

HIGH-VISIBILITY ROUTE 66 INDUSTRIAL LAND ALBUQUERQUE NEAR I-25 GROWTH CORRIDOR

Tract 44 & 45 Central Ave, Albuquerque, NM 87121



BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE



FOR SALE



**ZONED: SD-WC-CLI
WEST CENTRAL
COMMERCIAL/LIGHT
INDUSTRIAL ZONE**



**SALE PRICE:
\$419,000 EACH PARCEL
\$838,000 TOTAL**



**4.36 ACRES
EACH PARCEL
8.7217 ACRES
TOTAL PARCEL**

Jacob Lopez

JLopez@CREBerkshire.com | 505.328.5156

OFFERING MEMORANDUM

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EXECUTIVE SUMMARY

Tract 44 & 45 Central Ave, Albuquerque, NM 87121 | 2



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PROPERTY HIGHLIGHTS:

- » **+/- 4.36 Acres Each | +/- 8.72 Acres Total** (Two Parcels – Can Be Sold Separately or Together)
- » **Zoned SD-WC-CLI (West Central Commercial / Light Industrial)**
- » **Flexible Use Zoning:** Allows **warehouse, distribution, light manufacturing, fabrication, wholesale, and highway commercial uses**
- » **Prime Route 66 Frontage: 400+ Feet of Frontage with +/- 12,943 Vehicles Per Day**
- » **Strong Westside Growth Corridor:** Located in a **rapidly expanding area with increasing residential and industrial development**
- » **High Demand Submarket:** Growing need for **industrial, service-based, and distribution users on Albuquerque's Westside**
- » **Excellent Access for Logistics:** Within **1 Mile of I-25 & Atrisco Vista Blvd** for efficient regional connectivity
- » **Utilities Nearby: Water at Street | Electricity on North Side of Central**
- » **Accessible Ingress/Egress** from North Property Line
- » **Ideal For:** Owner-users, developers, or investors targeting **logistics, contractor yards, flex industrial, or service retail**

PROPERTY DESCRIPTION:

Positioned along a **high-visibility** stretch of **Historic Route 66** in Albuquerque's rapidly expanding West Central corridor, this **+/- 8.72-acre offering (two +/- 4.36-acre parcels available individually or together)** presents a rare opportunity for investors and developers seeking flexible commercial or light industrial use.

Zoned **SD-WC-CLI (West Central Commercial/Light Industrial)**, the property supports a wide range of uses including **warehouse, distribution, light manufacturing, fabrication, and highway-oriented commercial**, making it ideal for logistics, service businesses, or mixed commercial concepts.

Benefiting from **400+ feet of frontage with +/- 12,943 VPD**, strong surrounding demographics (**116,472 population within 5 miles, \$69,644 average household income, and 16,157 daytime employees**), and **direct proximity to I-25 and Atrisco Vista Blvd**, the site is strategically positioned within one of Albuquerque's key westside growth corridors, seeing continued residential expansion and industrial demand spillover. With **utilities nearby (water at street, electricity on the north side of Central)**, this property offers immediate development potential in a path-of-growth location increasingly favored for distribution, trade services, and commuter-driven retail.

EXECUTIVE SUMMARY

Tract 44 & 45 Central Ave, Albuquerque, NM 87121 | 3



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OFFERING DETAILS:

ADDRESS:	Tract 44 & 45 Central Ave, Albuquerque, NM 87121
SALE PRICE:	\$419,000 Each Parcel \$838,000 Total
ACRES:	4.36 Acres Each Parcel 8.7217 Total Acres
POPULATION (5-MILE RADIUS):	116,472
AVG. HH INCOME (5-MILE RADIUS):	\$69,644
DAYTIME EMPLOYEES (5-MILE RADIUS):	16,157
INGRESS/EGRESS:	FROM NORTH PROPERTY LINE
FRONTAGE:	400'+ Frontage on Route 66 that has 12,943 VPD
UTILITIES:	Water on Street Electricity on the North Side of Central
TRAFFIC:	Within a Mile from Interstate I-25 & Atrisco Vista

