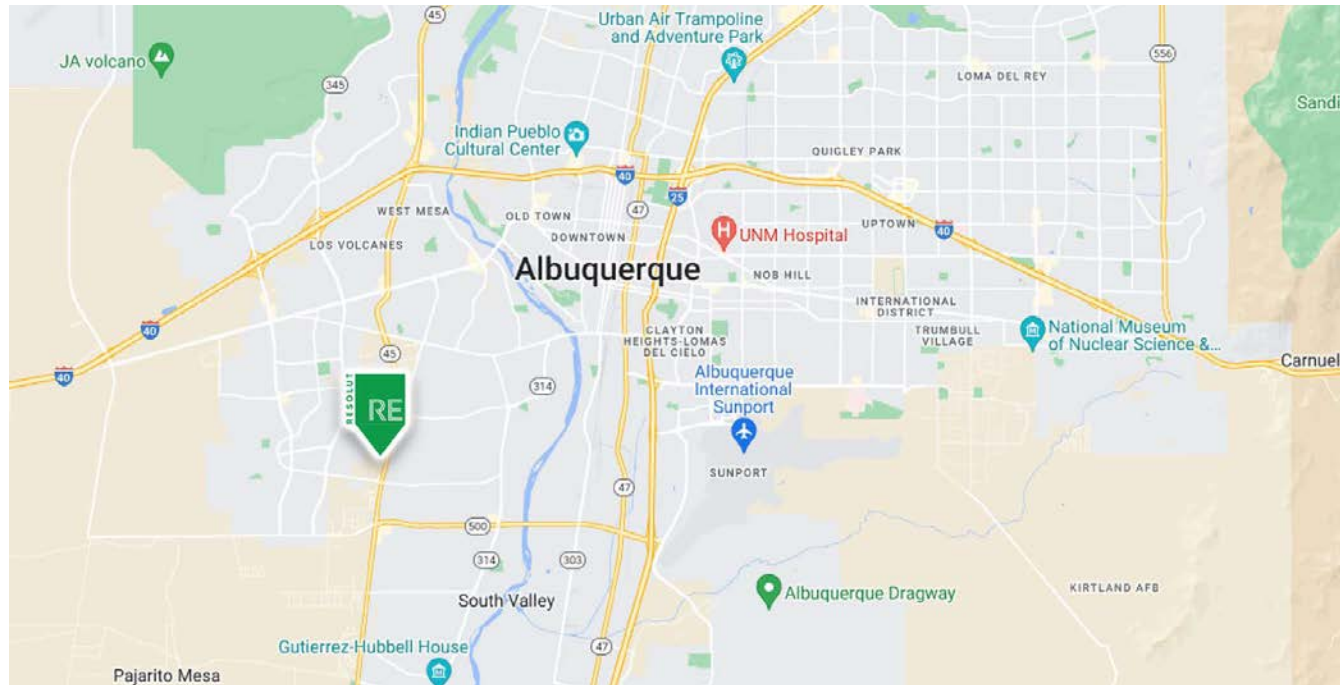
PRICE
\$825,000

Martan Richardson
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PROPERTY HIGHLIGHTS

- Expansive 2.64-acre lot
- 150 Foot existing well
- Prime frontage on Coors Boulevard
- Multiple access points: North, South, and East ingress and egress
- Zoned M-1 for versatile industrial use
- Convenient access to water and sewer services on Ervien Lane
- Overhead electricity available
- Great yard opportunity for neighboring businesses
- Site has some Fenced in space for additional security




AREA TRAFFIC GENERATORS




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DEMOGRAPHIC SNAPSHOT 2024

 **99,619**
POPULATION
3-MILE RADIUS

 **\$80,571.00**
AVG HH INCOME
3-MILE RADIUS

 **42,086**
DAYTIME POPULATION
3-MILE RADIUS

 **TRAFFIC COUNTS**
Coors Blvd: 24,725 VPD
(Costar 2024)

PROPERTY OVERVIEW

Prime M-1 zoned commercial land available in the highly sought-after industrial area of Albuquerque, conveniently located off Coors between Blake Road and Arenal Road. This site is perfect for an owner-user looking to customize and develop their own space. Surrounded by numerous commercial businesses, including restaurants, auto parts stores, landscaping companies, and more, this expansive commercial property presents an incredible opportunity. Don't miss out on this exceptional offering this large piece of commercial land won't be available for long!

