



Huning Ranch Loop



# ± 25 Acres

## Build-to-Rent Residential Development Opportunity

*Highway 6 & Huning Ranch Loop, Los Lunas, NM*



## Property Overview

This is a rare opportunity to own 25 acres in one of the fastest growing communities in New Mexico. The property is ideally located along Highway 6 and Interstate 25, just 20 minutes from Albuquerque.

### PROPERTY HIGHLIGHTS

**25 Acres**  
Size

**PUD**  
Zoning

**Contact Broker**  
Sale price

**3,150**  
Existing/Pending Jobs from  
Surrounding Employers

### SURROUNDED BY AMENITIES, EMPLOYERS AND DEVELOPMENTS, INCLUDING:

- Meta (Facebook) Data Center
- Amazon Fulfillment Center
- Home Depot
- Walmart Supercenter and Distribution Center
- Lowe's Home Improvement
- Jubilee Active Senior Residential Development
- River Park hiking trails and El Cerro Open Space hiking trails
- New UNM Valencia Campus Workforce Training Center
- Future Sagebrush Church



## NEW EMPLOYERS AND ROBUST RESIDENTIAL DEVELOPMENT

- Across the street from major Los Lunas employers
- I-25 and Morris Rd interchange and extension will provide easy access to all New Mexico regional destinations
- 20 minutes South of Albuquerque International Airport
- 25 minutes South of the I-25/I-40 intersection



# Conceptual Site Plan



Unit Type	Units	Percent	Bedrooms	City Req Prkg	1.05 Prkg
1 Bed	68	25%	68	68	71
2 Bed	149	54%	298	224	313
3 Bed	59	21%	177	118	186
Guest	-	-	-	28	-
<b>Total</b>	<b>276</b>		<b>543</b>	<b>410</b>	<b>570</b>

Density	
Gross ac	0
Gross du/ac	0
Net ac	25.2
Net du/ac	11.0

Parking		Provided
Canopies	226	
Garages	54	
ADA	12	(4 covered)
Regular	278	
<b>Total</b>	<b>570</b>	



# LOS LUNAS OVERVIEW

The Village of Los Lunas has become known as one of the most pro-growth communities in the State of New Mexico. Due to its proximity to Interstate 25 and Highway 6, businesses have been drawn to the area by easy access, proximity to Albuquerque, pro-growth development, low taxes and existing infrastructure. Besides major retailers such as Lowe's, Home Depot, restaurants and entertainment venues, the area has attracted major employers such as a 600,000 SF Walmart distribution center, a new Amazon distribution facility and a 2,800,000 SF, six-phase, billion-dollar Meta data center. The Village incentives and pro-growth attitude have been a tremendous success and bode well for future residential and employment growth.

## VALENCIA COUNTY DEMOGRAPHICS



**80,025**

Population



**28,784**

Households



**\$76,673**

Average HH Income



**\$310,789**

Average Value of Owner  
Occupancy Housing Units



**23.1%**

of Population has an  
Bachelor's Degree+

Source: Esri

# Regional Snapshot

The greater Albuquerque region, which includes Los Lunas, averages 310 days of sunshine each year and offers a variety of outdoor activities including golfing, hiking, camping, horseback riding, picnicking, skiing, hunting, fishing, ballooning and mountain climbing.

The region ranks among the top in the nation for cities with the most college graduates with 37.8% of the population holding a bachelor's degree or higher.

Greater Albuquerque is consistently under the national index mark of the C2ER Cost of Living Index. With more than 1,800 hospital beds, the region is the center of health care excellence in New Mexico. The University of New Mexico (UNM) is a nationally recognized Level 1 Trauma Center.

**94.9**  
LOW COST  
OF LIVING

**\$408,297**  
Median Housing Value  
(\$424,900 National)

**\$96,141**  
Average Household  
Income

**71%**  
of adult residents own a home  
up from 63% in 2023

Source: Realtor.com Economic Research via FRED, Esri Business Analyst 2024

  
**WORKFORCE**

## TOP 10 MOST DIVERSE LABOR FORCE

- **63%** of all workers identify as a person of color
- **40%** of the workforce is between the ages of 25 - 54

Source: Lightcast 2025

  
**POPULATION**

- **926,835** Albuquerque MSA Population
- **Strong Population Growth**  
**0.56% 2024 - 2029 Annual Growth Rate vs 0.38% Annual National Growth Rate**
- **55.3%** of the Population is Millennial and Younger

Source: Esri 2025

  
**EDUCATION**

## HIGHLY EDUCATED COMMUNITY

- **37%** of the population over 25 holds Bachelor's Degree+
- **High concentration** of Graduate/Professional Degrees - **15.8%** of the population over 25
- **23.1%** increase in New Mexico freshman college enrollments from 2021 - 2024

Source: NM Dept of Higher Education, Esri 2025

  
**EXCEPTIONAL  
QUALITY OF LIFE**

## FOUR SEASONS

- 5,312 feet in elevation (higher than Denver)
- 24.4 minute average commute time
- Abundant outdoor adventure options
- 3rd-largest art market in the U.S. in Santa Fe
- Award-winning breweries, wine bars & restaurants
- Eclectic & iconic culture, arts & entertainment

# ±25 Acres

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### CONTACTS

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