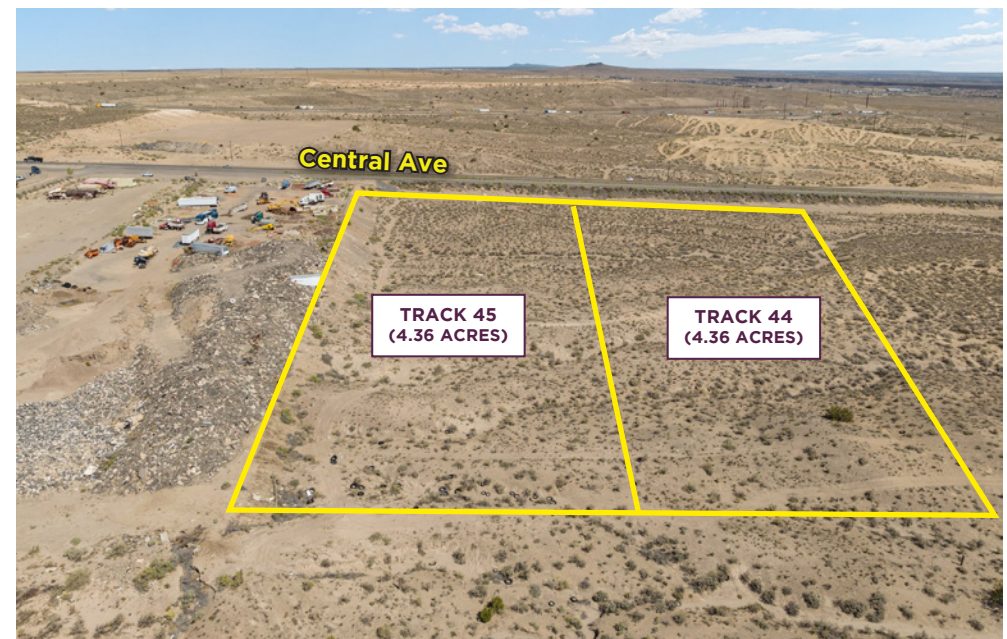
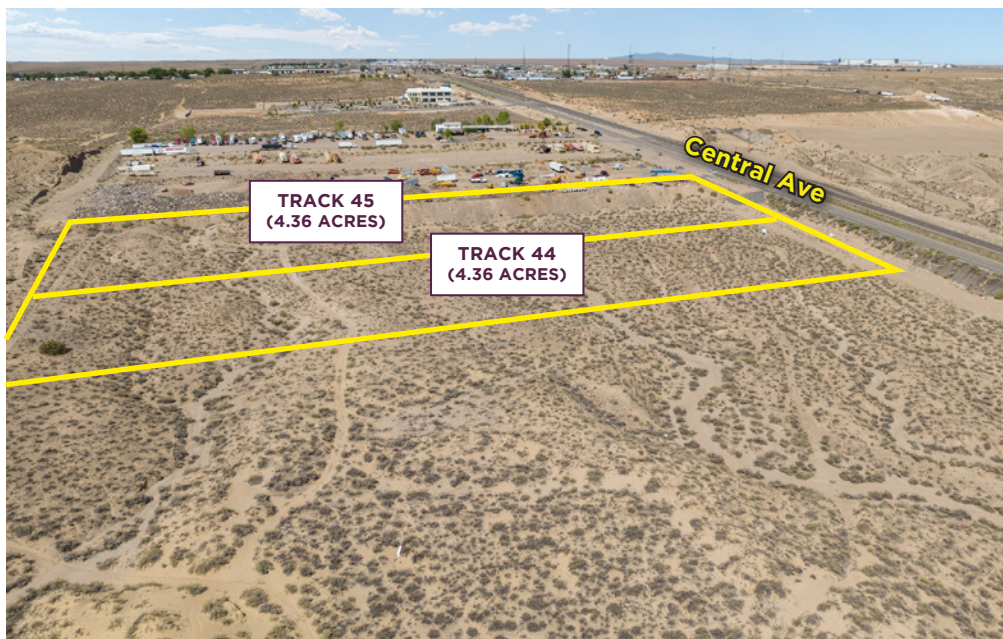