LOCATION OVERVIEW

Strategically situated in the vibrant industrial district of South Albuquerque, this property offers a prime location for businesses seeking to thrive in a robust commercial environment. Surrounded by a network of complementary industrial enterprises, the site benefits from a synergistic business atmosphere conducive to growth and collaboration.

The property boasts exceptional connectivity, with major transportation routes in close proximity, ensuring seamless access to Greater Albuquerque and the surrounding regions. This ideal positioning facilitates efficient logistics and distribution, making it an optimal choice for companies aiming to streamline their operations and enhance their regional presence.

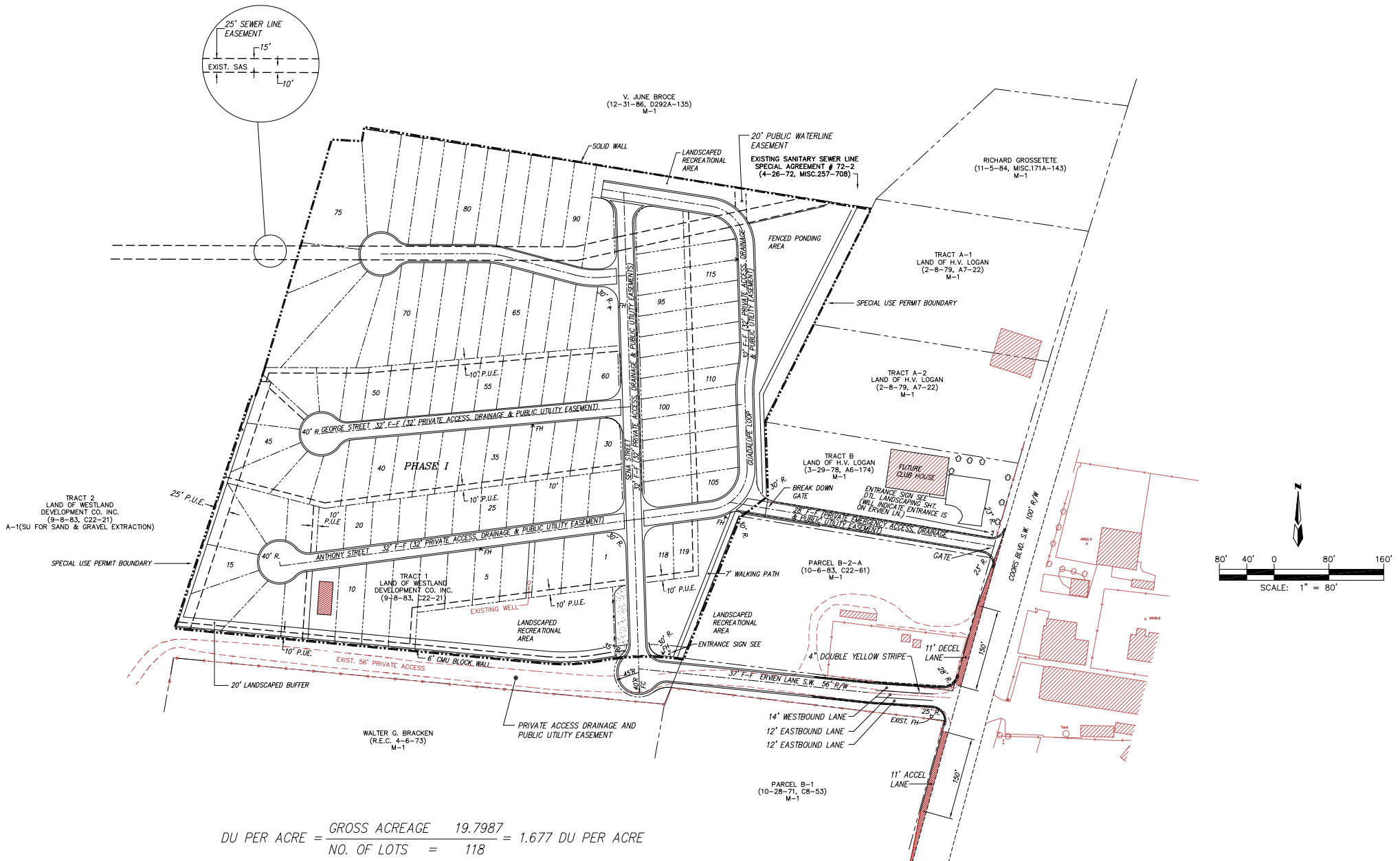
Whether you are looking to expand your existing operations or establish a new venture, this property provides the perfect foundation for success in one of Albuquerque's most dynamic industrial hubs.



