



WEST MESA TOWN HOME LOTS

86TH & BRIDGE SW
0 Bridge SW Albuquerque, NM 87121



Bridge Blvd SW 6,530. VPD

86th St SW 8,407. VPD

Crescent Ridge
Apartment Homes
216 Units

FOR SALE

LOT SIZE
4.52 AC

PRICE
\$995,000

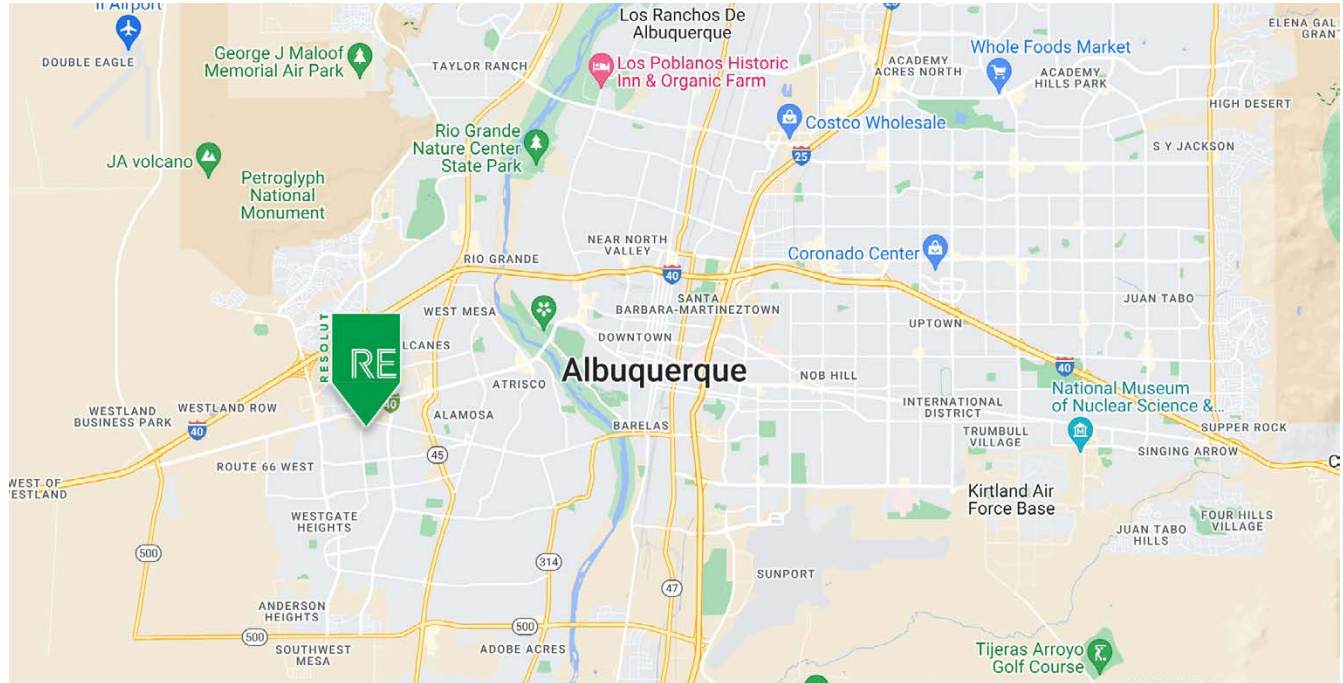
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PROPERTY HIGHLIGHTS

- Shovel Ready Project
- Planned Townhome Development
- Lots Separately Platted to 18 Townhome Lots (Duplex Approved)
- Lots Range from 6,300 - 8,500 SF
- 38 Townhome Units Approved
- 8.44 Dwelling Units Per Acre Density
- Existing Design Approved for TH of 2,235 SF
- GeoTech Complete



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT



104,931
POPULATION
3-MILE RADIUS



\$80,996.00
AVG HH INCOME
3-MILE RADIUS



46,125
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS
86th: 8,407 VPD
Bridge: 6,530 VPD
(Sites USA 2024)

PROPERTY OVERVIEW

Located in the thriving West Mesa submarket of Albuquerque, this **4.52-acre shovel-ready townhome development** presents a prime investment opportunity. **Fully approved and separately platted**, this project is ready for immediate construction, eliminating entitlement delays and allowing for a streamlined path to development. The site benefits from strong local demand for new housing, with convenient access to major roadways, employment hubs, and nearby retail and recreational amenities.