PROPERTY PHOTOS

Tract 44 & 45 Central Ave, Albuquerque, NM 87121 | 4



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LAND TITLE SURVEY

Tract 44 & 45 Central Ave, Albuquerque, NM 87121 | 5



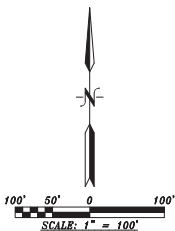
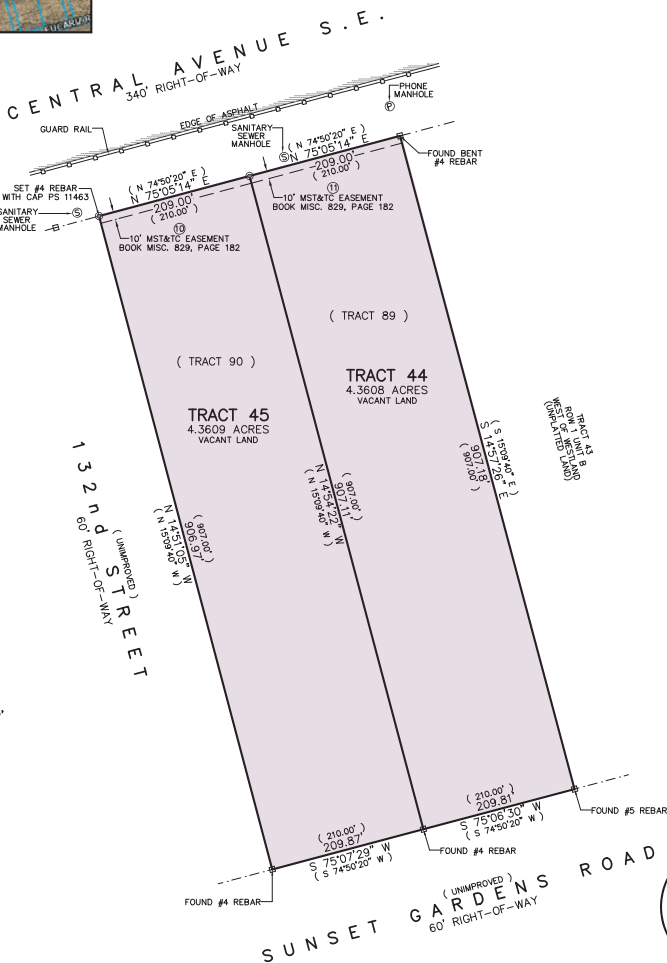
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VICINITY MAP

GENERAL NOTES:

- 1: OWNER OF RECORD PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
TITLE BINDER DATED: JANUARY 6, 2025 IS
JENNER NGUYEN, AN UNMARRIED WOMAN
- 2: LEGAL DESCRIPTION AND EASEMENTS SHOWN WERE PROVIDED BY
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT No. 2500023
- 3: PLATS USED TO ESTABLISH BOUNDARY.
A: ROW 1 OF UNIT "B", WEST OF WESTLAND
- 4: FIELD WORK PERFORMED ON: MAY 2025
- 5: PARKING
HANDICAP: 0
REGULAR: 0
TOTAL: 0
- 6: CURRENT ZONING: SD-WC-CU
- 7: PROPERTY HAS NUMEROUS WATER CHANNELS



FLOOD NOTE

THE PROPERTY SHOWN HEREON IS LOCATED WITHIN
FEMA ZONE X & A FIRM PANEL NO. 35001C03901
DATED 11-4-2016 WHICH IS CONSIDERED TO BE
WITHIN THE 100 YEAR FLOOD PLAIN

A.L.T.A / N.S.P.S. LAND TITLE SURVEY
OF
TRACTS 44 & 45
ROW 1 OF UNIT "B", WEST OF WESTLAND
WITHIN
ATRISCO GRANT
PROJECTED SECTION 30, T. 10 N., R. 2 E., N.M.P.M.
BERNALILLO COUNTY, NEW MEXICO
MAY 2025

LEGAL DESCRIPTION:

