

±13.72 ACRES IN THE PATH OF GROWTH

SHOVEL READY SITE IN QUALIFIED OPPORTUNITY ZONE

THE TRAILS SUBDIVISION

SWC PASEO DEL NORTE BLVD & WOODMONT AVE
ALBUQUERQUE, NM

This development-ready site is located within The Trails subdivision in northwest Albuquerque, NM. The property is surrounded by new retail amenities, highly-rated schools and public open space featuring hiking trails, nature preserve and desert vista views.

CBRE



PROPERTY FEATURES

- › ±13.72 Acres
- › \$9.95/SF or \$5,946,550
- › Located in Qualified Opportunity Zone (allows for tax benefits)
- › Zoned R-ML
- › Rapidly growing northwest Albuquerque submarket
- › Surrounded by retail amenities, highly-rated schools and public open space
- › Woodmont Street widening project to be completed December 2025
- › Ideal for many different development types
- › If developing for residential, there is an approved site plan for 24 residential units per acre (333 apartments)



14,115 RESIDENTIAL
HOMES WITHIN
A 3 MILE RADIUS

IN
ESCROW

**BUILD-TO-RENT
UNDER CONSTRUCTION**
199 TOWNHOMES
145 SINGLE FAMILY HOMES
FIRST DELIVERIES SUMMER 2025

SITE



VENTANA RANCH
PARK

JAMES MONROE
MIDDLE SCHOOL

VENTANA SQUARE

Walgreens

DOLLAR TREE

O'Reilly
AUTO PARTS

**TACO
BELL**

Animals
NEW BRANCH OPEN

Powerflex Gym
Beginning Steps Daycare
Sassy Nail & Spa
Desert Ridge Dental
Rose Garden Restaurant

THE TRAILS SUBDIVISION

Mixed-Use Development
Upon Completion:
1,373 Residential Homes
2,244 Apartment Units
50,000 SF of Commercial

SUNSET VIEW
ELEMENTARY
SCHOOL

245
SINGLE FAMILY
DETACHED HOMES
COMPLETE/ SOLD

**Abrazo
HOMES**

D-R HORTON
America's Builder

HB HAKES BROTHERS
Own the Home You Love.

PETROGLYPH
NATIONAL MONUMENT
OPEN SPACE

VOLCANO VISTA
HIGH SCHOOL

TIERRA ANTIGUA
ELEMENTARY
SCHOOL

ALBUQUERQUE
PUBLIC SCHOOLS
SOCCER COMPLEX

TONY HILLERMAN
MIDDLE SCHOOL



ABOUT THE TRAILS

THE TRAILS IS A MASTER-PLANNED RESIDENTIAL COMMUNITY LOCATED WITHIN A DESIGNATED QUALIFIED OPPORTUNITY ZONE.

The Trails is a multi-phased, mixed-use community on 450 acres with an overall site plan that will include 1,373 residential homes, 2,244 apartment units and 50,000 square feet of commercial space once completed. The community is surrounded by residential neighborhoods and new highly-rated schools. The most significant amenity is its proximity to the Volcano Vista Cluster of Albuquerque Public Schools. Volcano Vista High School, Tierra Antigua Elementary School and Hillerman Middle School are located within walking distance to the south.

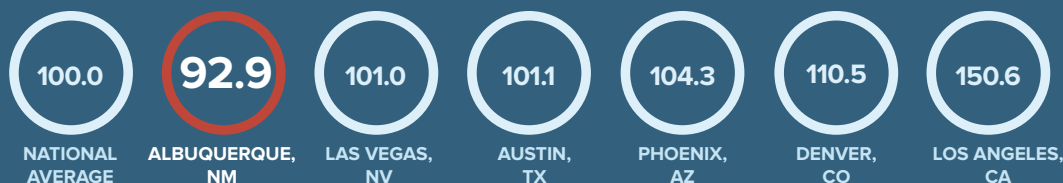
The Trails is also in close proximity to several large retailers such as Walgreens, Walmart Neighborhood Market, Smiths Grocery and many quick serve restaurants. The site backs up to Petroglyph National Monument is located near large areas of public open space with hiking trails, nature preserve and beautiful desert vista views.



ALBUQUERQUE OVERVIEW

The Greater Albuquerque Region is one of the most dynamic, diverse and innovative communities in the nation. With a high concentration of well-educated workers, exceptional quality of life, low cost of living and a plethora of amenities, top talent and industry leaders are realizing the unlimited potential the region has to offer. Albuquerque has been New Mexico's leader in trade, finance and industry, but is now emerging as a top market in the nation; attracting premier companies and talent to take advantage of the opportunities that await.

COST OF LIVING INDEX



Source: Council for Community and Economic Research 2022

MAJOR REGIONAL EMPLOYERS

EMPLOYER	NO. EMPLOYED
Kirtland Air force Base	33,500
Albuquerque Public Schools	14,810
Sandia National Labs	14,400
Presbyterian Healthcare	13,456
UNM/UNM Hospital	14,033
Lovelace Hospital	3,659
Amazon	3,500
Central New Mexico Community College	2,200
T-Mobile	1,850
Intel	1,850
Netflix	1,000
Fidelity Investments	900
Facebook/Meta	400

Source: Albuquerque Economic Development



COMMERCIAL HUB

For business, trade, finance, industry and commerce for New Mexico



1,047,887

Population within a 60-minute drive time of the I-40/I-25 interchange (Esri)

63.3% DIVERSE POPULATION

Compared to 41.5% nationally (Lightcast 2023)



LOW COST OF LIVING

92.9 on a national scale of 100 (C2ER 2022)

\$335,200

Median Housing Value

National - \$371,200 (NAR)



