



NORTH I-25 DEVELOPMENT OPPORTUNITY

ALAMEDA AND I-25

6216 Signal Avenue Northeast Albuquerque, NM 87113



FOR SALE

AVAILABLE LAND
0.89 AC

PRICE
\$1,100,000

Billy Lehmann
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PROPERTY HIGHLIGHTS

- NR-BP Zoning
- Highly Desirable Location
- Fenced and Gated Yard
- Utilities in place
- Development opportunity
- Level and Build-Ready site



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2025



60,207
POPULATION
3-MILE RADIUS



\$124,005.00
AVG HH INCOME
3-MILE RADIUS



79,730
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS
San Pedro: 9,776 VPD
(Sites USA 2025)

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PROPERTY OVERVIEW

6216 Signal Ave NE presents an exceptional opportunity to acquire a fully improved commercial lot in one of Albuquerque's most desirable and fast-growing trade areas. Situated just off major corridors and surrounded by established retail, office, and service users, this property is ideally positioned for a wide range of commercial or mixed-use development. The site is fully serviced with utilities, offering immediate development potential without the delays or costs of off-site improvements. The gated access provides security and controlled entry, making it suitable for contractors, small business operations, equipment storage, or new construction projects. This location combines excellent accessibility, visibility, and surrounding amenities—a rare find for ready-to-build commercial land in Albuquerque's northeast corridor.

LOCATION OVERVIEW

Located in northeast Albuquerque, 6216 Signal Ave NE benefits from strong demographics and proximity to major retail and employment centers. The site offers easy access to Paseo del Norte, I-25, and San Pedro, providing strong visibility and connectivity across the metro area. Nearby businesses include national retailers, service centers, and professional offices, supporting strong long-term demand for well-located commercial land.

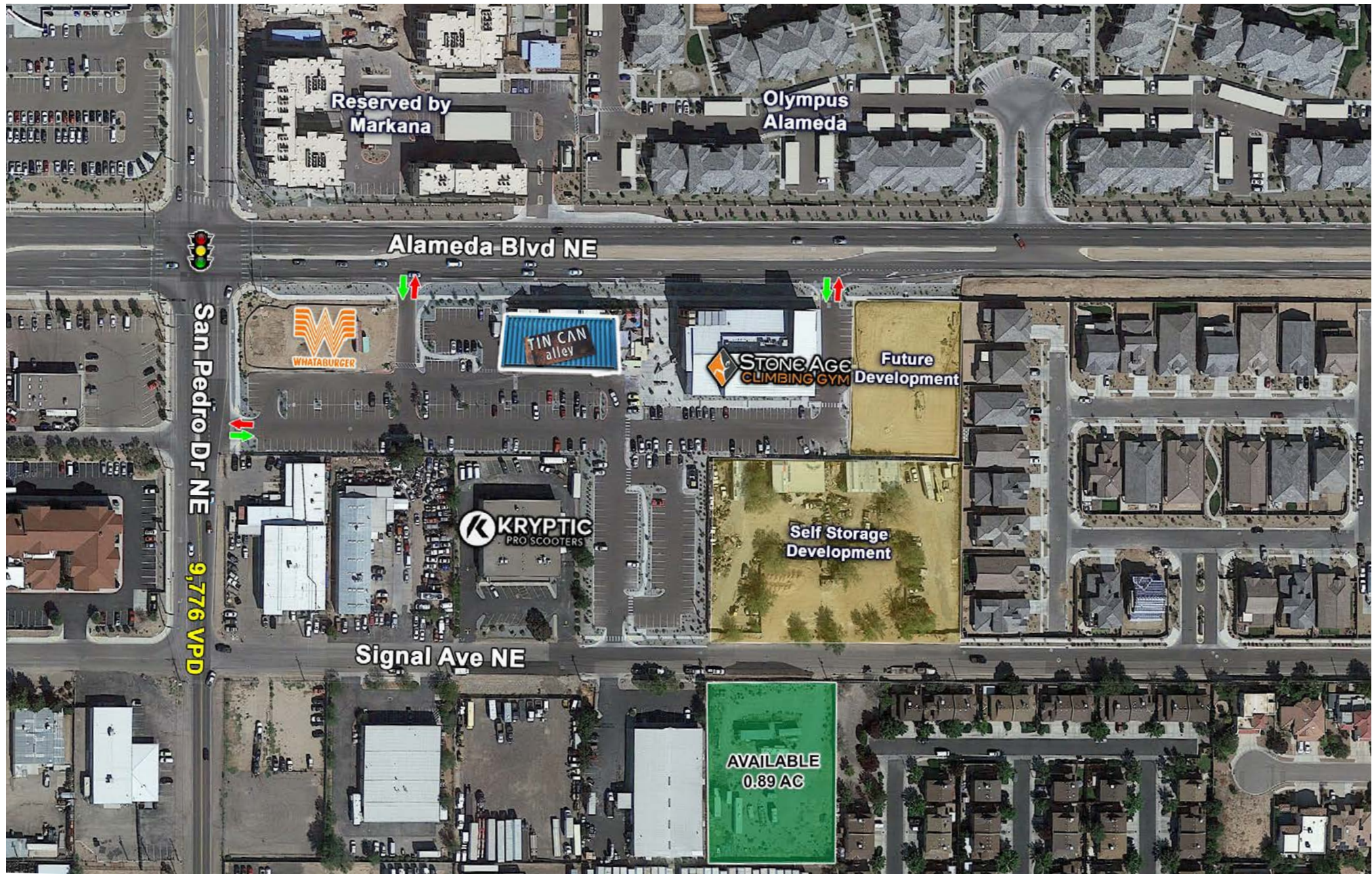


PROPERTY OVERVIEW

Sale Price:	\$1,100,000
Available Land:	0.89 AC
Zoning:	NR-BP Zoning
Submarket:	NE Heights

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