TRACT 44 IN ROW 1 OF UNIT "B", WEST OF WESTLAND, ATRISCO GRANT (ALSO SOMETIMES DESCRIBED AS TRACT 89), AND BEING MORE PARTICULARLY DESCRIBED AS A TRACT OF LAND SITUATE IN SECTION 30, T10N, R2E, N.M.P.M., AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER, AN IRON STAKE ON THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 66, WHENCE THE RIGHT-OF-WAY MARKER STATIONED 291+00 ON NEW MEXICO PROJECT NO. FI-003-3(1), BEARS N. 74 DEG. 50' 20" E., 942.78 FEET, (ALSO FROM SAID POINT OF BEGINNING THE TRIANGULATION STATION NAMED EDGE, A BRASS CAP HAVING NEW MEXICO PLANE COORDINATES OF X = 340,838.79 AND Y = 1,479,806, BEARS S. 74 DEG. 50' 20" W., 1110.00 FEET AND THENCE N. 75 DEG. 55' 40" W., 2196.35 FEET) AND FROM SAID BEGINNING POINT RUNNING THENCE S. 15 DEG. 09' 40" E., 907.00 FEET TO THE SOUTHEAST CORNER, AN IRON STAKE ON THE NORTH RIGHT-OF-WAY LINE OF A 60 FOOT ROAD; THENCE S. 74 DEG. 50' 20" W., 210.00 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE SOUTHWEST CORNER, AN IRON STAKE ON THE EAST RIGHT-OF-WAY LINE OF A 60 FEET ROAD; THENCE N. 15 DEG. 09' 40" W., 907.00 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE NORTHWEST CORNER, AN IRON STAKE ON THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 66; THENCE N. 74 DEG. 50' 20" E., 210.00 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE POINT AND PLACE OF BEGINNING.

A CERTAIN TRACT OF LAND SITUATED IN SECTION 30, TOWNSHIP 10 NORTH, RANGE 2, EAST OF THE N.M.P.M., BERNALILLO COUNTY, NEW MEXICO, WITHIN THE TOWN OF ATRISCO GRANT, BEING TRACT 90 IN ROW 1, UNIT "B" OF A SERIES OF TRACTS ALLOTTED FROM THE TOWN OF ATRISCO GRANT, ALSO KNOWN AS TRACT 45 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE HEREINAFTER DESCRIBED TRACT, BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 66, WHENCE THE RIGHT-OF-WAY LINE MARKER STATIONED 291+00 ON NEW MEXICO PROJECT NO. FI-003-3(1), BEARS N. 74 DEG. 50' 20" E., A DISTANCE OF 1152.78 FEET AND TRIANGULATION STATION "EDGE", A BRASS CAP IN PLACE, BEARS N. 84 DEG. 18' 48" W., A DISTANCE OF 3013.95 FEET; THENCE S. 15 DEG. 09' 40" E., A DISTANCE OF 907.00 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE S. 74 DEG. 50' 20" W., A DISTANCE OF 210.00 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE N. 15 DEG. 09' 40" W., A DISTANCE OF 907.00 FEET TO THE NORTHWEST CORNER THEREOF, BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 66, AFORSAID, THENCE N. 74 DEG. 50' 20" E., ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 66, AFORSAID, A DISTANCE OF 210.00 FEET TO THE PLACE OF BEGINNING.

SCHEDULE B II NOTES

ITEM#10. IS AN EASEMENT GRANTED TO MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED JANUARY 28, 1981, RECORDED IN BOOK MISC. 827, PAGE 182 AS DOCUMENT NO. 1981004749, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, WHICH AFFECTS THE PROPERTY AND IS SHOWN HEREON.

ITEM#11. IS AN EASEMENT GRANTED TO MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED MARCH 11, 1981, RECORDED IN BOOK MISC. 836, PAGE 237 AS DOCUMENT NO. 81-12588, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, WHICH AFFECTS THE PROPERTY AND IS SHOWN HEREON.

ITEM#12. IS A LICENSE AGREEMENT FOR SANITARY SEWER PIPE IN THE POWERLINE CHANNEL RIGHT-OF-WAY, BY THE "AMAFCA" AND WESTERN ALBUQUERQUE LAND HOLDINGS LLC, DATED MARCH 17, 2014, AS DOCUMENT NO. 201421429, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, WHICH DOES NOT AFFECT THE PROPERTY.

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) S.S.

CERTIFY TO: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY & ZACHARY SNYDER

I, ANTHONY L. HARRIS, A PROFESSIONAL SURVEYOR, LICENSED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THERE ARE NO ENCROACHMENTS FROM THIS PROPERTY TO ADJOINING PROPERTIES OR FROM ADJOINING PROPERTIES TO THIS PROPERTY UNLESS HEREON SHOWN. I FURTHER CERTIFY THAT THIS MAP OR PLAT AND SURVEY ON WHICH IT IS BASED WERE MADE (I) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS LAND IN 2021, AND INCLUDES ITEMS: 1, 2, 3, 4, 6, 7(A), 7(C), 8, 9, 10, 11(A), 13, 14, AND 18 OF TABLE A THEREOF, AND (II) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) ON AN URBAN SURVEY.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO
THIS 16th DAY OF MAY, 2025

