

INDUSTRIAL LAND | +/-1.021 ACRES | NORTH I-25 CORRIDOR HIGH BARRIERS TO ENTRY WITH VERY FEW LAND PARCELS REMAINING

3801 Hawkins St NE, Albuquerque, NM 87109



Sale Price
\$756,000



Land Size
±1.021 Acres



Zoning
NR-LM

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INVESTMENT
REAL ESTATE

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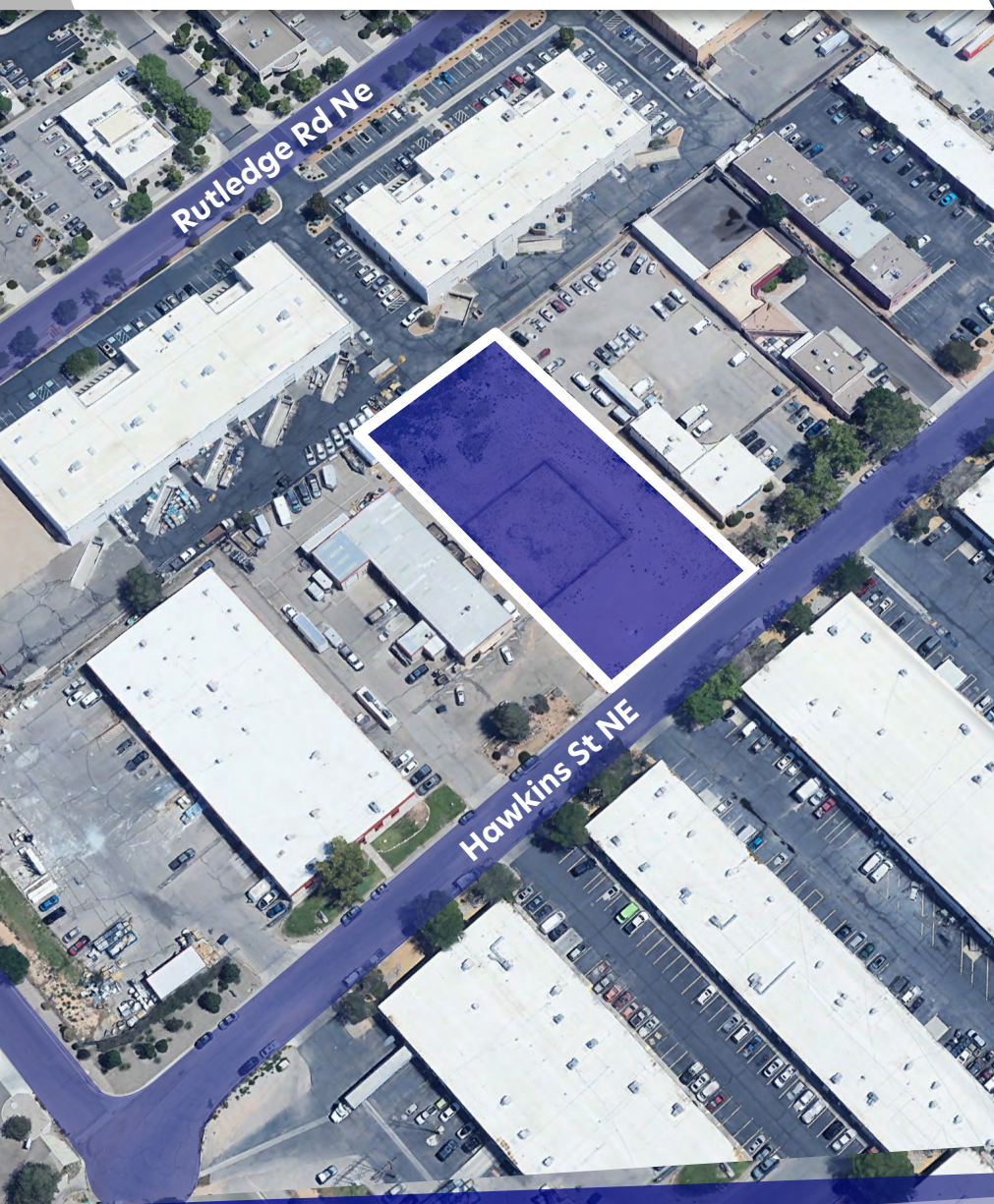
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Property Highlights



Industrial Land in North I-25 Corridor



3801 Hawkins St, Albuquerque, NM



±1.021 Acres



Industrial land



Flat, level site



Zoning: NR-LM (Non-Residential Light Manufacturing)



North I-25 Corridor

- Easy access to Interstate 25 and Paseo del Norte
- One of the most desirable submarkets in Albuquerque
- Convenient location for commuting from the east side or west side of Albuquerque



High barriers to entry

- One of the last remaining industrial parcels in the area



Municipal utilities available (Buyer to confirm)

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Low Aerial

Masthead NE

USDA Forest Service



Rutledge Rd NE

SITE

Advance Auto Parts

ALVARADO
ROOFING, INC.



