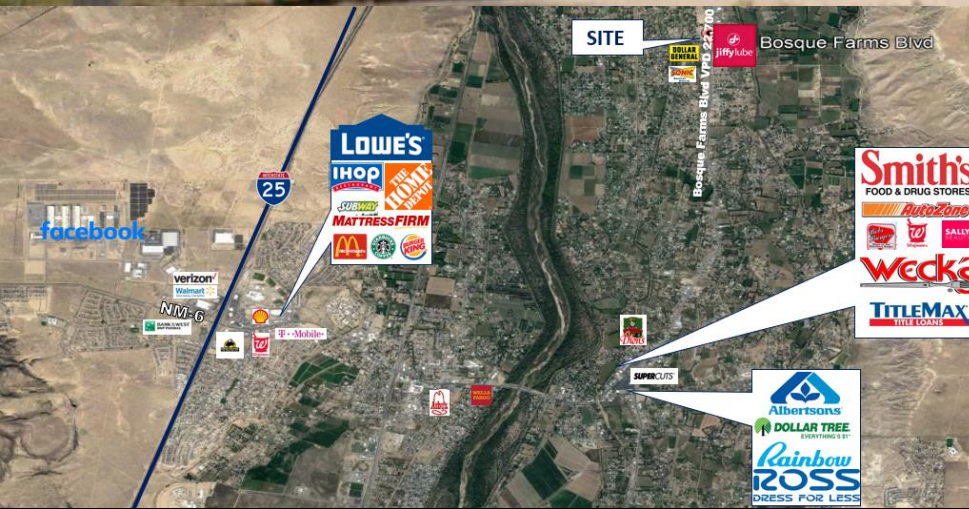


1165 Bosque Farms Blvd

Bosque Farms, NM 87068

4.36 Acres Land For Sale



One Sun Plaza NE Suite 650, Albuquerque, NM 87109

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Presented By:
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Property Summary

Former Lumber Yard Land

Land:	4.36 Acres
Land Price:	\$1,519,373
Land Price per Acre:	\$348,480
Price per SF:	\$8.00
Zoning:	C-1



Three Parcels:

1. UPC 1012042005059000000
Tract: 9A1A1H2 S:1 T:7N R: 2E 3.66 Acres
2. UPC 1012042010005000000
Tract: 9A1A1J1A S:1 T:7N R:2E 0.38 Acre 1990 rev.
3. UPC 1012042050062000000
Tract: 9A1A1A8B S:1 T:7N R:2E 0.32 Acres

Community Commercial zoning, many potential uses.
Well plus Village water and sewer available.
Electric, gas and cable adjacent to property.
Only 19 Minutes to the Albuquerque Intl. Sunport.
On main commuter corridor to Albuquerque.
Prompt Bosque Farms Site Plan Approvals.
22,700 Vehicles Per Day on Bosque Farms Blvd.