LOCATION OVERVIEW

The site benefits from strong local demand for new housing, with convenient access to Central, I-40, nearby employment hubs, and nearby retail and recreational amenities. Both Amazon and Array Technologies are developing major employment facilities within a 5 minute drive time of the property.

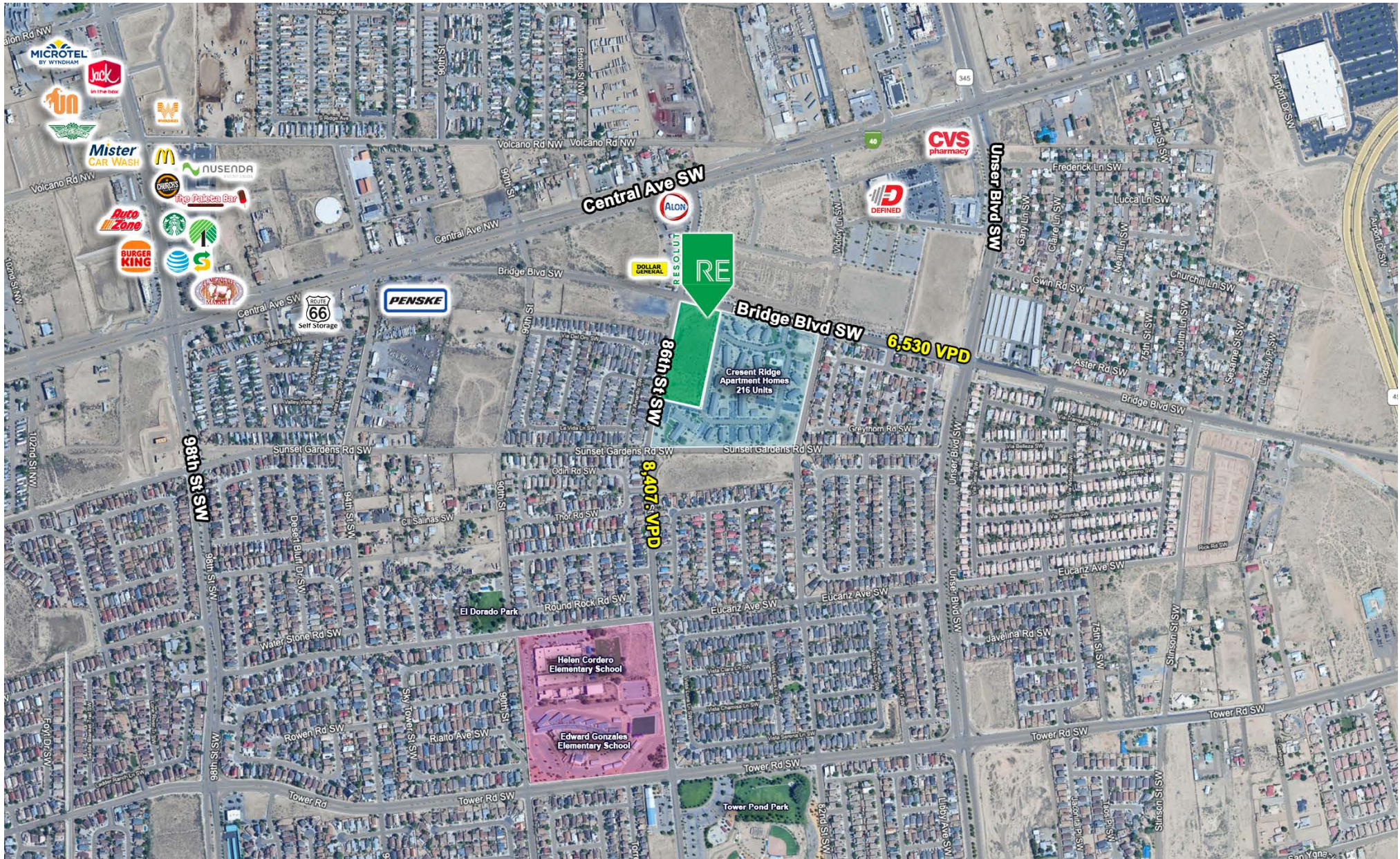
PROPERTY OVERVIEW

| | |
|------------|-----------|
| Price: | \$995,000 |
| Lot Size: | 4.52 AC |
| Zoning: | NR-BP |
| Submarket: | West Mesa |









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