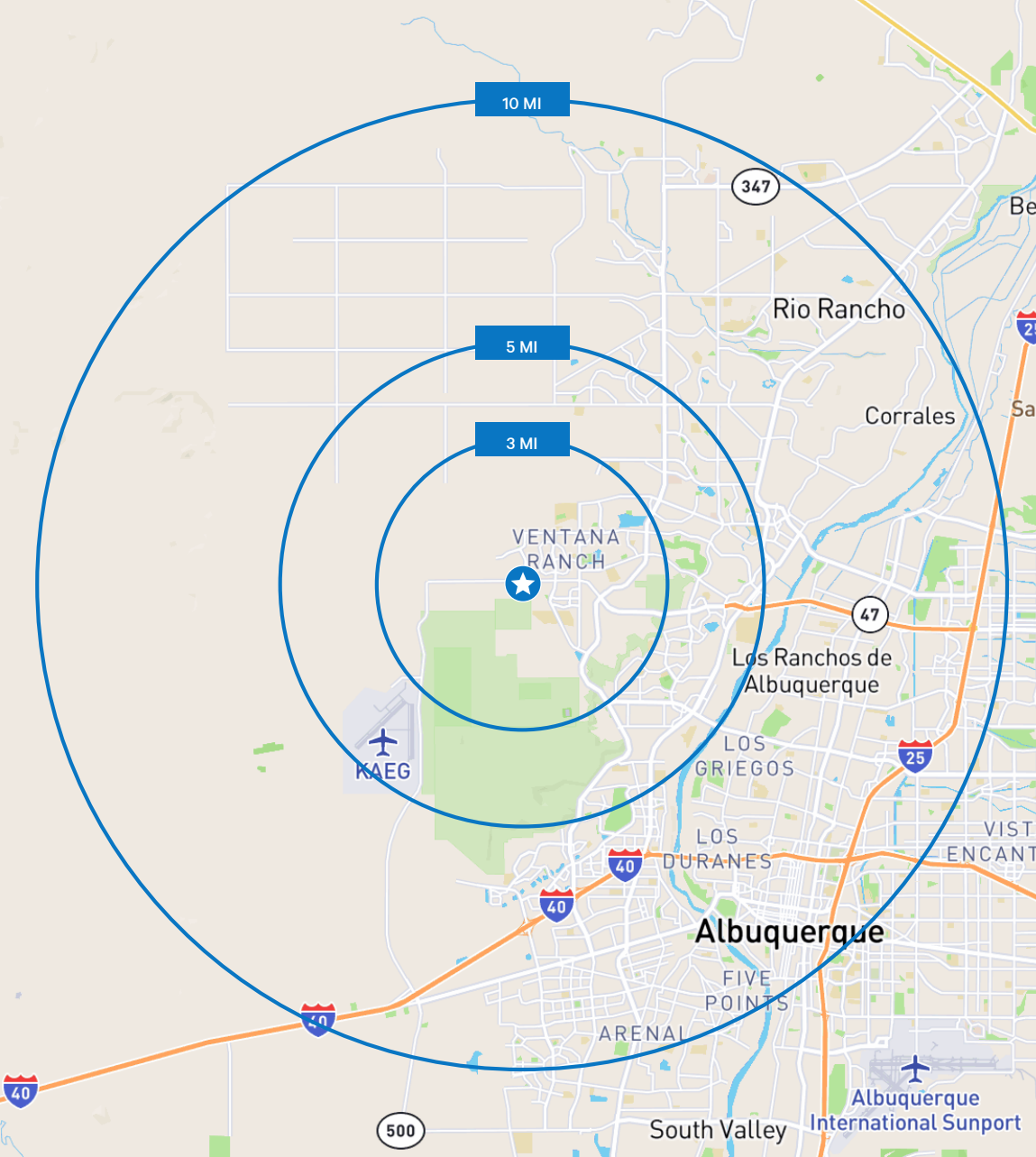
EXCEPTIONAL QUALITY OF LIFE

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



WORKFORCE

- 33.9% have a Bachelor's degree or higher (Esri)
- 99,420± students are enrolled in two-year and four-year colleges and universities
- Very high density of educated population (per capita PhDs) (UNM, NIH 2021)
- 4% increase in college enrollment from 2021 (RISE NM)
- Top 10 Most Diverse Labor Force - 60% of workers in all occupations identify as a person of color (Lightcast 2023)



2024 DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
POPULATION			
2024 Population - Current Year Estimate	38,403	116,118	403,219
2029 Population - Five Year Projection	39,542	117,467	410,685
2024-2029 Annual Population Growth Rate	0.59%	0.23%	0.37%
HOUSEHOLDS			
2024 Households - Current Year Estimate	13,692	44,459	161,574
2029 Households - Five Year Projection	14,405	45,931	168,431
2024-2029 Annual Household Growth Rate	1.02%	0.65%	0.83%
2024 Average Household Size	2.80	2.59	2.47
HOUSEHOLD INCOME			
2024 Average Household Income	\$115,823	\$109,594	\$94,855
2029 Average Household Income	\$132,566	\$124,797	\$108,846
HOUSING UNITS			
2024 Housing Units	14,416	46,221	171,534
2024 Vacant Housing Units	724	1,762	9,960
2024 Occupied Housing Units	13,692	44,459	161,574
2024 Owner Occupied Housing Units	11,769	34,988	115,950
2024 Renter Occupied Housing Units	1,923	9,471	45,624
EDUCATION			
HS and Associates Degrees	53.0%	53.3%	56.4%
Bachelor's Degree or Higher	44.8%	42.1%	35.8%
PLACE OF WORK			
2024 Employees	2,115	17,879	205,463

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