



INDUSTRIAL YARD SOUTH BROADWAY

SOUTH BROADWAY INDUSTRIAL
603 Paragon Rd SE, Albuquerque, NM 87105



**FOR
SALE**

AVAILABLE LAND
2.1 AC

PRICE
\$500,000

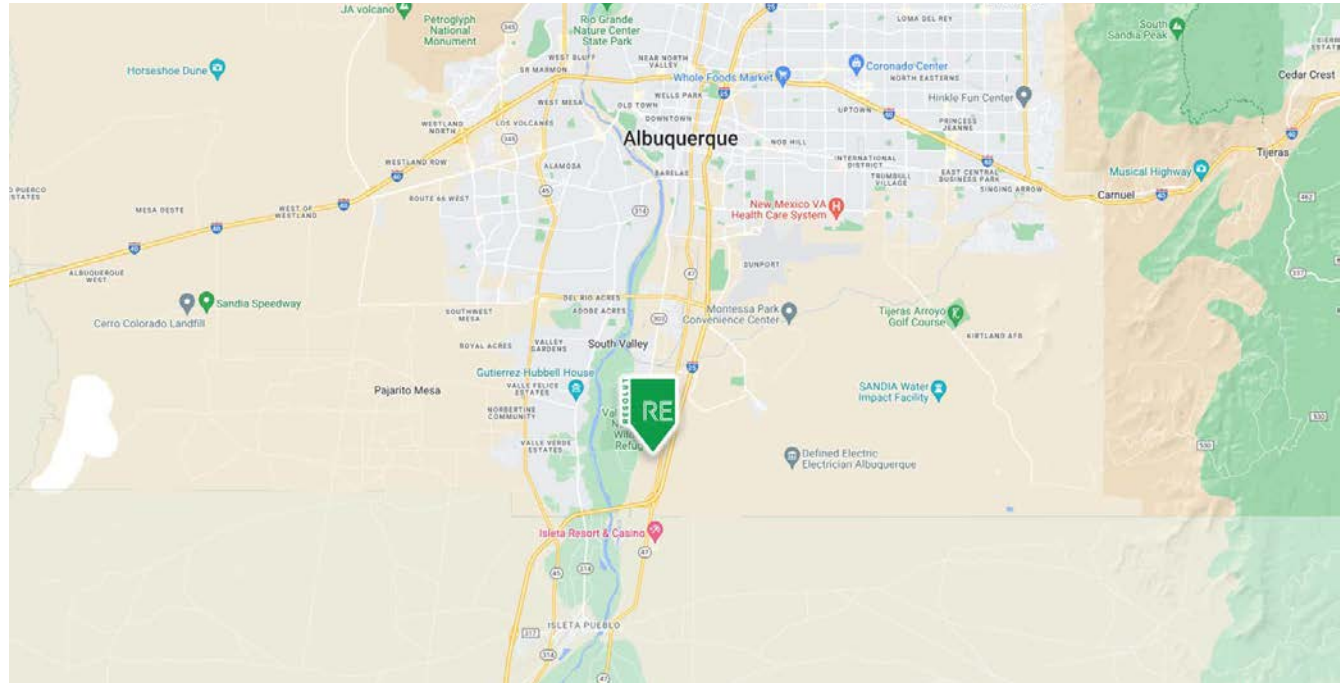
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PROPERTY HIGHLIGHTS

- 2+ acres of rare M1 land
- Power on the property
- Fully fenced and gated
- Desirable industrial area



AREA TRAFFIC GENERATORS




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DEMOGRAPHIC SNAPSHOT 2024

 **7,633**
POPULATION
3-MILE RADIUS

 **\$101,003.00**
AVG HH INCOME
3-MILE RADIUS

 **6,219**
DAYTIME POPULATION
3-MILE RADIUS

 **TRAFFIC COUNTS**
NM-47: 8,182 VPD
(Sites USA 2024)

PROPERTY OVERVIEW

Size and Layout:

The property spans approximately 2 acres, providing ample space for industrial or commercial use. Fully fenced and gated, ensuring security and easy access control. Zoned for industrial activities, suitable for warehouses, manufacturing, logistics, or storage facilities.

Accessibility:

Conveniently located near I-25 and Broadway, facilitating transportation of goods and employee commutes.

Potential Value Additions:

Space for further improvements like office structures, Warehouse, shop space, parking lots, or specialized storage units. Possible long-term investment potential as this industrial area expands.

LOCATION OVERVIEW

This location is in great proximity to I25 via Broadway or Rio Bravo. Located on a dead-end street providing low visibility, and adding security for storage of equipment or supplies. Situated in a prime industrial area, desirable for its proximity to suppliers and distribution sites. Potential for utilities like electricity, water, and gas available on or near the site.



PROPERTY OVERVIEW

Lot Size:	2.1 AC
Zoning:	M1



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