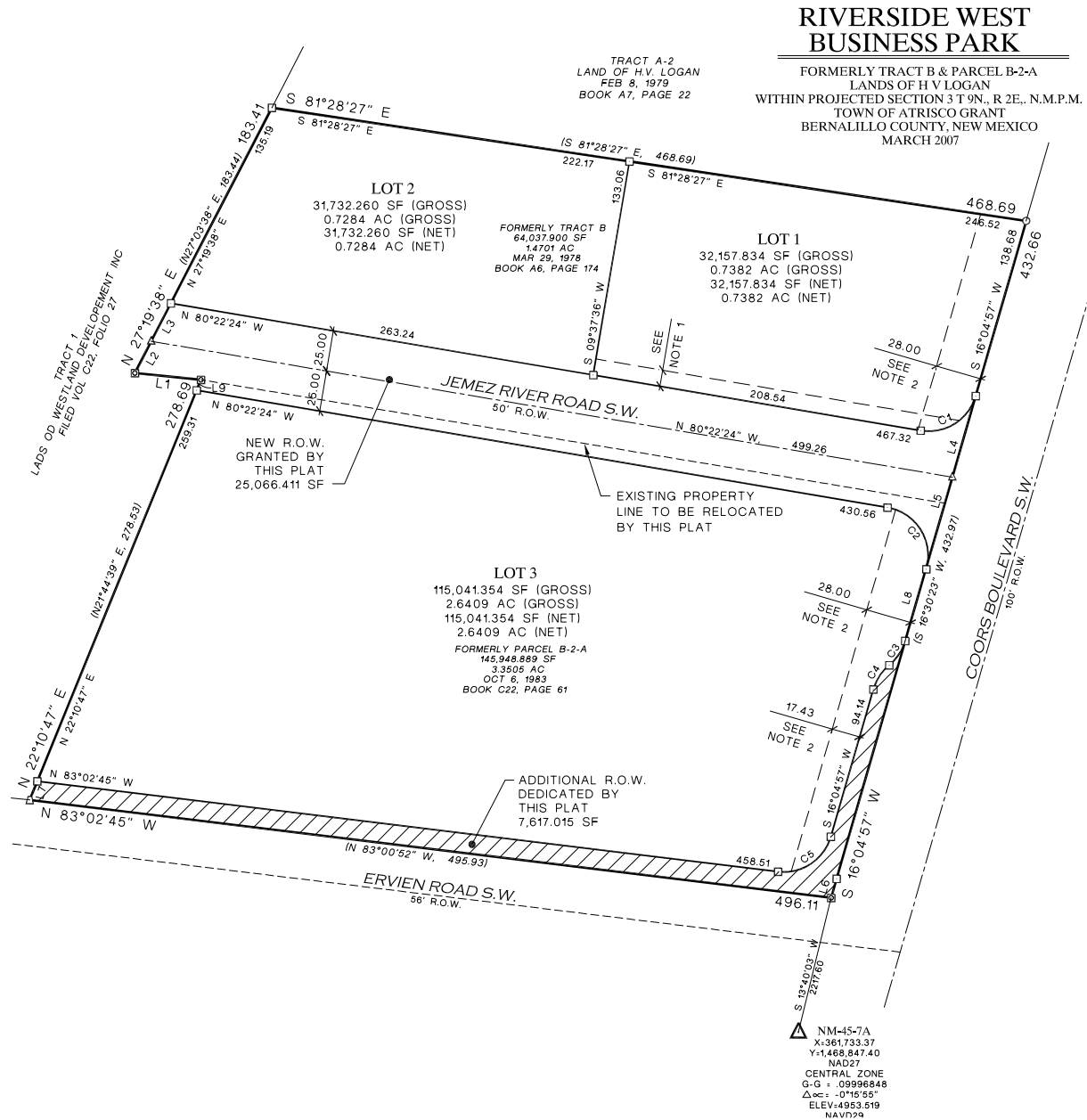
PROPERTY OVERVIEW

Price:	\$825,000
Lot Size:	2.64 AC
Zoning:	M-1

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