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Site Summary



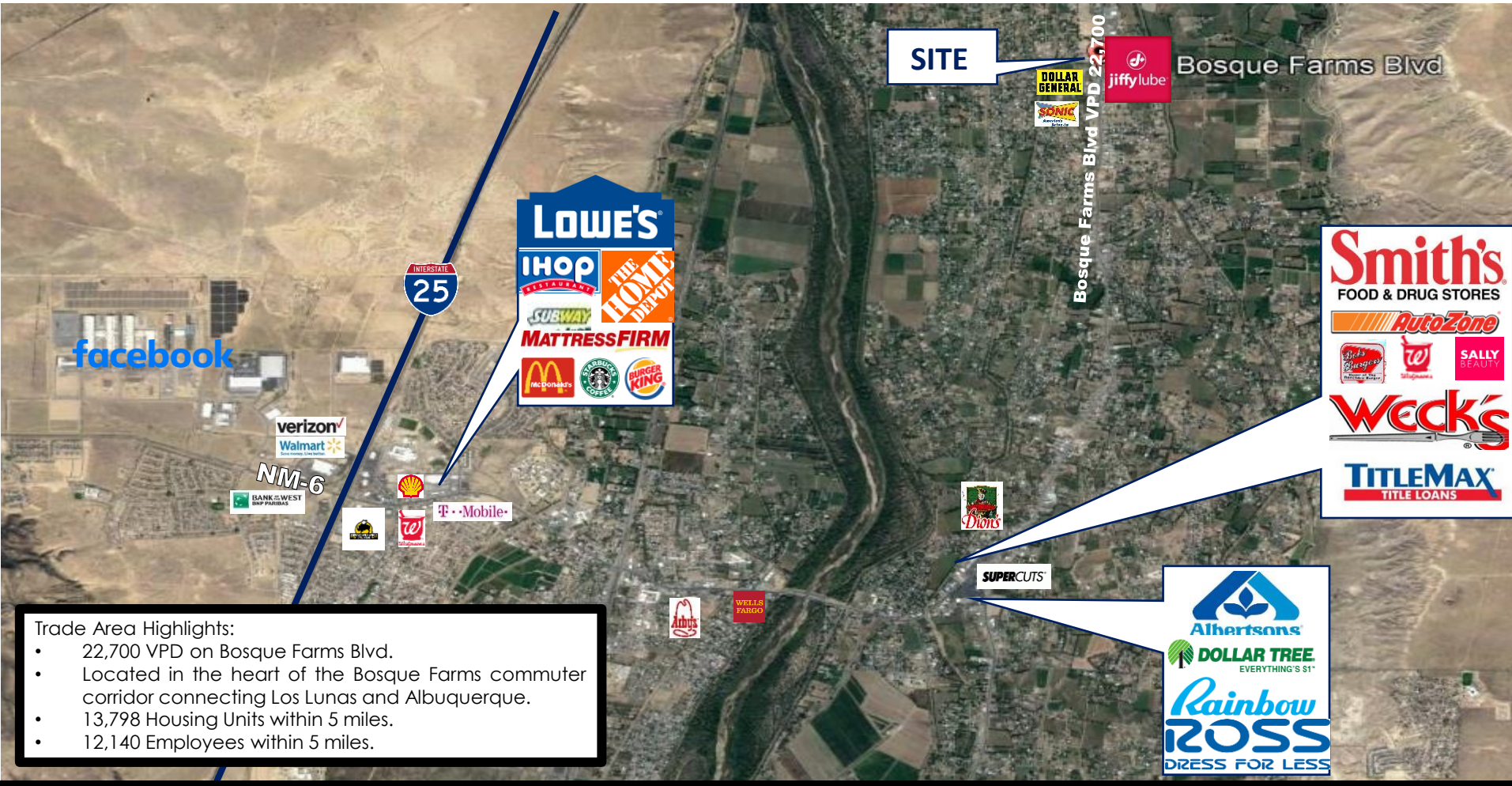
eXp Realty is proud to bring this great development opportunity in the Rio Grande Valley's Bosque Farms, New Mexico to market. Over 4 acres of land, including large covered areas, storage and more! Surrounded by the Village and local dining and shopping, this is a wonderful place to do business. Area co-tenants include Jiffy Lube, Acme Metals, Dollar General, Blake's Lotaburger, Sonic McDonald's, Tractor Supply, First Baptist Church and the Valley Center.



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Trade Area



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VILLAGE OF
BOSQUE FARMS
PRESERVING RURAL AMERICA

Planning & Zoning: The Village of Bosque Farms Planning and Zoning Commission was formed under the authority of the New Mexico Statute 3-21-1 for the purpose enhancing quality of life of Bosque Farms Residents and preserving the culture of Rural America. It is the ultimate goal of the Planning & Zoning Commission to uphold local ordinances related to zoning while empowering residents, homeowners and business owners to make best use of their land. The Planning and Zoning Commission is made up of five commissioners appointed by the Mayor to two-year terms with approval by the Governing Body.

The current Commissioners are: Sharon Eastman, Chairperson (term ends April 2027), Dan Garrison, Vice-Chairperson (term ends April 2027), Joe J Hale (term ends April 2026), Michael Baber (term ends April 2026), Kevin Schaus (term ends April 2027)

The Commission is supported through the P&Z Administrator and Code Enforcement Officer Fermin Otero. Should you have need to be on an upcoming Zoning Agenda or are in need of Zoning questions and assistance please contact 505-869-2358 or email pzadmin@bosquefarmsnm.gov

The Planning and Zoning Commission is required by New Mexico Statute to meet at least once a month. The Commission currently meets on the first Monday of each month in the Village Council Chambers in the Village Office Complex. See the [Agenda for each meeting](https://bosquefarmsnm.gov/departments/planning-zoning/) here. <https://bosquefarmsnm.gov/departments/planning-zoning/>