Anthony L. Harris
ANTHONY L. HARRIS, N.M.P.S. #11463



HARRIS SURVEYING, INC.
13908 CIBOLA VISTA DEL SUR, NW
CORRALLES, NEW MEXICO 87048

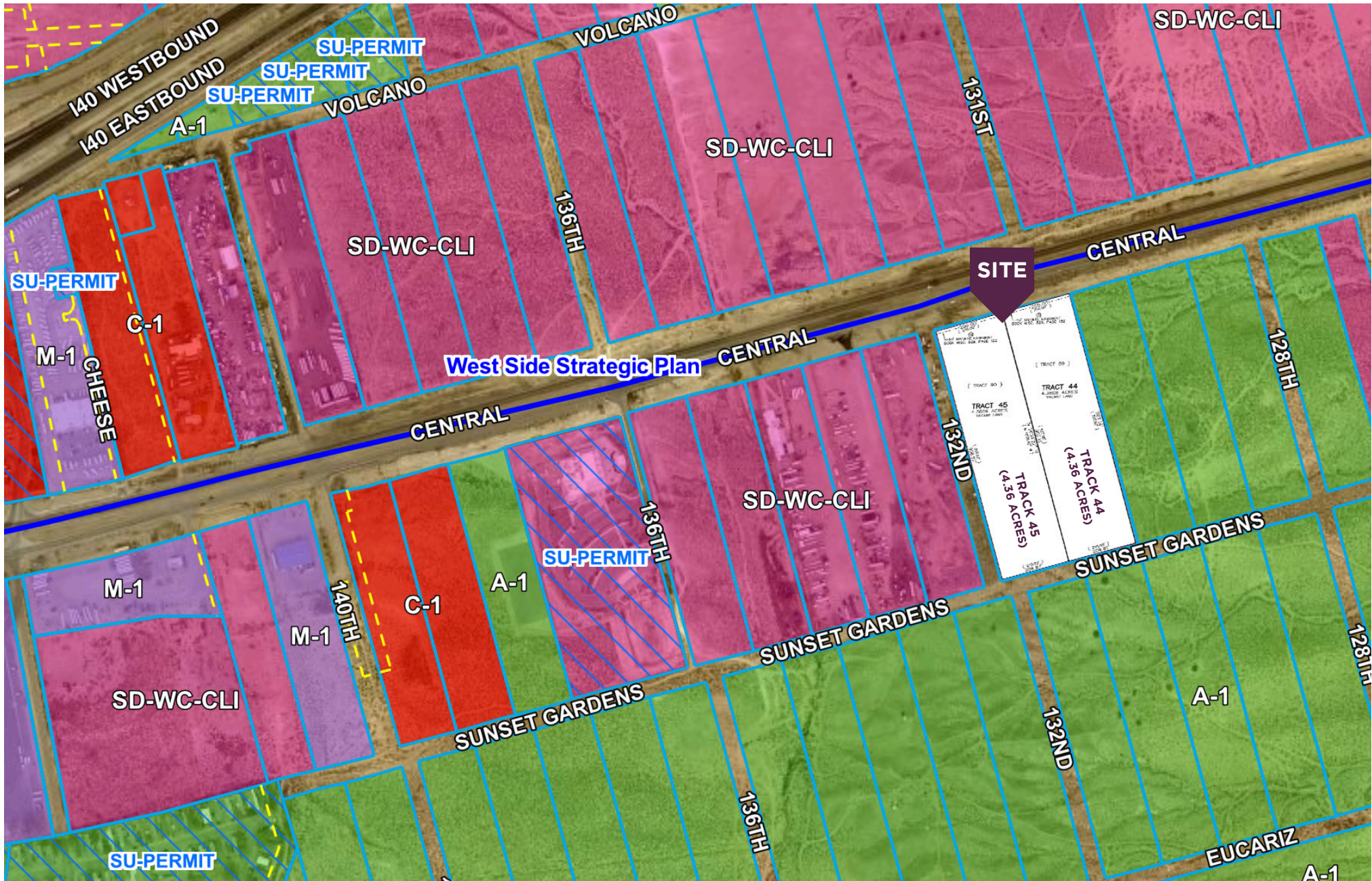
PHONE: (505) 250-2273
E-MAIL: harrissurveying51@gmail.com