Jefferson St NE (24,590 VPD)

Hawkins St NE

Advance Team Automotive



Encompass Health
Rehabilitation Hospital of Albuquerque

Ellison St NE



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High Aerial

Paseo Del Norte Blvd NE (60,700 VPD)



**SUBJECT
PROPERTY**



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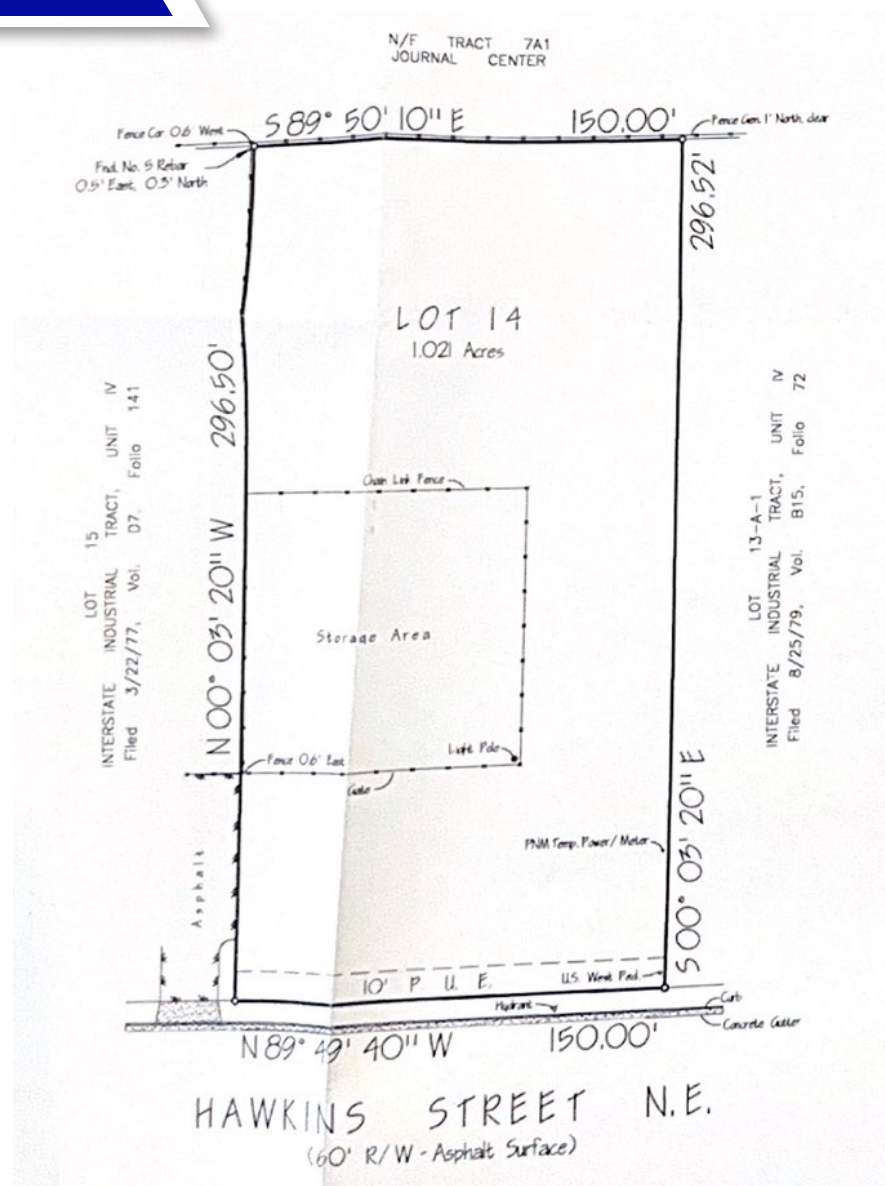
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**FLANAGAN
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Survey



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Demographics

2024 SUMMARY	1 MILE	3 MILES	5 MILES
Population	4,642	74,079	205,053
Households	2,099	33,790	93,339
Families	1,216	18,201	50,798
Average Household Size	2.20	2.17	2.17
Owner Occupied Housing Units	1,652	19,480	55,292
Renter Occupied Housing Units	447	14,310	38,047
Median Age	42.3	41.7	42.4
Median Household Income	\$84,378	\$66,069	\$71,737
Average Household Income	\$107,655	\$97,982	\$105,613

KEY FACTS

205,053

Population



2.2

Average Household Size

42.4

Median Age

\$71,737

Median Household Income



12,622

Total Businesses



155,232

Total Employees



\$71,737

Median Household Income



\$48,142

Per Capita Income



\$181,680

Median Net Worth

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**FLANAGAN
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Kirtland Air
Force Base

RIO RANCHO
ESTATES

Sandia Pueblo

CORRALES

NORTH
VALLEY

1 Mile

3 Miles

5 Miles

ALBUQUERQUE

Bernalillo

Albuquerque
International
Sunport

SOUTH
VALLEY

Tijeras Arroyo