One Sun Plaza NE Ste 650 | Albuquerque, NM 87109

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Demographics

1 mile

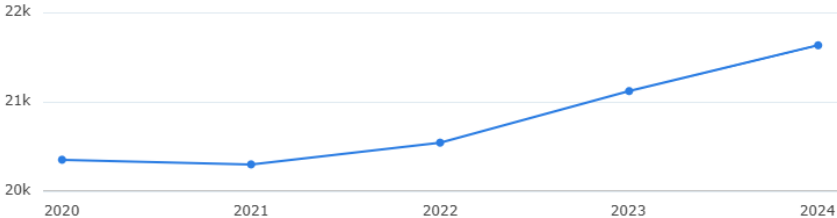
3 miles

5 miles

Population

21.6k

↑ 2% Compared to 21.1k in 2023
↑ 6% Compared to 20.4k in 2020



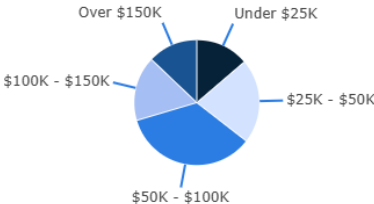
Household Income

\$66.9k

Median Income

\$72.1k
2029 Estimate

↑ 8%
Growth Rate



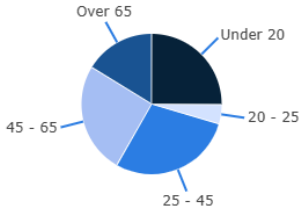
Age Demographics

39

Median Age

47
2029 Estimate

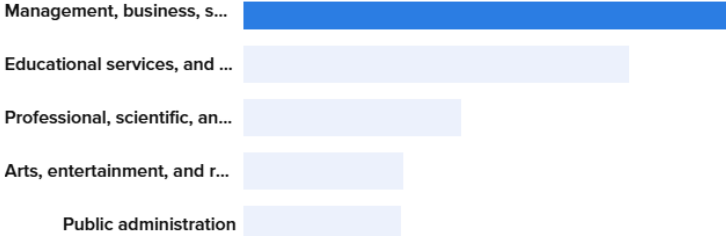
↑ 22%
Growth Rate



Number of Employees

17k

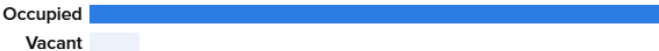
Top Employment Categories



Housing Occupancy Ratio

11:1

14:1 predicted by 2029



Renter to Homeowner Ratio

1:7

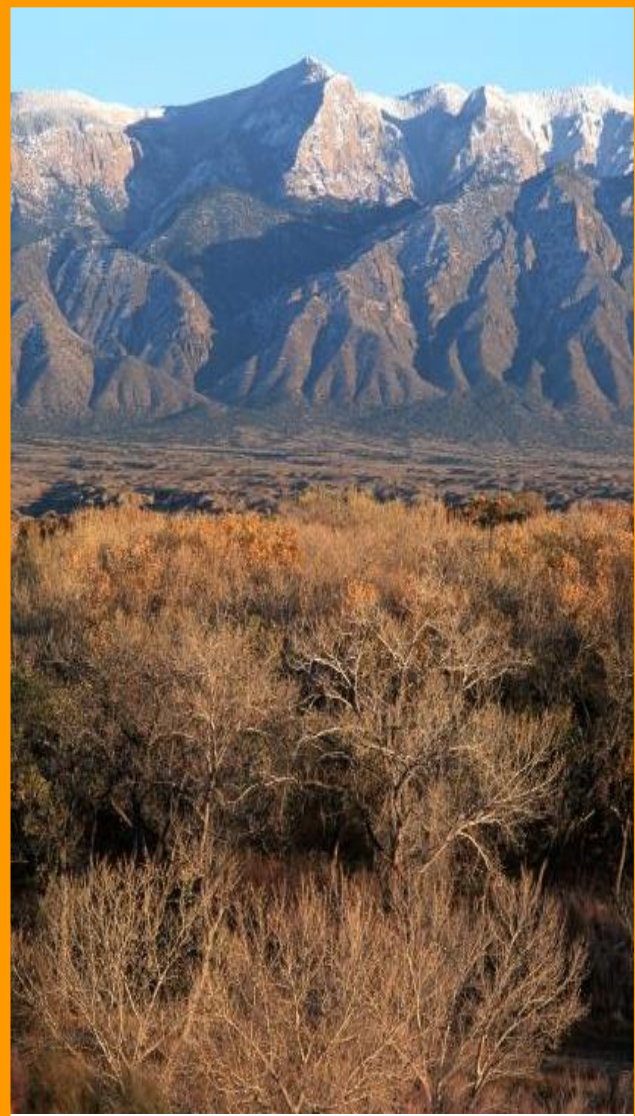
1:7 predicted by 2029



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Location Summary

Albuquerque MSA, NM

Overview

Visiting Albuquerque allows you to experience the authentic Southwest. As one of the oldest cities in the United States, Albuquerque boasts a unique multicultural history and heritage. Native American, Hispanic & Latino, Anglo and other cultural influences are a part of everyday life. You will always know you're someplace special, whether you're eating at one of our traditional New Mexican restaurants, shopping at one of the thousands of shops and galleries around town, enjoying our world-class visual and performing arts, or playing on the best golf courses in the Southwest. Nowhere is the confluence of past and present more dramatic than here in Albuquerque, where the modern city skyline is set against a backdrop of the stunning Sandia Mountains and an endless, timeless blue sky.

When visiting Albuquerque, you'll find its spectacular weather—with 310 days of sunshine—perfect for outdoor activities, including biking, skiing and hiking. Our incomparable weather and scenery also make Albuquerque the hot air ballooning capital of the world. Balloons dot our clear blue skies throughout the year, revealing a myriad of colors.

At night, Albuquerque is bathed in the glow of neon signs, relics of the city's role along historic Route 66. Locals and visitors enjoy kicking up their heels in our bustling downtown entertainment district, taking in a show by one of our international theater and dance companies, and visiting the many casinos surrounding the metropolitan area. (Courtesy of: www.visitalbuquerque.org)



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