SITE ZONING

Tract 44 & 45 Central Ave, Albuquerque, NM 87121 | 6



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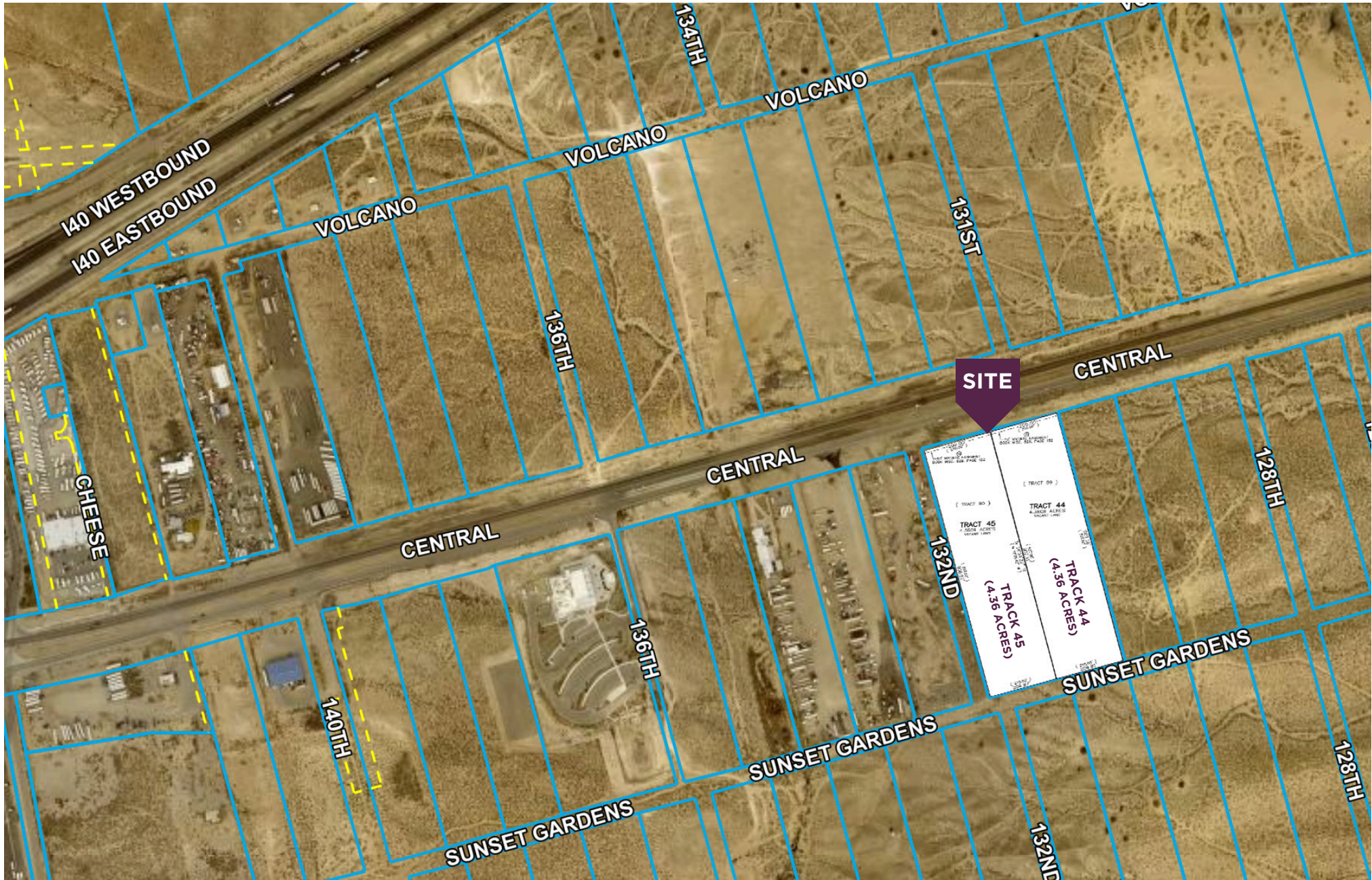
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SITE OUTLINES

