

0.51-Acre Lot

Land For Sale - 0.51 Acres

Near I-25 & Gibson Blvd SE
2101 Yale Blvd SE, Albuquerque, NM 87106



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Deodate in compliance with all applicable fair housing and equal opportunity laws.



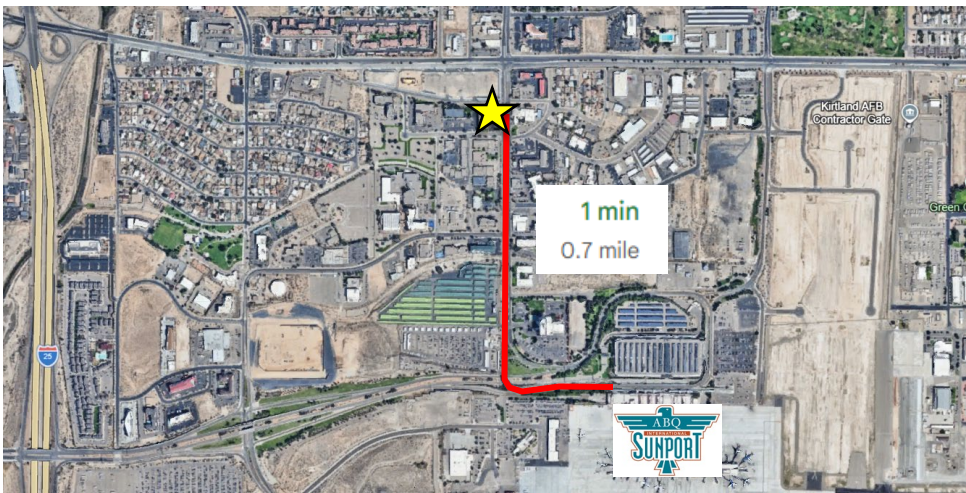
Executive Summary

Infill land parcel in the Yale / Gibson corridor near the ABQ Sunport

PROPERTY IMAGERY



SITE AERIAL - YALE BLVD SE



DRIVE TIME TO AIRPORT - 1 MIN

PROPERTY SUMMARY

SALE PRICE	Call Broker for Pricing
BUILDING SIZE	N/A
LOT SIZE	0.51 Acres (22,346 SF)
APN	1-015-055-511-480-1-13-01
ZONING	TBD

PROPERTY OVERVIEW

The 0.51-acre (22,346 SF) parcel sits along Yale Blvd SE just south of Gibson Blvd SE, within Albuquerque's established Sunport commercial and hospitality corridor. The site offers direct access to I-25 and is minutes from the Albuquerque International Sunport, set among a dense cluster of hotels, restaurants, and national retailers serving airport travelers. The property also lies within a designated Opportunity Zone (Low-Income Community), a potential tax advantage for qualifying investors.

Traffic Counts

Vehicles per day (VPD), latest available counts

TRAFFIC COUNT MAP



YALE BLVD SE / GIBSON BLVD SE VICINITY

SELECTED VOLUMES

34,486

Gibson Blvd SE (W) — VPD

26,107

Gibson Blvd SE (E) — VPD

19,520

Yale Blvd SE (S) — VPD

12,792

Yale Blvd SE (N) — VPD

Nearby Attractions Map

Airport-serving hotel, F&B, rental-car, and fuel nodes

AREA RETAILERS & LANDMARKS



SUBJECT SITE IN THE YALE / GIBSON SUNPORT CORRIDOR

Demographics Map & Report

1-, 3-, and 5-mile radii; source Esri 2026 forecasts (U.S. Census 2020 geography)

POPULATION

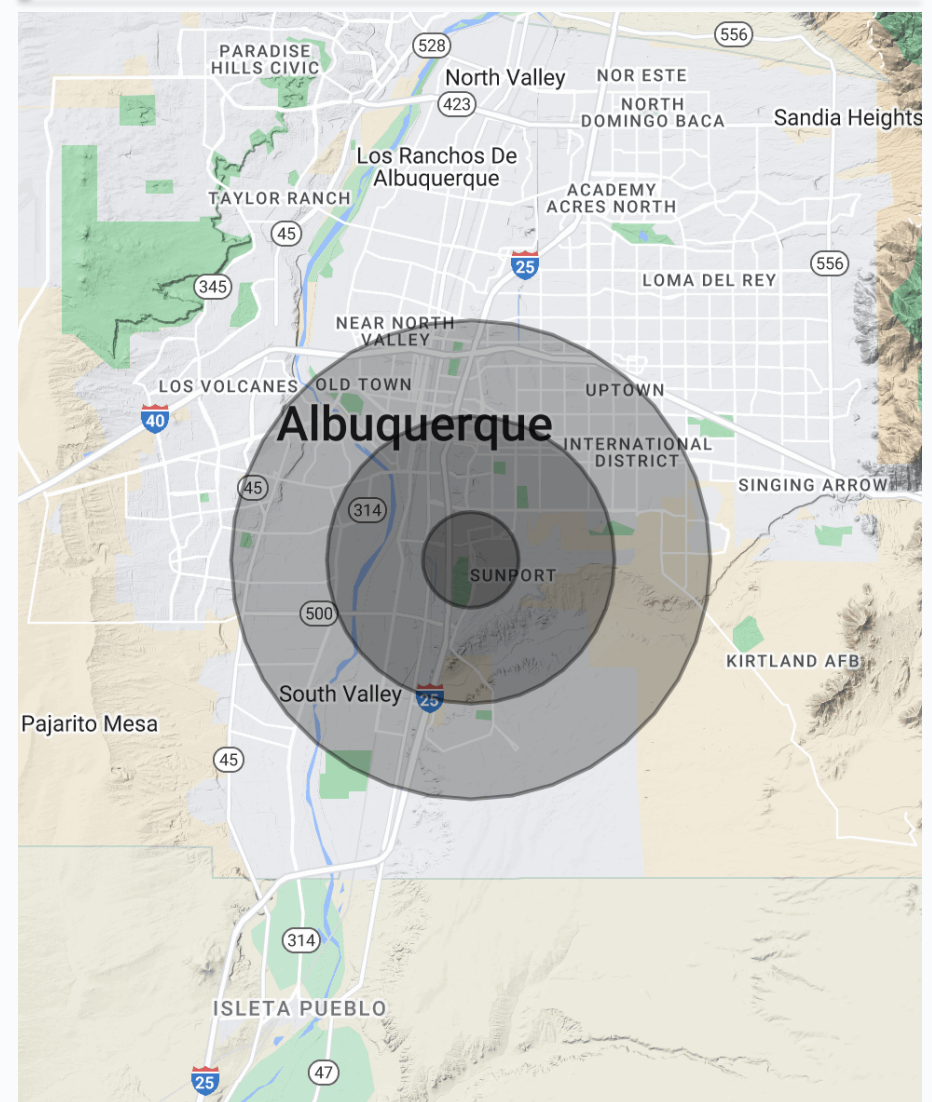
Population	1 Mile	3 Miles	5 Miles
Total Population	1,551	48,031	152,319
Median Age	24.1	35.6	38.2
Daytime Population	8,835	64,921	199,788
2031 Projected Pop	1,527	47,432	159,960

HOUSEHOLDS & INCOME

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	473	21,595	66,406
Avg Household Size	3.20	2.09	2.20
Median HH Income	\$67,993	\$48,575	\$54,249
Median Home Value	\$380,147	\$313,339	\$310,182

* Esri 2026 forecasts based on U.S. Census 2020 geography

RADIUS MAP



1 / 3 / 5-MILE RADII FROM SUBJECT

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