Tract 44 & 45 Central Ave, Albuquerque, NM 87121 | 7



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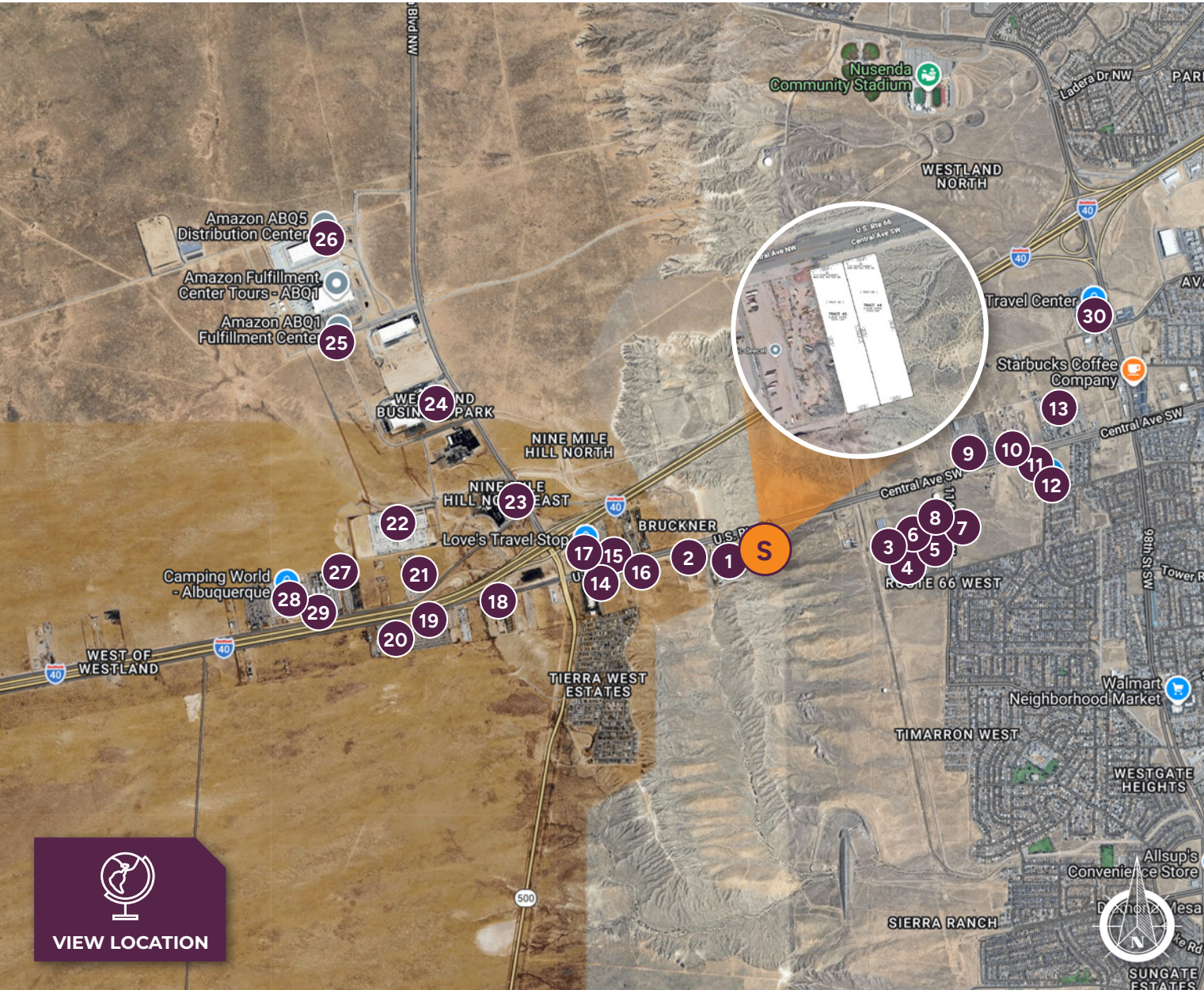
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LOCATION MAP

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NEARBY TENANTS

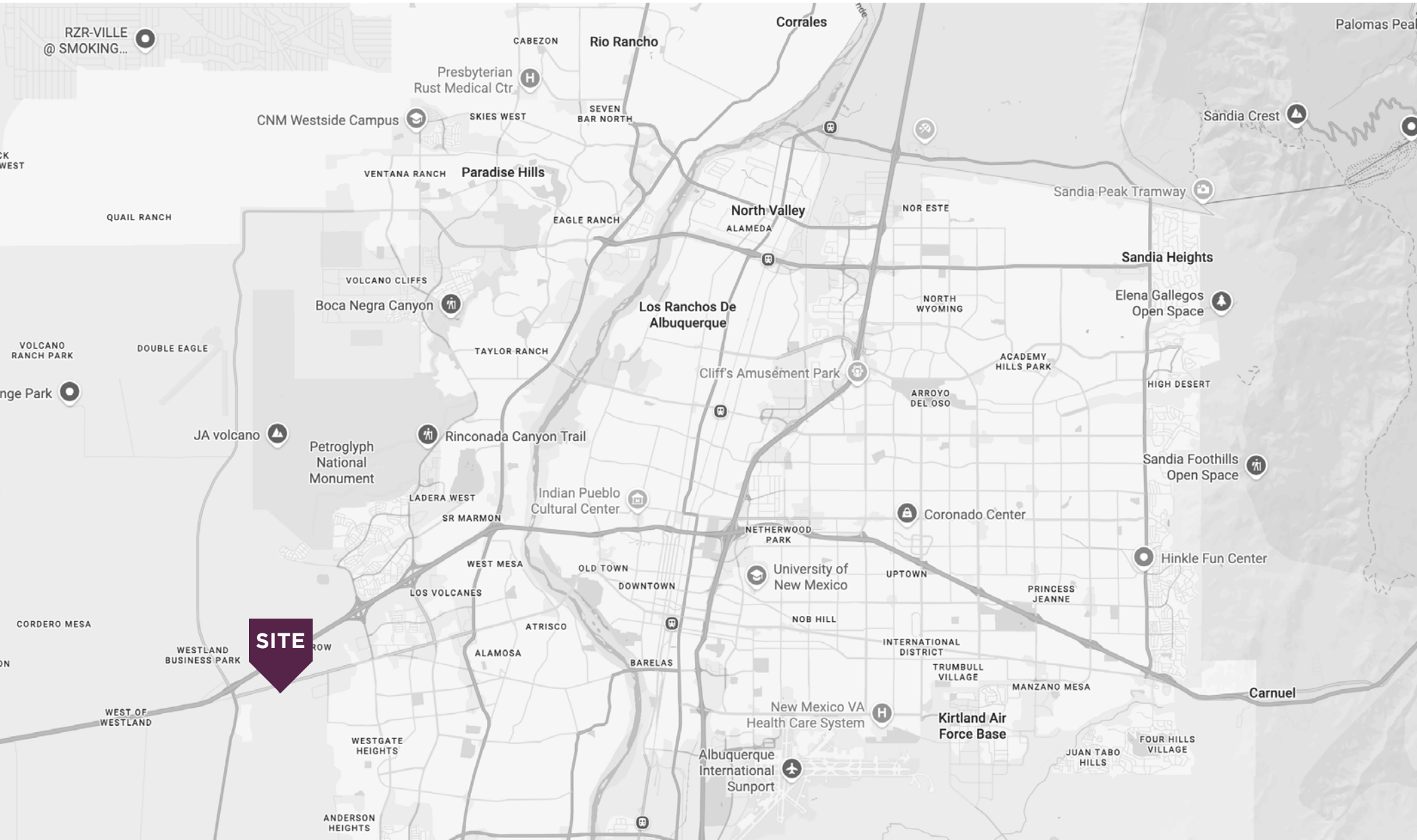
S	Track 44 & 45 (Subject Site)
1	Fast mecanic deecel
2	Route 66 Visitor Center
3	City of Albuquerque West Animal Welfare Department
4	Environmental Health Department
5	Albuquerque Fire Department
6	Fire Academy
7	Albuquerque Three Angels SDA Church
8	Don Reservoir Convenience Center
9	Herrera School Buses and Coaches Inc
10	Scaffold Systems Inc
11	MT TRUCKING
12	CubeSmart Self Storage
13	Loma Vista Mobile Home Park
14	Marcianos tacos
15	Good Sense RV & Motors
16	Commercial Tire Co
17	Love's Travel Stop
18	High Desert RV Park
19	American RV Resort
20	Force TK- Albuquerque
21	Great Western Trailer Sales
22	FedEx Freight
23	Lonestar Truck Group
24	Westland Business Park
25	Amazon ABQ1 Fulfillment Center
26	Amazon ABQ5 Distribution Center
27	Albuquerque RV
28	Camping World - Albuquerque
29	Route 66 RV and Toy Storage
30	Flying J Travel Center

REGIONAL MAP

Tract 44 & 45 Central Ave, Albuquerque, NM 87121 | 9



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